NOVAL PROPERTY

REAL ESTATE INVESTMENT COMPANY

«NOVAL PROPERTY»

ANNUAL FINANCIAL REPORT

(PERIOD 1/1/2023 - 31/12/2023)

March 2024

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(i) Statements by Members of the Board of Directors

(Article 4(2) of Law 3556/2007)

We hereby declare that, to the best of our knowledge, the Annual Individual and Economic Interest Financial Information (hereinafter "financial information") ended 31 December 2023 was prepared in accordance with the International Financial Reporting Standards, as adopted by the European Union, and presents a true and fair view of Assets and Liabilities, Equity and the Profit or Loss of NOVAL PROPERTY.

We also declare that, to the best of our knowledge, the Board of Directors Annual Report fairly presents the evolution, performance, and position of NOVAL PROPERTY, including a description of the key risks and uncertainties the Company faces, as required by Article 4(7) and (8) of Law 3556/2007.

This Report contains the information required by Articles 150-154 of Law 4548/2018 and Article 4 (6)-(8) of Law 3556/2007 and the Corporate Governance Statement of Article 152 of Law 4548/2018.

Athens, 4 March 2024

Declared by

The Chairman of the BoD	The Vice-Chairman of the BoD & CEO	Chief Financial Officer & Executive Board Member
Meletios Fikioris	Panagiotis Kapetanakos	Aikaterini Apergi
ID Card No AK 511386	ID Card No AO 552181	ID Card No AP 148458

(ii) Annual Management Report of the Board of Directors

(according to Article 4(6) to (8) of Law 3556/2007)

This Management Report of the Board of Directors (hereinafter the "Report") of "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY" (hereinafter the "Company") covers its 5th financial year from 01.01.2023 to 31.12.2023, of a duration of 12 months. The Report was prepared according to and complies with the relevant provisions of Law 4548/2018 as in force, Article 4(6), (7) and (8) of Law 3556/2007 and decisions 1/434/3.7.2007 and 8/754/14.04.2016 of the Hellenic Capital Market Commission.

The Annual Board of Directors Report is included in its entirety along with the Individual Financial Information and other information required by law with respect to the year ended on 31 December 2023.

FINANCIAL POSITION OF THE COMPANY

Investment property

On 31.12.2023, the Company's investment property portfolio comprised of sixty-one (61) properties including, among others, office buildings, commercial premises, tourist properties, industrial buildings, and warehouses (logistics), as well as land for future development. Out of all properties held by the Company, one is held under long-term lease and one under finance lease. Most of the latter is owner-occupied. Of these sixty-one properties, one is located in Sofia, Bulgaria and the remaining in Greece. In addition, one property is owned by NOVAL PROPERTY through joint holding in a company with another real estate investment company.

The fair value of investment properties, as calculated by independent certified valuers on 31.12.2023, amounted to € 557,312 thousand and includes the following:

- the total value of the property leased on a long-term basis by the Company, amounting to € 30,080 thousand (the value of the right of use of such property amounts to € 18,064 thousand), and
- the value of the property in Sofia, Bulgaria, which as at 31.12.2023 amounts to € 6,700 thousand.

Investment properties do not include the following:

- the fair value of the property the Company acquired through finance lease, amounting to € 3,485 thousand, which relates to the right of use of such property. 80.8% of the usable floor area of the property serves as NOVAL PROPERTY's headquarters. Under IAS 40 para. 10, since the owner-occupied part is greater than 50% of the entire surface and the said property –either in whole or in part– cannot be subleased to a third party through a finance lease, its total value is depicted in the rights-of-use assets and not in the investment properties and it is not divided into investment properties and rights-of-use assets based on the square footage. For this reason, in the Company's books, this property is recorded at historical cost based on which depreciation is calculated (as of 31.12.2023, the value of this property in the Company's books amounts to € 2,751 thousand).
- the property of the holding in "THE GRID S.A.", which is presented under "Participations in joint ventures". The total fair value of the property owned by the Company through participation,

amounts to € 70,555 thousand as at 31.12.2023. The Company's share (50%) in the fair value of such property (amounting to € 35,278 thousand) is not recorded in the Company's books under “Investment properties”, but under “Participations in joint ventures” using the equity method (see relevant references and notes below).

Investment properties’ values as at 31.12.2023 are appraised by independent valuers, who have used reasonable assumptions and appropriate data for the development of proper hypotheses for determining the investment property fair values at the critical date, based on the European Valuation Standards and the RICS Professional Valuation Standards, in accordance with Article 25 of L. 2778/1999, as in force. Although the real estate market operates by recording a large number of transactions and sufficient volume of data, the rising interest rates and geopolitical developments in Europe, with the resulting inflationary trends, rising prices in the energy market and increased volatility, have led NOVAL PROPERTY to monitor real estate values with greater attention.

NOVAL PROPERTY closely monitors all significant events and new macroeconomic and financial conditions and adapts accordingly not only its investment strategy but also the everyday management of its properties. Due to the significant diversification of its portfolio, which is reflected in a variety of characteristics such as the type, size, condition, and location of the properties, as well as the existence of reliable tenants, the Company is gaining greater resilience against potential future challenges.

Participations in joint ventures

As of 31.12.2023, the Company owned one (1) property through its 50% stake (through joint holding with another real estate company) in the share capital of "THE GRID S.A." (THE GRID), with corresponding voting rights. In December 2021, the said company acquired a land plot, located on Cheimarras & Amarousiou-Chalandriou streets, in Maroussi, covering a total area of 16,119.28 sq.m., on which the development of a modern complex of office and shop buildings is already underway, for the development of a modern complex of office and shop buildings, covering a total area of approximately 62,000 sq.m., which is to adopt sustainability and bioclimatic design principles and will be certified according to an international environmental rating standard. The Company accounts for its holding in THE GRID using the equity method, initially recognising it at acquisition cost and subsequently increasing or decreasing this with the Company’s share in the profits or losses incurred post-acquisition.

As part of the refinancing of its investment plan, THE GRID signed on 08.09.2023 a new bond loan with Piraeus Bank, with the participation of the Recovery and Resilience Fund, for a total amount of up to €127 million.

Finally, on 28.12.2023, a contract was signed with the Contractor for the "CONSTRUCTION OF A FIVE-STOREY OFFICE BUILDING COMPLEX WITH THREE UNDERGROUND PARKING SPACES AT 10-12 CHEIMARAS STREET, AMAROUSIOU - CHALANDRIOU AVENUE AND GRAVIAS STREET".

Cash and Cash Equivalents - Borrowings

The Company's cash and cash equivalents, as at 31.12.2023, amounted to € 74,578 thousand and partly reflect the result of the successful issue of the first NOVAL PROPERTY’s Green Bond, amounting to € 120 million, in December 2021. The Green Bond funds are intended to be used for the Company's investments in projects that meet the sustainability principles and, therefore, are expected to be gradually reduced until they are fully allocated by 31.12.2025, in accordance with the Company's investment schedule and the terms of the Green Bond, as provided for in the Prospectus dated 24.11.2021 which was approved by the Hellenic Capital Market Commission, and in the relevant section of the relevant Plan.

The Company's borrowings and finance lease liabilities amounted to € 228,297 thousand. As regards its borrowings of a total amount of € 214,634 thousand, an amount of € 96,799 thousand relates to bank borrowings and an amount of € 117,835 thousand relates to the accounting balance of the Company's above mentioned Green Bond. It is noted that, as of 31.12.2023, bank liabilities include the convertible bond loan with the European Bank for Reconstruction and Development (EBRD) of a principal amount of € 10.05 million, the contract for which was signed on 15.10.2023 (see relevant references and notes below). Other liabilities, totaling € 13,664 thousand, mainly correspond to the liabilities (short-term and long-term) arising from the Company's finance lease and long-term lease.

Rental income

NOVAL PROPERTY's rental income, during the period from 01.01.2023 to 31.12.2023, amounted to € 29,339 thousand and is the result of the active management of the Company's income properties, as well as their high quality.

Operating results

The Company's operating results as at 31.12.2023 amounted to profits of € 65,123 thousand and include a significant profit from the readjustment of the fair value of investment properties amounting to € 47,640 thousand, reflecting not only the market trends, but also the high quality and successful management of such properties by the Company.

Financial income & expenses

The Company's financial income, as at 31.12.2023, amounted to € 2,015 thousand and mainly relates to interest on term deposits.

The Company's financial expenses, as at 31.12.2023, amounted to € 8,518 thousand. This item includes interest, fees and expenses of bank financing, as well as interest expenses on finance and long-term leases of an amount of € 599 thousand.

Property tax

The Company's property tax for 2023 amounted to €2,853 thousand, significantly higher than in previous years due to the increase in interest rates.

Profit for the year

The Company's profit after tax for the period 01.01.2023 to 31.12.2023 amounts to € 64,607 thousand. Of this amount, € 47,640 thousand relates to profit from revaluation of investment properties at fair value.

Key Indicators

The Company's performance is measured using the ratios below which are described as follows:

		31/12/2023	31/12/2022
1	**Leverage ratios**		
	Total liabilities to total assets	36,2%	38,8%
	Total borrowings to total assets (incl. finance leases)	34,1%	37,5%
	Total borrowings to total investment property	38,5%	43,5%
	Net borrowings to total investment property (incl. finance leases)	27,6%	28,1%
2	**Internal book value per share**		
	Total equity to total number of shares (€)	3,98	3,40

		31/12/2023	31/12/2022
3	**Operating profit ratio**		
	Operating profit to rental income	222,0%	124,01%
4	**Funds from Operations**		
	Result after taxes without the effect of the fair value adjustment, the result of the sale of investment properties, depreciation, doubtful debts and financial income (in € thousand)	6.316	4.373
5	**Adjusted EBITDA (a-EBITDA)**		
	EBITDA without the effect of the fair value adjustment of investment properties and without provisions for impairment of receivables (in € thousand)	17.819	12.818

Important events during the closing period

NOVAL PROPERTY's 5th financial year covers the period 01.01.2023 to 31.12.2023.

Real estate portfolio

During the closing period, the Company sold two (2) properties as follows:

- on 01.08.2023, a residential property of 87.71 sq.m. on a plot of 500.40 sq.m., located at "Trigono or Gefiri", in the Municipality of Mandra Eidyllia, Region of Attica, and

- on 30.10.2023, an industrial building of 3,850.27 sq.m. on a plot of 9,736.66 sq.m., located at "Rapsista" in the Municipal Community of Anatoli, Municipality of Ioannina.

The above two transactions are part of the Company's divestment strategy as regards specific properties and are consistent with the formation of an optimal investment property portfolio, in line with the trends of the real estate market.

Similarly, on 07.09.2023, the Company acquired an unbuilt plot of 378.22 sq.m., at the junction of Cheimarras and Ymittou streets in Maroussi. Such property is expected to be unified with an existing, adjacent property owned by NOVAL PROPERTY into an integral plot with a total surface area of 10,542.51 sq.m. Construction works are already underway on the plot for the construction of a new (as an extension of the existing property), modern, bioclimatic office building with four basements, with a total construction area of approximately 21,000 sq.m.

As part of developing specific properties of the Company, in the Attica Region, the following took place –among others– in 2023:

- industrial building on Athens-Thessaloniki Old. Nat. Road, Municipality of Mandra - Eidyllia, Region of Attica: the construction of a modern Warehousing and Distribution Centre (Logistics Centre) was successfully completed. In the near future, the property will receive environmental certification, which is expected to be of GOLD level according to LEED.

- land plots at 16 Cheimarras Street & Amaroussiou-Chalandriou, in the Municipality of Maroussi: construction works continued on the new (as an extension of the existing property) modern bioclimatic office building with four basements, with a total construction area of approximately 21,000 sq.m.; such building is expected to receive LEED Gold certification upon completion. At the end of 2023, the load-bearing structure was completed, and the masonry and E/M network works were about to begin.

- incomplete building, at 40-42 Ardittou Street, in Mets: the reconstruction works continued as part of the development of a four-story property with two basements, with a total construction area of approximately 4,000 sq.m., with office and residential use, and an expected LEED Gold certification. At the end of the closing period, the strengthening of the load-bearing structure was completed.

- office building at 199 Kifissias Avenue, Maroussi: preparatory works of Phase A of the project continued; such works involved the demolition and dismantling for the structural reinforcement project, as part of the renovation of the existing six-story office building with two basements, with a total construction area of approximately 7,000 sq.m., and with an expected LEED Gold certification.

- property at 10-12 Cheimarras Street & Amarousiou-Chalandriou, at "Soros" location in Maroussi (THE GRID): excavation and shoring works were completed as part of the development of a new office complex with 3 basements, with a total construction area of approximately 62,000 sq.m., and with an expected LEED Platinum certification. On 28.12.2023, the construction contract with the Contractor was signed.

At the same time, during the closing period, the Company continued with planning and implementing other aspects of its investment plan and with the active operational management of its portfolio, such as studies and procedures for obtaining the necessary permits for future projects, and preparatory studies and works in relation to the energy upgrade of the Company's existing properties, respectively.

Participations in joint ventures

On 28 January 2021, the Company acquired 50% of the share capital (with corresponding voting rights) of the then newly established company "THE GRID S.A." (THE GRID), which subsequently acquired a land plot, located at Cheimarras & Amarousiou-Chalandriou street, in Maroussi, on which the development of a modern complex of office and shop buildings is already underway, covering a total area of approximately 62,000 sq.m., which is to adopt sustainability and bioclimatic design principles and will be certified according to an international environmental rating standard.

During the closing period, and shortly after the completion of the excavation and shoring works, on 28.12.2023 a contract was signed with the Contractor for the "CONSTRUCTION OF A FIVE-STOREY

OFFICE BUILDING COMPLEX WITH THREE UNDERGROUND PARKING SPACES AT 10-12 CHEIMARAS STREET, AMAROUSIOU - CHALANDRIOU AVENUE AND GRAVIAS STREET" between THE GRID and the Contractor, TERNA S.A.

At the same time, following a request by THE GRID, the inclusion of the Company’s above mentioned investment project in the Recovery and Resilience Fund, and, in particular, in the green transition pillar, was approved in August 2023.

In this context, THE GRID signed on 08.09.2023 a new bond loan with Piraeus Bank, with the participation of the Recovery and Resilience Fund, for a total amount of up to €127 million. This bond loan is intended to refinance a small part (€ 2.6 million) of the existing bond loan dated 16.11.2021 with the same bank, and to finance part of the development of the company's office and shop complex. The remaining principal (€ 17.4 million) of the bond loan dated 16.11.2021 will be repaid with THE GRID's own funds, which will be contributed by its shareholders (in proportion to their shareholding in the company's share capital, i.e. 50% - 50%) either in the form of an increase in THE GRID's share capital or in the form of covering a subordinated bond loan issued by the company (see relevant section under «Subsequent events» hereof). Following the full repayment of the bond loan of 16.11.2021, the collateral for such loan will be removed and the collateral for the bond loan of 08.09.2023 will be automatically converted to first rank.

Approval and payment of dividend for financial year 2022

The Ordinary General Meeting of NOVAL PROPERTY’s shareholders, held on 08.06.2023, approved the distribution of dividend of EUR 0.00814 per share for financial year 2022. Such dividend, of a total amount of € 2,186,956.46, was paid in full to the beneficiaries on 14.06.2023.

Increase of the Company's share capital by € 40 and increase of the nominal value of the Company's shares by combining old shares at a ratio of 2.5 shares to 1 new share (Reverse Split 2.5:1)

At the Extraordinary General Meeting of the Company's Shareholders held on 04.09.2023, the following, among others, were approved:

- an increase of the Company's share capital by forty (40) euros, through payments in cash and the issue of forty (40) new ordinary registered shares with voting rights, with a nominal value of €1 each, as well as the corresponding amendment to Article 5 of the Company's Articles of Association on share capital; and

- an increase of the nominal value of the Company's shares from € 1 per ordinary, registered, voting share, to € 2.50 per ordinary, registered, voting share, while reducing the total number of Company’s shares from 268,667,910 to 107,467,164 ordinary, registered, voting shares by combining old shares at a ratio of two point five (2.5) old shares to one (1) new share (reverse split 2.5:1), and relevant amendment of Article 5 of the Company’s Articles of Association.

Regarding both issues above, the Company submitted a request for approval to the Hellenic Capital Market Commission on 05.09.2023 (ref. no. EK 9340/05.09.2023), which was granted by decision no. 480/15.09.2023 (ref. no. 2269/15.09.2023) of the Head of the Hellenic Capital Market Commission’s Body Directorate.

The two above mentioned transactions were completed during the closing period, in accordance with notice of registration in the General Commercial Registry no. 3028563AP/18.09.2023 (KAK 3765779).

Issue of an ordinary convertible bond loan up to the amount of € 10.5 million and its coverage by the EBRD

The Extraordinary General Meeting of the Company's Shareholders held on 04.09.2023 approved, based on the relevant Report of the Board of Directors, the issue of an ordinary bond loan subject to forced conversion on certain conditions, according to the provisions of Law 4548/2018 and Law 3156/2003, as in force, for an amount of up to ten million five hundred thousand euros (€ 10,500,000), through the issue of ordinary registered bonds subject to forced conversion (into ordinary, registered, dematerialized shares with voting rights, the number of which depends on various factors) on certain conditions, which will not be listed for trading on a regulated market, through cancellation of the pre-emptive rights of existing shareholders, and full coverage of the bond loan by the international financial institution "European Bank for Reconstruction and Development" ("EBRD"), for the purpose of financing the Company's environmentally certified projects.

In this context, on 05.10.2023, the respective contractual documents were signed between NOVAL PROPERTY and EBRD. As part of the transaction, NOVAL PROPERTY has committed to invest the funds received from EBRD to finance the development, acquisition, and reconstruction of environmentally certified buildings, in order to achieve at least LEED "Gold" or BREEAM "Very Good" certification. This should help address the limited stock of sustainable buildings on the market and encourage companies in the sector to aim for higher environmental standards.

On 01.12.2023, the disbursement of this bond loan took place, which amounted to ten million fifty thousand euros (€ 10.05 million).

Compliance obligations regarding borrowings

The Company's obligations to comply with specific covenants within the framework of its borrowings relate to the following loans:

- Bond loans in connection with "THE ORBIT" office complex, under which the aggregate of the annual rents on which a pledge will be established, and which will be granted to the Bondholders' Agent shall be at least equal to the product of the sum of the annual principal and interest payments on such loans multiplied by a factor of 1.2. The confirmation of the amount of the aforementioned sum of the annual rentals is made at the end of January of each year, based on the invoices issued by the Company in the given month in relation to the rentals of the specific property and on the basis of which the sum of the annual rentals of the given year will be estimated. This condition is fully met in January 2024.

- Bond loans in relation to the RIVER WEST - IKEA - RIVER WEST OPEN shopping complex, where the LTV ratio (loan balance to the value of the properties that bear an encumbrance as collateral under this loan, i.e. to the fair value of the RIVER WEST shopping center and the IKEA hypermarket) is less than 75%. This condition is fully met on 31.12.2023.

- Green Bond / Key Issuer Obligations:

    - Leverage ratio ≤ 0.60

      [Total bank borrowings, including the Green Bond / adjusted Assets (Total Assets less lease liabilities and intangible assets)]

      This condition is fully met on 31.12.2023.

    - Secured debt/adjusted assets ≤ 0.50x

      [Total collateralised borrowings / Adjusted Assets (Total Assets less lease liabilities and intangible assets)]

This condition is fully met on 31.12.2023.

- Existence of Free Assets –starting not later than the first anniversary of the Issue Date– of a market value of at least 20% of the outstanding principal amount of the Bonds, reaching 100% thereof, not later than the fifth anniversary of the Issue Date.

This condition is fully met on 31.12.2023.

- Obligation to maintain a DSRA account, in which the following amounts will be held: (a) €100,000 to cover reasonable costs and expenses of the Bondholders' Agent, (b) the amount required for the repayment of interest on the Bonds due in the immediately succeeding Interest Period.

This condition is fully met on 31.12.2023.

During the closing period (01.01.2023 – 31.12.2023), the Company did not default on any of its obligations arising from its financing / commitments.

Liquidity

During 2023, the Company implemented rigorously its financial planning.

In particular, NOVAL PROPERTY:

- serviced its existing borrowings in accordance with the contractual provisions;
- proceeded an early partial repayment of the principal amount of € 1 million, in accordance with the contractual provisions and in relation to the B' series of bonds of the ordinary bond loan with the National Bank of Greece, dated 18.02.2022; and
- entered into an agreement with EBRD for an ordinary bond loan subject to forced conversion on certain conditions, of up to € 10.5 million, for the financing of environmentally certified projects of the Company (see relevant references in various sections hereof).

In addition to the funds available for the Company's investment activities (funds from the Green Bond and the EBRD convertible bond loan), in light of the special circumstances, mainly due to the war in Ukraine and the consequent impact on energy costs, inflationary trends and interest rate increases, events that create adverse conditions affecting the real estate markets in our country and internationally, the Company's smooth operating activity in terms of liquidity was examined and it is expected to continue unhindered. The quality and diversification of NOVAL PROPERTY's real estate portfolio, the quality and number of the Company's tenants, as well as the active management of its assets also contribute to this result.

Publication of the Company's second Sustainability Report

In June 2023, the Company published the second Sustainability Report for 2022.

The Report sets out the Company's actions and performance in the context of the United Nations Sustainable Development Goals (UN SDGs) and is based on the Global Reporting Initiative Standards (GRI Standards 2021), the recommendations of the European Public Real Estate Association (EPRA) as Sustainability Best Practices (sBPR), and the Athens Stock Exchange - ESG Reporting Guide (2022).

The purpose of the Report is to disclose the footprint and performance of NOVAL PROPERTY's business operations in the three pillars of sustainability: Environment, Society and Corporate Governance (ESG) in the reporting period, compared to its performance in 2021.

At the same time, the Report sets out the Company's future objectives and commitments and highlights its commitment to targeted investments and integration of sustainable development as a key aspect of its strategy, decision-making and operations.

The Report is available on the Company's website: https://noval-property.com/apologismos-viosimis-anaptyxis-2021.

Listing on a regulated market

According to Article 23 of the REICs Law (L. 2778/1999, as amended and in force today), the Company was required to list its shares on a regulated market operating in Greece within two (2) years of its establishment, i.e. by October 2021. Due to the adverse conditions that prevailed during the Covid-19 pandemic, both in Greece and in the international markets, and which, depending on the evolution of the pandemic, could, in the Company's opinion, affect, both directly and indirectly and possibly jeopardize the successful completion of the Company's listing on the Athens Stock Exchange within the initial deadline, the Company submitted a request for an extension of the initial deadline by one year, under Article 23 (2) of the REICs Law and the Hellenic Capital Market Commission authorized, by resolution no. 2/928/14.09.2021 of its Board of Directors, the extension of the listing of the Company's shares on Athens Stock Exchange until 15.10.2022.

During 2022, uncertainty continued and intensified as a result of the war between Russia and Ukraine and the general geopolitical developments in Europe since February. Combined with the ensuing energy crisis and soaring inflation, consumer and investment decisions, and hence capital markets and the ability to raise capital from them, were substantially affected. In this context, the Company, always with a view to protecting its investors (existing shareholders and bondholders, as well as new shareholders that will come from the Listing in the Athens Stock Exchange) applied, pursuant to Article 23(2) of Law 2778/1999, for an additional extension of one year, i.e. until 15.10.2023. Further to this request, the Hellenic Capital Market Condition approved, by resolution no. 3/964/16.09.2022 of its Board of Directors (ref. no. 2289/27.09.2022), the extension for the listing of the Company's shares on the Athens Stock Exchange until 15.10.2023.

At the same time, the Extraordinary General Meeting of the Company's Shareholders held on 04.09.2023 approved the listing of all the Company's ordinary, registered shares with voting rights on the Regulated Market (Primary Market) of the Athens Stock Exchange, in accordance with the provisions of Law 3371/2005, as amended and in force.

It also approved the granting of authorization to the Board of Directors to effect a share capital increase, in accordance with article 24 (1b) of Law 4548/2018, as specifically mentioned in the relevant Report of the Board of Directors, and the cancellation of the pre-emptive rights of the existing shareholders, in order to achieve the sufficient dispersion required by the Regulation of the Athens Stock Exchange for Listing. Specifically, the General Meeting granted the Board of Directors the authority, for a period of five (5) years, to decide on the increase of the Company's share capital, in one or several tranches, in accordance with article 24 (1) of Law. 4548/2018, by an amount (nominal increase of the Company's share capital) that cannot exceed 33.3333383% of the paid-up share capital existing on the date of the authorization, i.e. up to eighty-nine million five hundred and fifty-five thousand nine hundred and seventy euros and one cent (€89,555,970.01), by issuing new, ordinary, nominal, voting shares.

On 05.09.2023, following the relevant authorization of the Company's Board of Directors dated 30.08.2023 and in the context of the above mentioned resolutions of the Extraordinary General

Meeting of the Company's Shareholders held on 04.09.2023, NOVAL PROPERTY submitted a new request (no. EK 9337/05.09.2023) to the Hellenic Capital Market Commission for an additional extension until 15.10.2024, in order for the Company to successfully complete the ongoing process of listing its shares on Athens Stock Exchange. The Hellenic Capital Market Commission, by resolution no. 5/995/20.09.2023 of its Board of Directors (ref. no. 2395/02.10.2023), authorized the extension of the listing of its shares on Athens Stock Exchange until 15.10.2024.

Use of funds raised from the Green Bond

During the closing period, the Company used € 21.07 million of the funds raised from its first green bond to finance green investments of its development program, as provided in Annex no. 5 in Article 2.1 (iii) of the Green Bond Program, which is contained in the Prospectus dated 24.11.2021 (see "Report on the Allocation of Funds raised through the issue of an Ordinary Bond Loan amounting to € 120,000,000 for the period from 06.12.2021 to 31.12.2023", which is included in this Annual Financial Report).

Geopolitical Developments

Throughout 2023, and despite the continuous challenges faced by the Greek real estate market (war in Ukraine, inflationary pressures, rising energy and construction costs and rising interest rates), NOVAL PROPERTY, with rational planning and by rigorously applying the principles of its investment strategy, continued its organic growth in its business sector. The Company managed to cope with the difficult circumstances that prevailed, both in Europe and internationally, but continues to closely monitor all developments.

Subsequent events

Progress of ongoing projects

Up to the date hereof, and in relation to the above-mentioned development projects of the Company, the following applied:

- Office building at 16 Cheimarras Street & Amaroussiou-Chalandriou, in the Municipality of Maroussi: the masonry and electro-mechanical network works continue, while preparatory works on the facades have started.
- Mixed-use building, at 40-42 Ardittou Street, in Mets: phase B works have started.
- Office building at 199 Kifissias Avenue, Maroussi: the structural reinforcement works of the load-bearing structure, as part of the first phase of the construction of the building, are in the process of completion.
- Office complex at 10-12 Cheimarras Street & Amarousiou-Chalandriou, at "Soros" location in Maroussi (THE GRID): the works on the load-bearing structure of the buildings have started, after the signing of the construction contract with the Contractor at the end of 2023.

Investment Property Portfolio

In January 2024, the modern logistics building in Mandra, Attica, which was designed and developed by NOVAL PROPERTY, was handed over to the tenant for use. The property, with a total built-up area of 9,814 sq.m., was fully leased before the start of construction, while the total investment cost amounted to approximately EUR € 8. This is an innovative and environmentally sustainable investment, which started in January 2023 and consists of the construction of a high standard Logistics

Centre with a large dry cargo storage capacity, aiming to be the first LEED GOLD certified logistics building in Greece.

On 09.02.2024, Noval Property proceeded to the sale of two horizontal properties (offices) of a total surface of 76,20 sq.m. at 20-22 Tzortz Street in Athens. This sale is part of NOVAL PROPERTY's divestment strategy as regards specific properties and is consistent with the formation of an optimal investment property portfolio in line with the trends of the real estate market. The transaction price amounted to € 79,500.

Participations in joint ventures

On 12.01.2024, a joint subordinated bond loan agreement (shareholders bond loan) was signed between THE GRID and its shareholders, namely MAVANI HOLDINGS LIMITED (a company of BROOK LANE CAPITAL) and NOVAL PROPERTY, up to the amount of € 20.5 million, through which the shareholders of THE GRID are expected to contribute their own participation (in the ratio of 50% - 50%) to the financing scheme for the development of a modern office and shop building in Maroussi Attica by THE GRID.

In this context, on 18.01.2024, following THE GRID’s request, the first disbursement of the said bond loan took place with the company issuing and its shareholders covering a total amount of € 17.55 million (i.e. € 8,775 million each shareholder). A major part of the first disbursement (€ 17.4 million) was used, on 22.01.2024, for the partial repayment of the existing balance of the 16.11.2021 bond loan between THE GRID and Piraeus Bank.

Following the above, on 26.02.2024, the first disbursement of the 08.09.2023 bond loan of THE GRID with Piraeus Bank, and with the participation of the Recovery and Resilience Fund, for a total amount of € 12.6 million, took place. Of the total amount, € 2.6 million were used for the full repayment (through refinancing) of the 16.11.2021 bond loan with Piraeus Bank, while the remaining amount refinanced the costs of THE GRID project, which had already been covered by the company’s own funds. Following the full repayment of the bond loan of 16.11.2021, the collateral for such loan is scheduled to be removed and the collateral for the bond loan of 08.09.2023 will be automatically converted to first rank. This first disbursement marks the activation of the new financing scheme for the investment, with the participation of the Recovery and Resilience Fund.

The construction works of the investment are in progress, following the contract signed on 28.12.2023 with the Contractor, TERNA S.A., for the "CONSTRUCTION OF A FIVE-STOREY OFFICE BUILDING COMPLEX WITH THREE UNDERGROUND PARKING SPACES AT 10-12 CHEIMARAS STREET, AMAROUSIOU - CHALANDRIOU AVENUE AND GRAVIAS STREET".

Use of funds raised from the Green Bond

As of 01.01.2024 and up to the date hereof, the Company had proceeded to the use of an additional amount of € 11,322 thousand from the Green Bond funds to cover capital expenditures in connection with Green Investments, as provided for in Annex no. 5 of Article 2.1 (iii) of the Green Bond Scheme, which is included in the Prospectus dated 24.11.2021.

The Company will keep the Athens Stock Exchange and the Hellenic Capital Market Commission informed regarding the use of the funds raised until their final disbursement. In addition, and in particular, the Company undertakes that it will inform the investors, the Shareholders, the Hellenic Capital Market Commission, and the Athens Stock Exchange of any changes in the use of the funds raised, as well as any additional relevant information, in accordance with the provisions of the Hellenic

Capital Market legislation.

Geopolitical Developments

Up to the date hereof, the war in Ukraine and the consequent impact on energy costs, inflationary trends and rising interest rates continue to affect global markets and economic developments in general, creating adverse conditions in the real estate markets in our country and internationally. Although the Company does not have direct exposure to the above countries, and although the potential impact of these events after the reporting period cannot be assessed at this time, as there is no reliable estimate of future developments, the Company continues to monitor developments and plans to take appropriate actions where deemed appropriate.

Branches

The Company, as of 31.12.2023, had the following branches:

1) 41 Tsiklitira St. & 67 Kon/nou Karamanli St., Marousi (Administration Offices)
2) 96-98-100 Kifisou Avenue, Egaleo (Owned Offices at River West Shopping Mall)

Own shares

The Company has not acquired any own shares.

Research and development

The Company does not carry on any research and development activities other than the necessary studies for utilizing existing properties or investing in new properties, in the context of its exclusive scope of works in the real estate sector.

Real estate market developments and prospects

During 2023, the Greek real estate market attracted significant investor interest, despite the negative developments in the international environment and the uncertainties that have emerged in the last two years due to the increasing geopolitical instability. Real estate prices continued their upward trend, as increased demand from abroad and within the country for good quality properties is not covered by the current limited supply and keeps increasing at high rates, albeit more slowly than in previous quarters. In the first eight months of 2023, construction activity for commercial real estate (ELSTAT data) recorded positive rates of change as a whole, while the individual categories showed a mixed picture. Foreign Direct Investment (FDI) inflows in the first nine months of 2023 amounted to €3.9 billion (2.3% of GDP), much of which was directed to the Greek real estate sector[1]. The assignment of an investment grade rating by internationally recognized investment houses, combined with the existing political stability, has already had significant impact on the investment environment. This has attracted more investors in the Real Estate sector, as well as large companies that may be interested in renting spaces.

The investment activity of domestic Real Estate Investment Companies (REICs) in 2023 focused on new modern and bioclimatic office buildings, residential projects, new hotels or renovation of existing hotels and commercial warehouses. Most of the current projects of high-standard commercial property development are now aimed at energy and environmentally sustainable solutions. Investors

[1] Monetary Policy Interim Report 2023, Bank of Greece (BoG), December 2023

seek better returns, while at the same time users seek energy savings and corresponding reductions in operating costs. Properties with superior standards of bioclimatic design, ventilation, lighting, increased energy autonomy and modern technological infrastructure are better equipped to meet both current health requirements and new energy challenges.

According to the above, the trends of 2023, and of the medium-term future, are reflected in specific sectors. In particular, modern warehouse spaces (logistics), tourism and new and modern office buildings are emerging as strong investment sectors. The housing market, despite current uncertainties, maintains its momentum and is characterized by strong investment demand and low supply, while the retail sector is facing strong pressure from rising prices and interest rates. In particular, high-end logistics spaces remain high on the list of tenants' preferences due to limited supply, while e-commerce continues to grow. In addition, tourism has strengthened, with the occupancy rate increasing from 57.6% in 2022 to 61.2% for the first 9 months of 2023.[1] Investments in Class A offices continue to rise, while there is an increase in the construction of new residential buildings.

In the residential sector**,** value growth rates through the third quarter of 2023 rose by 13.9% compared to 11.2% in the same period in 2022. Higher growth rates were recorded in Thessaloniki (16.5%), Athens (14.5%) and other large cities. In the first 8 months of 2023, there was a 22.5% increase in new building permits for apartments and a 14.5% increase in the volume of building permits. Despite the increased interest in residential real estate, bank financing is declining, falling by 4.9% during the first ten months of 2023.[1] It is noted that between 2005 and 2021, the home ownership rate in Greece fell from 84.6% to 73.3%, losing 11.3 percentage points. The reduction of the home ownership rate by 2.1 percentage points in the period 2019-2021, in absolute numbers, corresponds to approximately 82,947 dwellings.[2] It appears, therefore, that the rise in interest rates, combined with inflationary pressures and rising construction costs, has made it more difficult for middle and low-income earners to buy new homes, leading to a new generation of renters (Generation Rent). Residential real estate momentum is being sustained primarily thanks to increased investment interest from abroad for property purchases, including the Golden Visa program, and, in part, thanks to subsidised housing schemes for young people.

In the commercial real estate sector, based on data collected by the Bank of Greece, a positive rate (+72.5%) in the issuance of new building permits for offices was recorded in the first eight months of 2023. The increase in modern office prices in Athens is in the region of 7.2% in the first half of 2023 compared to the immediately preceding six months for Athens and 7.3% for the rest of Greece. The yields of high-end offices in the first half of 2023 ranged between 5.5% - 6.6% at approximately the same levels as in the second half of 2022 (BoG). It also appears that modern office spaces are moving towards mixed developments, incorporating additional amenities for end users (F&B, gyms). There is a strong investment interest in old buildings with a focus on reconstruction, in line with sustainable development.

The retail market was significantly impacted, during the three-year period 2020-2022, by the pandemic due to government restrictions and the rise of e-commerce. It now appears that the stores market has almost recovered from the impact of such factors, especially the pandemic. In the first half of 2023, prices for high-end stores increased by 8.4% in Athens and 9.8% in Thessaloniki. In the first 8 months of 2023, there was a 226.9% increase in construction activity volume for new stores, but new permit issuance was moderately positive at 7.8%. The yields of high-end stores in the most commercial locations of the Athens city center range between 5.3%-6%. [3] In addition, retail professionals see positive prospects for the further development of commercial spaces, including

[2] Eurostat Survey - Distribution of population by tenure status, type of household and income group - EU-SILC survey
[3] Commercial Real Estate Market Survey First Half 2023 | BoG

open shopping parks, with appropriate architectural design.

The logistics sector is the most benefited sector of the real estate market, both in terms of demand and values, accelerated by the rise of e-commerce worldwide. The Greek logistics market continues to offer higher returns than the mature European markets which are beginning to show signs of convergence[4]. The Attica region accounts for approximately 60-70% of the total surface area (sq.m.) of the sector, while the rest is mainly concentrated in Thessaloniki and other regions of the country. It is expected that the industry will face challenges such as lack of available land for new developments, zoning, and organization, increases in construction costs, compatibility with ESG principles and the need to improve infrastructure and transport network. Data from recent transactions shows that newly built warehouses can be rented at prices above €5.25 per square metre. There is also a strong demand for certifications such as LEED for newly built warehouses, as well as for warehouses with a surface area of more than 10,000 sq.m. Finally, return on investments is now below 6.80% for good quality properties, presenting quite competitive returns compared to the European average of 4.75% to 5.10%.

Developments in the current economic situation, namely, the increase in interest rates and the increased construction and energy costs, have affected the investment climate, with the exception of investments in prime assets (modern and bioclimatic offices, new modern storage facilities with sustainable features, luxury residences, luxury tourism product). It is estimated that large-scale redevelopments that are in progress or planned, the improvement of infrastructure, the gradual energy upgrade of buildings (with the contribution of the Recovery and Resilience Fund) and the attractive yields of high-end properties are expected to compensate for the current unfavorable circumstances, maintaining the positive momentum of the market.

NOVAL PROPERTY identifies and evaluates attractive investment opportunities, mainly in the Greek real estate market, applying a value-added strategy beyond growth. It adapts its investment strategy and the everyday active management of its properties, taking into account all extraordinary events and new macroeconomic and financial conditions. Due to the significant diversification of its portfolio, which is reflected in a variety of characteristics such as the type, size, condition, and location of the properties, as well as the existence of reliable tenants, the Company is gaining greater resilience against potential future challenges.

Important risks faced by the Company

The Company is responsible for the identification, measurement, analysis, mitigation, control, and monitoring of its own risks. An Enterprise-wide Risk Management (ERM) framework across the Company exists, which includes principles for effectively managing risks and provides guidelines on how best to address these risks. In brief, the following steps are comprised:

a) Identification of key risks and measurement / analysis of their potential impact and likelihood in relation to the Company's functioning.

b) Management (i.e., mitigation) of those risks by considering existing controls. Management takes place by selecting, prioritizing, and implementing appropriate actions.

c) Control and monitoring of internal and external environment for potential changes to risks, ensuring continuous effective response to any emerging risk by applying separate procedures,

[4] The DNA of RE - Q3 2023 | Cushman & Wakefield Proprius

systems, and mechanisms.

Results are reviewed by the Internal Audit Department through a report assessing potential risks and communicated to the Audit Committee and the Board of Directors. The Audit Committee monitors the effectiveness of the internal control systems and looks into specific aspects of internal control and risk management procedures on an on-going basis.

Key risks

Risks fall into two main categories: **financial** and **business** risks. The first category includes different types of market risk affecting the Company's activity (e.g. exchange rate and interest rate risks) as well as credit risk, counterparty risk and liquidity risk. The **Business** risks category, broadly defined as all risks that are not balance-sheet related, is broken down into further sub-categories, to help better distinguish them and react to the different risk events:

- ***Operational risk*** is defined as the loss resulting from inadequate or failed processes, people and systems or from external events. Operational risks comprise all risks associated with the day-to-day operations (e.g. health & safety, environment), legal risk (as it relates to processes), but not reputational or strategic risks.
- ***Compliance and Reputational risks*** include possible negative impacts (economic – fines, penalties and other – exclusion from markets, etc.) from non-compliance with existing regulations and standards. Potential impacts on the Company's brand image and business reputation [5], as well as accounting risk are included[6].
- ***Strategic risks*** include risks related to the wider business environment (e.g. the macroeconomic environment, the sector / industry conditions, etc.) the market and the competition, and medium to long-term decision making that may have an impact on business continuity and profitability.

Financial risks

(i) Interest rate risk

Any significant movements in interest rates may expose the Company to higher borrowing costs, lower investment yields or even decreased asset values. The Company does not enter into speculative positions on interest rates of any kind but always tries to follow natural immunization strategies i.e., matching durations of assets and liabilities and protect against interest rate changes. On the other hand, the Company tries, to the extent possible, to secure fixed rate financing lines to stabilize its cash flows and facilitate capital budgeting.

The Company may use derivatives for the sole purpose of hedging any remaining interest rate risk.

(ii) Foreign exchange risk

Currency risk consists of: a) financial risk (due to transactions held abroad), b) accounting risk (from currency translation in financial statements) and c) economic risk (change in business environment

[5] Perceptions held the Company by the various stakeholders with whom it interacts, both internally and externally.

[6] The risk relating to the correct and faithful economic and financial reporting of the Company's operations, as well as compliance with all relevant regulations (IAS, IFRS, etc.).

due to variation in exchange rates).

The Company's exposure to the above risks is almost nil as international suppliers paid in foreign currency accounted for 6.7% during the closing year.

Meanwhile, almost all lease agreements involving the property in Sofia (the only property outside Greece) provide for rental fees linked to Euro (€); therefore, this risk does not apply to income.

(iii) Price risk

This risk or risk of change in market prices refers to the likelihood of the commercial value of properties and/or rental fees dropping, which may be due to:

a) developments in the real estate market in which the Company operates;

b) the overall (adverse) conditions of the Greek and international macroeconomic environment;

c) the characteristics of the properties of the Company’s portfolio, and

d) events involving the Company’s existing lessees.

The Company minimizes such risk by entering into long-term lease agreements with lessees of high credit rating which usually provide for minimum adjustments of the Consumer Price Index and, in most cases, an additional percentage increase (by way of example, Consumer Price Index up to +2% etc.)., while in case of negative inflation, this is considered zero ("0") and there is no negative impact on the Company’s leases.

(iv) Liquidity risk

Liquidity risk is the risk that the Company will have insufficient funds to meet its financial commitments in a timely manner. Its two main elements are short-term cash flow risk and long-term funding risk. The latter includes the risk that loans may not be available when the business requires them or that such funds will not be available for the required term or at acceptable cost to the Company. Such risk may arise from seasonal fluctuations, business disruptions, unplanned capital expenditure, an increase in operational costs, a narrow funding market and other reasons causing inadequate cash management.

The Company constantly monitors cash flow needs and raises monthly rolling forecasts until the end of the running year to ensure sufficient cash on hand to meet its financial needs, whether be operating or capital. Through monthly reports, the Company closely follows operating cash flow indicators, liquidity and leverage ratios and continuously assesses available funding, both in the local and international markets.

Finally, the Company mitigates liquidity risk by careful cash flow management including optimizing working capital and by maintaining unused, committed financing facilities from collaborating financial institutions. These allow the Company to easily meet any future requirements or contingencies.

(v) Credit Risk

This particular risk is the risk that Company customers (primarily lessees) may default on their obligations. Such risk may be accentuated if a significant portion of Company income arises from a small number of lessees, a specific type of properties or a specific area.

Credit risk is greatly mitigated by (a) avoiding receivables concentration, (b) executing robust creditworthiness checks for customers via credit rating agencies, (c) setting relevant payment terms and credit limits per customer, (d) demanding real or other security (e.g. guarantees for rental fees through bank deposits or letters of guarantee).

Factors that reduce the Company's exposure to credit risk are the following:

- a portfolio which consists of all types of properties (offices, shops, shopping centres, warehouse spaces, tourist, residential properties etc.) and there is no concentration of risk in any particular category;
- numerous, renowned lessees who are evaluated before any collaboration is launched as well as on a systematic basis throughout their relationship in order to identify any problems;
- higher concentration in one lessee with regard to the building where IKEA is located (on Kifissos Avenue in Egaleo), which accounts for 17% of the Company's rental revenue for the closing year, which is not expected to generate any problems and, finally,
- monitoring the balances of all customers, every two weeks, in order to record the data and make timely decisions about next moves, whenever it is established that the Company may face income collectability problems in the future.

(vi) Inflationary risk

The Company’s exposure to inflation risk is minimum as the largest part of annual adjustments of rental fees is associated with the Greek Consumer Price Index plus an additional percentage (e.g. up to 2%). Also, almost all lease agreements stipulate that in the case of a negative IAC, it is considered zero ("0").

Business risks

Operations and technology

(i) Risk of leased property’s poor quality

A property or leased premises which have defects or do not satisfy their user's needs, as they should, may expose the Company to notices of termination and early termination of leases, extraordinary repairs, claims arising from civil liability, litigations and loss of income, market shares and business reputation.

The Company’s exposure to such a risk is almost nil, as all new developments implemented by the same are carried out in accordance with high quality and environmental standards and rigorous procedures, by major and reliable contractors, while monitored continuously by the Company. Meanwhile, the Company takes steps to ensure proper maintenance of all its existing properties.

Finally, all its properties are covered, among others, by civil liability insurance policies for such claims, under the minimum insurance coverage obligation applying to the properties of REICs.

(ii) Information technology risk

IT risk is usually defined as the likelihood of occurrence of a particular threat that is accidentally triggered or by intentionally exploiting a vulnerability of IT systems, and the resulting impact of such an occurrence. Such risks can revolve around IT disruptions due to IT equipment failure, disasters, human errors or even unauthorised use, disclosure, modification, destruction of information included therein, etc.

The need to adequately identify the gaps that may entail risks, assess the existing controls and identify risk mitigation actions is an ongoing process that takes into consideration the ever-changing threats, control and regulatory landscape. The continuous identification and application of appropriate and proportional controls that limit exposure against the aforementioned threats is vital to the integrity of IT systems in the Company as well as against legal requirements.

The Company continues to provide the possibility of remote work for its personnel. To ensure secure remote access of the personnel to its information systems, the Company takes the following measures:

a) ensuring secure remote access of personnel to the Company's information systems resources;

b) connection to the Company's computer systems only through VPN,

c) use a secure WPA2 protocol with a strong password when the staff is connected to the internet via wireless network;

(iii) Compliance and reputational risks

Due to the legal framework and the individual regulations that govern the operation of NOVAL PROPERTY as a REIC, the Company has Policies and procedures in place, in order to ensure its continuous compliance with the legal and regulatory framework as well as responsible corporate governance, by implementing policies for good, fair, lawful and ethical governance towards its employees, associates and society in order to protect its reputation.

In addition to the above, various aspects of the Company's activities are defined by laws and regulations including, for example, labour laws, health and safety regulations, environmental laws, structural and business permits, etc. NOVAL PROPERTY continuously ensures its compliance with all laws and regulations regarding the health and safety of its staff, labour and human rights, the protection of the environment, the fight against corruption and the fight against bribery and financial fraud.

Additional information is provided in the "Non-Financial Information Report" section of this Report.

Strategic risks

(i) Country risk

Adverse political actions may easily threaten the resources and future cash flows in a country in which each company has made significant investments or in which it has business activities in the context of its operations.

The Company has limited exposure to such risk given that of all its investment properties, only one is located outside Greece, namely in Bulgaria.

Nevertheless, the Company also follows closely and on a continuous basis the developments in the international and domestic environment in order to take them into account when shaping its business/investment strategy and risk management policies.

(ii) Industry risk

This risk mainly refers to the phase of the economic cycle each industry goes through, as well as the effect of applicable (macro-, micro-) economic, political and social circumstances on such cycle.

The size, variety and diversification of the Company’s portfolio are considered to be a factor of protection against such risk.

(iii) Competition risk

Due to the real estate market particularities, the actions of competitors or new entrants to the market may impair the Company’s competitive advantage only to a limited extent.

Exposure to competitor risk is captured through daily review of market information, new trends in property construction and development, as well as the needs of these future users.

Relevant mitigating actions include a strong commitment of NOVAL PROPERTY to quality throughout all stages of new property construction, management, and upgrade of existing properties, as well as provision of top services to its lessees, based on internationally recognized environmental criteria and sustainable development.

The Company's investment strategy includes not only third-party properties that may be claimed on the market by its competitors, but also a significant number of properties in its portfolio which offer prospects for optimal utilization or further development. This enables the Company to claim third party properties at prices that match its investment profile and at the same time, to plan the development of its existing properties based on the most recent or future market needs and trends.

(iv) Environmental Risk

The Company, as an entity engaging in property development and management activities, has an operating environmental footprint and its impact on the environment is through the construction projects it implements and the management of properties in its portfolio. The Company recognizes that its business activities may have both direct and indirect effects on the environment.

Acknowledging the importance of environmental protection for all its stakeholders, the Company intensifies its efforts in recording and improving its environmental performance. In this context, it takes step to ensure that environmental criteria are met during the implementation of construction projects involving its properties and during their operation.

The Company is committed to continuously improving its energy efficiency by implementing energy efficiency programs and regularly reviewing its performance, aiming at continuous improvement in this field. In this context, it has adopted a green investment policy for the development of its portfolio, with the aim of constructing, acquiring and operating environmentally certified buildings with sustainable development criteria, as well as upgrading energy performance of existing buildings.

Related parties

"Related person/party", according to the applicable tax legislation (Article 2 of Law 4172/2013), shall mean any natural or legal person or legal entity which participates, directly or indirectly, in the management, control or capital of another person, which is an associated or affiliated person. More specifically:

aa) any person having, directly or indirectly, shares, units or holding in the capital equal to at least thirty-three per cent (33%), based on value or number, or rights to profits or voting rights;

bb) two or more persons if any person holds, directly or indirectly, shares, units, voting rights or holding in the capital equal to at least thirty-three per cent (33%), based on value or number, or rights to profits or voting rights;

cc) any person with whom there is a relationship of direct or indirect material managerial dependence or control or who exercises a decisive influence or has the ability to exercise a decisive influence on another person or in the case where both persons have a direct or indirect relationship of material managerial dependence or control or the ability to exercise significant influence on a third party.

Examination of such transactions, and until their completion, is carried out periodically, in compliance with the provisions of the legislation in force and, in particular, the relevant obligations arising from Articles 99 to 101 of Law 4548/2018, on related party transactions and how to approve and monitor intercompany transactions, as to whether they fall within the scope of arm's length transactions, both at the time of their inception and while they remain valid.

Indicative Transactions

By way of example, the following may be transactions between related parties:

(i) Purchases and sales of properties or goods
(ii) Provision or receiving of services
(iii) Transfer of movable, immovable or intangible assets
(iv) Leases
(v) Right assignment agreements
(vi) Financing agreements (including loans and capital contribution in kind or in money)
(vii) Provision of guarantees or collateral
(viii) Settlement of liabilities between or on behalf of related parties

Rules on transactions

In order to protect its own and its shareholders’ interests, in the case of transactions with related parties, the Company enters into written agreements with terms that are not affected by their corporate relationships but abide by commercial rules. The Company's transactions are carried out on the basis of objective financial and business criteria as prescribed by applicable laws under conditions of transparency and impartiality (arm's length principle), subject to the rules of healthy competition, and are communicated to the shareholders, the Company's competent bodies and competent authorities, whenever required by applicable laws.

Monitoring

Monitoring the transactions with related parties falls under the competence of the Division of Financial and Administrative Services. As part of its operations, the Division applies the following principles:

(i) The relevant transactions are flagged in the Company's information system.

(ii) Transaction details are grouped per:

(a) Related party

(b) Category of Transaction.

Monitoring the transactions of related parties aims at helping the Division of Financial and Administrative Services provide thorough and objective information to Company Management, the Audit Committee, the Board of Directors, Shareholders, and the Hellenic Capital Market Commission with respect to the Company's relationship with each related party.

Transactions and balances with related parties on 31.12.2023 are presented below:

(i) Transactions with the parent company

	Note	**31/12/2023**	31/12/2022
Sale of services		117,566	221,514

	31/12/2023	31/12/2022
Liabilities from rental guarantees	16,985	16,985

(ii) Other related parties

	31/12/2023	31/12/2022
Sale of services	3,995,464	4,136,212
Purchase of services	3,152,143	2,944,253

		31/12/2023	31/12/2022
Receivables	13	270,455	21,885
Payables	20	854,411	460,156
Liabilities from rental guarantees		846,198	347,572

(iii) Board of Directors’ and Managers’ Fees

	31/12/2023	31/12/2022
BoD fees, payroll, and other short-term benefits	1,222,275	1,569,835

Services to and from related parties as well as sales and purchases of goods are performed under the terms applicable to non-related parties.

Other related parties concern mainly companies, in which the Company's majority shareholder participates and over which the latter exercises significant influence.

Regarding financial year 2023, Board of Directors’ and Managers’ Fees include the remuneration and benefits paid up to the date of this report and relating to the closing year.

Profit distribution

Taking into account the applicable provisions, the Company is obliged (Article 27 of Law 2778/1999, as amended by Article 19 of Law 4141/2013) to distribute to its Shareholders at least 50% of its net annual profits for distribution each year. A lower percentage may be distributed, within the limits of the Codified Law 4548/2018 or the company may refrain from dividend distribution by decision of its general meeting, as long as its Articles of Association contain a relevant provision, either for the purpose of raising an extraordinary tax-exempt reserve from other income, other than capital gains, or for distributing shares, free of charge, to shareholders through an increase in its share capital in accordance with the provisions of Codified Law 4548/2018.

Dividends which are distributed to shareholders are recognized as a liability at the time they are approved for distribution by the General Meeting of Shareholders.

At its meeting of 4 March 2024, NOVAL PROPERTY’s Board of Directors decided to propose to the Annual General Meeting of Shareholders the distribution of a dividend of a total amount of € 3,158,134 for financial year 2023 (dividend for financial year 2022: € 2,186,956.46), which is increased by € 971.2 thousand (an increase of 44.41%) compared to the dividend paid for financial year 2022.

Non-Financial Information

Introduction

This Non-Financial Information Report (the "Report") contains information on the management and performance of the real estate investment company NOVAL PROPERTY REIC with the distinctive title "NOVAL PROPERTY" (hereinafter referred to as "NOVAL PROPERTY" or "Company") on the following topics, as defined in section 7 "Non-Financial Information Report" of circular 62784/2017, in accordance with the provisions of Articles 151 and 154 of Law 4548/2018[7]. In particular, information is provided on:

- environmental issues,
- social and labour issues,
- respect for human rights,
- anti-corruption and bribery-related issues,

[7] It is noted that the Company is providing this report on a voluntary basis, as it is not included in the companies that are required to provide such information.

- supply chain issues.

In addition to the above, section "Environmental issues" and more specifically sub-section "Climate", covers issues specifically related to Climate, in relation to "Article 8 of the EU Taxonomy", "Indirect emissions in the value chain (Scope 3)", as well as to the Company's "Objectives, actions and progress". In addition, the Report presents information on the Company's business model, its due diligence policies for the identification, prevention and mitigation of existing and potential adverse impacts, the results of these policies, as well as the Company's risk management in relation to the above topics.

The content of this Non-Financial Information Report has been prepared taking into account the Global Reporting Initiative (GRI) 2021 Standards, as well as the ESG Disclosure Guide 2022 of the Athens Stock Exchange (ATHEX).

Please note that this Report covers the period from 1 January 2023 to 31 December 2023.

Business Model

Company profile

NOVAL PROPERTY is a Real Estate Investment Company (REIC) and is active in property development and exploitation. The Company is a subsidiary of Belgium-based Viohalco SA, a holding company in industrial metals processing, research and development, and real estate development and exploitation companies. NOVAL PROPERTY's main objective is the optimal utilization of the properties of its existing portfolio and the development of new ones, which will come into its possession. The Company owns a significant portfolio of commercial and industrial properties, mainly in Greece, while it also has a selective presence abroad (Bulgaria).
Through its activities, NOVAL PROPERTY creates value for all its stakeholders, including shareholders, employees, customers, partners and suppliers, as well as the investment community, local authorities and communities.

Sectors of activity

The Company is active in the real estate investment sector and specifically in the utilization, acquisition, and development of new properties. NOVAL PROPERTY's portfolio consists of the following categories of properties:

- Office buildings
- Commercial properties (shopping centers/parks)
- Tourist properties (hotel units, furnished apartment buildings)
- Industrial properties (commercial warehouses, logistics centers)
- Residential properties
- Other properties

Strategy

The Company's investment strategy aims to create added value for its stakeholders by:

- managing and utilizing efficiently the properties in its portfolio;
- strengthening and enriching its portfolio with high quality new properties of various commercial uses; and
- designing and developing new buildings with modern and energy efficient facilities in accordance with international sustainability standards.

In this context, the Company's Sustainable Development Strategy was approved in December 2023 by senior management, and sets the following priorities:

- efficient use of environmental resources, in particular energy and water;
- reducing emissions;
- its social responsibility in relation to the needs of local communities;
- health and safety of the users of its buildings (visitors and tenants), employees, suppliers and other partners.

The Company's portfolio already includes three (3) properties, certified according to LEED[8] and BREEAM[9], which are international standards of building design and operation in terms of sustainability. Through its strategic and investment development plan, the Company aims to further strengthen and enrich its portfolio with LEED or BREEAM certified buildings (mainly in property categories such as office buildings and shopping centers), as well as in mixed-use urban regeneration projects, tourist and residential accommodation and logistics centers.

Double materiality analysis

In 2023, the Company conducted a double materiality analysis, in accordance with the methodology of the new European Sustainability Reporting Standards (ESRS), which highlighted the material impacts that the Company creates or may create on the environment and society, as well as the most significant risks and opportunities identified in its external environment that cause or may cause financial impacts on the Company within the next one year. The Company has recognized that risks and opportunities arise either directly from its own influence on the external environment, or through reliance on resources and relationships with suppliers, manufacturers and customers, as well as systemic risks related to legislation and relevant requirements.

The issues highlighted in 2023 as material under the above procedure are presented below:

Table 1 Material issues for NOVAL PROPERTY, as highlighted in the dual materiality analysis conducted in 2023

Material issues	Due to material impact on the external environment	Due to material economic impact on the Company (risks and opportunities)	Relevant United Nations Sustainable Development Goal (SDG)
Climate change and energy	√	√	
Water resources	√		
Human resources	√		
Local communities	√	√	

[8] Leadership in Energy and Environmental Design
[9] Building Research Establishment Environmental Assessment Method

Health and safety[10]	√	√	3 ΚΑΛΗ ΥΓΕΙΑ ΚΑΙ ΕΥΗΜΕΡΙΑ; 8 ΑΞΙΟΠΡΕΠΗΣ ΕΡΓΑΣΙΑ ΚΑΙ ΟΙΚΟΝΟΜΙΚΗ ΑΝΑΠΤΥΞΗ; 10 ΛΙΓΟΤΕΡΕΣ ΑΝΙΣΟΤΗΤΕΣ; 11 ΒΙΩΣΙΜΕΣ ΠΟΛΕΙΣ ΚΑΙ ΚΟΙΝΟΤΗΤΕΣ
Corporate governance	√	√	17 ΣΥΝΕΡΓΑΣΙΑ ΓΙΑ ΤΟΥΣ ΣΤΟΧΟΥΣ

In order to mitigate its negative impacts and maximize its positive ones, the Company has developed and implements a Sustainable Development Policy[11], as well as individual policies related to sustainable development issues, and has set targets and commitments to monitor and improve its performance. The Company also prioritizes the identification and evaluation of risks and opportunities arising from its external environment that may have positive or negative financial consequences for the Company.

Environmental issues

Main risks and their management

The Company has recognized the risks related to environmental issues, such as the risks from climate change, the pollution of water resources with pollution load from potential spills, etc. These risks may affect the Company's reputation and/or result in administrative and legal sanctions, with financial consequences for the Company. In order to prevent and manage environmental risks arising from its activities, the Company has developed and applies an Environmental Policy and an Energy and Climate Change Policy.

Due diligence and other policies

Environmental policy

Recognizing that environmental protection is important to all its stakeholders, the Company intensifies its efforts for recording and improving its environmental performance. In this context, it ensures that environmental criteria are met during the development, construction and/or renovation phase of the properties in its portfolio, during their operational phase and at the end of their life cycle. As part of its Environmental Policy, the Company, inter alia:

- Develops practices and mechanisms to continuously monitor and improve its environmental performance and the environmental footprint of its portfolio.
- It sets as a principle the compliance with the applicable national and community environmental legislation and its corporate commitments in all aspects of its activities, including the construction and operation of each facility.
- It encourages its business partners to take initiatives to minimize the negative impact of their business operations on the environment and to comply with the environmental principles governing the Company.

The Company systematically monitors and controls the implementation of the Environmental Policy and the Policy on Energy and Climate Change, and proceeds to the adoption of environmentally sound practices and measures, as well as to corrective actions, where deemed necessary.

Climate change and energy policy

The Company is committed to adopting practices for the efficient use of energy and the energy

[10] Of users and visitors of the buildings
[11] All Policies are available on the Company's website, at the following link: Πολιτικές - Noval Property (noval-property.com)

upgrade of its portfolio buildings, while contributing to the reduction of carbon emissions.
The main negative impacts relating to climate change are related to direct and indirect carbon dioxide emissions from the use of non-renewable energy sources, both at the construction stage of buildings and during their operation. The Company recognises the importance of a climate risk assessment for its properties, and the potential impacts that no assessment may have on adaptation to climate change for employees, users, tenants and local communities in the event of severe/ongoing climate change. The Company's main positive impacts are related to the integration of bioclimatic design elements in existing buildings and buildings under development, the use of materials with a reduced carbon footprint in LEED/BREEAM certified buildings, as well as the implementation of energy efficiency measures that contribute to the reduction of greenhouse gas emissions during the operational phase of buildings. Furthermore, in order to enhance the positive impact on the energy transition and climate change mitigation, the Company has proceeded to actions for the installation of photovoltaic systems in selected buildings.

The Company has identified risks in the context of climate change, resulting from increased costs of construction of bioclimatic buildings, renewable energy installations, as well as from increased operational energy costs due to possible further increases in energy supply prices. At the same time, significant opportunities are created for the Company, related to attracting investment capital, increasing the value of its portfolio, increasing its financial performance, and attracting tenants through the operation of modern, energy-efficient buildings of bioclimatic design.

Targets related to climate change and energy

The Company monitors its performance on a regular basis, aiming at continuous improvement in this area, both in terms of mitigating its impact on climate change and adapting its portfolio to it.
In order to reduce greenhouse gas emissions and move to a more sustainable business model, the Company has set the following targets:

Table 2 Company's targets for different time horizons

Greenhouse gas emission reduction targets	Targets that support the transition to an environmentally sustainable business model
Short-term targets (2026)	
• Identification and measurement of significant Scope 3 greenhouse gas emissions • Review of the existing energy efficiency of income properties and preparation of an energy upgrade plan so as to achieve an Energy Performance Certificate (EPC) level of at least C	• LEED and/or BREEAM certification of at least two (2) more properties • Installation of photovoltaic systems in Mare West Retail Park & BREEAM recertification • Replacing at least 50% of the company's car fleet with electric and/or hybrid vehicles • Upgrading the investment portfolio with the inclusion of at least two (2) assets fully aligned with the technical criteria of the European Taxonomy for Sustainable Building Investments • Educating lessees on environmental best practices • Assessment of revenue-generating assets against natural climate risks in accordance with TCFD guidance
Medium-term targets (2030)	

Greenhouse gas emission reduction targets	Targets that support the transition to an environmentally sustainable business model
• Reduction of Scope 3 greenhouse gas emissions[12] • Renovation/energy upgrade projects for existing buildings[13]	• Assessment of existing and/or installation of new energy management systems in buildings in the Company's portfolio[14] • Construction of at least one (1) building with near-zero greenhouse gas emissions during its operation • Certification of existing properties to at least LEED Silver and/or BREEAM Good level
Long-term targets (2050)	
• Alignment with Greece's 2050 Net Zero targets	

Actions related to climate change and energy

The Company has in place an investment policy for the development of its portfolio, with the aim of constructing, acquiring and operating buildings certified according to sustainable development, energy saving and low carbon footprint criteria. In this direction, the Company has committed to investing the funds received through the issuance of the Green Bond (December 2021) and the convertible bond loan of up to €10.5 million with the EBRD (European Bank of Reconstruction and Development) (2023) in the acquisition, development, renovation and reconstruction of exclusively environmentally certified buildings. In addition, the Company plans, within 2024, to evaluate its investment portfolio and its performance against the GRESB (Global Real Estate Sustainability Benchmark) benchmark standards.
NOVAL PROPERTY already has in its portfolio the office complex "THE ORBIT", which is certified by LEED at Platinum level, the office building "BUTTERFLY", which is certified by LEED at Gold level, and the "Mare West" Commercial Park, which has received BREEAM In-Use Commercial v6 certification by the British BRE organization, at Very Good and Good level in buildings B and A of the building complex, respectively. As of December 2023, four (4) new buildings were in the design/construction phase, with the aim of achieving LEED/BREEAM environmental certifications. Those buildings will be equipped with modern, low energy consumption cooling, heating and lighting systems, as well as automatic energy efficiency recording systems BMS (Building Management System) for problem identification and automated corrective measures. At the same time, several properties of the Company's portfolio, mainly shopping centres and office buildings, have installed systems to record building energy efficiency, through which the operation of the mechanical and electrical equipment and the energy consumption are continuously monitored, to ensure their efficient operation and the reduction of their energy consumption and loads.
The Company has also proceeded to the calculation of its carbon footprint, covering its direct (Scope 1) and part of its indirect (Scope 2 from electricity consumption) emissions, as well as indirect emissions resulting from the operation of its leased properties. As regards specifically Scope 1 and 2 emissions, the Company proceeded in 2023 to certification according to the Greenhouse Gas Calculation Protocol (ISO 14064).
Also, in 2023, NOVAL PROPERTY disclosed voluntarily detailed information on the management of climate change related issues, as part of the "Task Force on Climate-related Financial Disclosures

[12] The Company has recognized the need for a full carbon footprint measurement, including Scope 3 emissions. As of 31.12.2023, the Company has not yet quantified the reduction targets for its upstream and downstream value chain; such targets are expected to be quantified upon completion of full measurement by 2026.
[13] Until 31.12.2023, the development of the investment portfolio is a priority for the Company. The Company has also recognized the need to improve existing buildings and intends to carry out a techno-economic assessment of energy interventions for a number of properties that will also be selected based on techno-economic criteria in the next 2 years.
[14] (Similarly to footnote **Error! Bookmark not defined.**).

Report[15]" for 2022. The report describes the Company's approach to managing risks and opportunities, the measures it takes to reduce those risks, as well as to seize the opportunities arising from the transition to a low-emission economy. In addition, it highlights potential economic impacts of climate change risks on the Company's business activities, together with measurable data to monitor the achievement of its objectives.

Indirect Scope 3 emissions

The Company recognizes that the operation of leased buildings in its portfolio is a significant source of indirect greenhouse gas emissions in its upstream and downstream value chain [Scope 3 emissions], and in this context, over the last three years it has been measuring the corresponding emissions. It is noted that the Company has not proceeded to a materiality analysis, recording and measurement of all relevant categories of indirect emission sources upstream or downstream of its value chain, such as, but not limited to, emissions from the use of materials or construction of its portfolio properties.

"Reference to Article 8 of the EU Taxonomy"

The EU Taxonomy Regulation (hereinafter "the Regulation") is one of the instruments established under the European Green Deal, which sets the goal of climate neutrality for the European Union by 2050. The Regulation sets out the criteria for determining whether an economic activity qualifies as environmentally sustainable. The above Regulation creates a common language that can be used by the investment community to make investments in projects and economic activities that have a positive impact on climate and the environment.
NOVAL PROPERTY's taxonomy-eligible economic activity for financial year 2023 is "7.7 Acquisition and ownership of buildings". As part of its commitment, in 2023 the Company intensified its efforts to align its eligible economic activity by complying with the requirements listed in the respective technical criteria for material contribution, Do No Significant Harm to any of the environmental objectives and meeting the minimum safeguards in relation to the Organisation for Economic Co-operation and Development (OECD) guidelines for multinational companies, as well as United Nations' guidelines for companies and human rights, including the principles and rights set out in the eight (8) fundamental conventions specified in International Labour Organisation's declaration on fundamental principles and rights of work, as well as in International Charter of Human Rights. In this context, in December 2023, the Company incorporated into its system of procedures a targeted process for the evaluation of its practices for the observance of minimum social safeguards relating to human rights.
As the relevant legislation governing the European Taxonomy is constantly evolving, the Company monitors any changes with the aim of appropriately adapting its approach and the communications it will publish to the public.

Water Resources Management

[GRI 303-1, 303-2]

NOVAL PROPERTY places particular emphasis on the rational management of water and wastewater. Through its Environmental Policy it recognizes that water is a precious resource that should be conserved, and that aquatic life should be protected. The Company uses water rationally and intensifies its efforts to reduce consumption in the buildings of its portfolio in which it has operational control, while at the same time it implements initiatives in cooperation with local communities and non-profit organizations for the protection of water resources.

[15] https://noval-property.com/wp-content/uploads/2023/12/Noval-Property_TCFD_Report-v4_6_12_23.pdf

Its main negative impacts on water and marine resources are related to the use of available water sources to cover the needs of buildings during their operation. The use of rainwater harvesting and water reuse technologies in the Company's buildings covers part of the needs in non-potable water. As a result, a reduction in the consumption of drinking water from the network is achieved, which contributes positively to the overall management of water resources, bringing opportunities to reduce water supply costs.

To this end, the Company monitors water consumption in its buildings. In addition, where it is not feasible to connect its properties to the urban sewerage network, the Company installs modern wastewater treatment systems in order to avoid water and soil pollution.

Results of the above policies and non-financial performance indicators

Progress as regards climate change and energy

Greenhouse gas emissions

[GRI 305-1, 305-2, 305-3, 305-4, ATIEH C-E1, C-E2, A-E1]

Table 3. Company's greenhouse gas emissions, along the value chain[16]

	Year	Scope 1 Emissions (tnCO2eq)	Scope 2 Emissions (tnCO2eq)	Scope 3 Emissions (tnCO2eq)	Total emissions (tnCO2eq)
Total properties	2023	54,5	2.818	9.392	12.264,5
	2022	40	3.400	6.848	10.288
	2021	0	2.759	8.452	11.211
Offices	2023	54,5	718	920	1.692,5
	2022	40	623	931	1.593
	2021	0	646	773	1.419
Commercial	2023	0	1.376	4.906	6.282
	2022	0	1.520	2.241	3.761
	2021	0	1.000	4.120	5.119
Tourist	2023	0	4	29	33
	2022	0	0	1.009	1.009
	2021	0	10	1.044	1.054
Industrial Buildings	2023	0	235	2.176	2.411
	2022	0	310	1.761	2.071
	2021	0	278	1.850	2.128
Mixed use	2023	0	375	1.354	1.729
	2022	0	827	906	1.732
	2021	0	710	665	1.376
Residential	2023	0	0	7	7
	2022	-	-	-	-
	2021	-	-	-	-
Headquarters	2023	0	110	0	110
	2022	0	121	0	121
	2021	0	115	0	115

Note 1: The quantities refer to portfolio's properties that are in operation for which either data on energy consumption for 2023 were found, or it was possible to estimate part of the data for months with unavailable data.
Note 2: The significant variation in carbon emissions in tourist properties is due to not finding data for all properties that had been included for 2022. Also, the variation in commercial properties is due to the addition of one property for which no data was recorded for 2022.

[16] Scope 3 emissions relate exclusively to *Category 13 Downstream leased properties* and include emissions resulting from the use of energy for the operation of the leased properties.

Note 3: For Scope 1 emission conversion factors, the National Inventory Report (NIR) of each country and the IPCC Emission Factor Database were used. For Scope 2 emission conversion factors, AIB Report on European Residual Mixes 2022 was used. Emissions calculations include CO_2, CH_4, N_2O emissions. There are no biogenic CO_2 emissions. All emissions are expressed in tonnes of carbon dioxide equivalent.
Note 4: Please note that the quantities for the year 2021 are not representative due to the pandemic COVID-19.
Note 5: Please note that for residential properties, no data were found on energy consumption and greenhouse gas emissions for 2022 and 2021.
Note 6: Please note that the greenhouse gas emissions for year 2022 presented in the above table differ from those published in last year's non-financial statement due to a subsequent update of the emission conversion factors, which was taken into account in the Sustainable Development Report 2022. It is also noted that, for selected properties, there were changes in the categorization of emissions into scope 1, 2, and 3 emissions compared to 2022, which in accordance with ISO 14064 certification were taken into account in the 2023 emissions calculations.

For 2023, scope 1, 2 and 3 greenhouse gas emissions intensity from the operation of the Company's owned and leased properties, with available energy data for 2023, is $38kgCO_2/m^2$, while for the Company, scope 1 and 2 greenhouse gas emissions intensity is $16kgCO_2/m^2$.

Energy

[GRI 302-1, 302-2, 302-3, ATHEX C-E3]

Table 4a. Energy consumption data for the Company and Lessees in MJ

		Electricity (MJ)	Natural gas (MJ)	Total energy (MJ)	Energy intensity (MJ/m^2)
Total properties	2023	81.829.387	3.514.219	85.343.606	271
	2022	67.233.852	7.307.626	74.541.478	238
	2021	82.879.200	4.503.600	87.382.800	263
Company	2023	19.130.533	980.640	20.111.173	109
	2022	23.064.638	783.219	23.847.857	120
	2021	22.486.739	0	22.486.739	101
Lessees	2023	62.698.854	2.533.579	65.232.433	501
	2022	44.169.214	6.524.406	50.693.620	450
	2021	60.392.461	4.503.600	64,896.061	667

Table 4b. Energy consumption data for the Company and Lessees in MWh

		Electricity (MWh)	Natural gas (MWh)	Total energy (MWh)	Energy intensity (kWh/m^2)
Total properties	2023	23.706	976	24.682	75
	2022	18.676	2.030	20.706	66
	2021	23.022	1.251	24.273	73
Company	2023	5.586	272	5.858	30
	2022	6.407	218	6.624	33
	2021	6.246	0	6.246	28
Lessees	2023	18.120	704	18.824	139
	2022	12.269	1.812	14.082	125
	2021	16.775	1.251	18.026	185

Table 5a. Energy consumption data by property type in MJ

		Electricity (MJ)	Natural gas (MJ)	Total energy (MJ)	Energy intensity MJ $/m^2$
Offices	2023	10.664.463	3.514.219	14.178.682	528
	2022	10.273.632	1.660.571	11.934.202	536
	2021	10.144.800	1.958.400	12.099.600	605
Commercial	2023	41.855.660	1.879.315	43.734.976	337
	2022	25.485.671	0	25.485.671	188
	2021	39.366.000	0	39.366.000	320
Tourist	2023	225.227	0	225.227	153
	2022	4.880.701	5.647.055	10.527.756	448
	2021	6.804.000	2.548.800	9.352.800	358

Industrial Buildings	2023	16.334.786	0	16.334.786	145
	2022	14.034.174	0	14.034.174	174
	2021	15.624.000	0	15.624.000	140
Mixed use	2023	11.712.963	0	11.712.963	237
	2022	11.741.337	0	11.741.337	238
	2021	10.098.000	0	10.098.000	205
Residential	2023	48.229	0	48.229	114
	2022	-	-	-	-
	2021	-	-	-	-
Headquarters	2023	744.579	0	744.579	443
	2022	818.338	0	818.338	492
	2021	842.400	0	842.400	504

Table 5b. Energy consumption data by property type in MWh

		Electricity (MWh)	Natural gas (MWh)	Total energy (MWh)	Energy intensity kWh/m²
Offices	2023	2.962	454	3.416	147
	2022	2.854	461	3.315	149
	2021	2.818	544	3.361	168
Commercial	2023	11.627	522	12.149	94
	2022	7.079	0	7.079	52
	2021	10.935	0	10.935	89
Tourist	2023	63	0	63	43
	2022	1.356	1.569	2.924	124
	2021	1.890	708	2.598	100
Industrial	2023	4.537	0	4.537	40
	2022	3.898	0	3.898	48
	2021	4.340	0	4.340	39
Mixed use	2023	3.254	0	3.254	66
	2022	3.261	0	3.261	66
	2021	2.805	0	2.805	57
Residential	2023	13	0	13	32
	2022	-	-	-	-
	2021	-	-	-	-
Headquarters	2023	207	0	207	123
	2022	227	0	227	137
	2021	234	0	234	140

Note 1: The quantities refer to the portfolio's properties that are in operation, and for which energy consumption data for 2023 were found.

Note 2: The Company has in its portfolio three (3) tourist properties which are in operation. The energy consumption for 2021 concerns the properties at 29 Agiou Konstantinou St., Municipality of Athens, Prefecture of Attica and Achilleos, Kolonou, Megalou Alexandrou & Ag. Konstantinou, Karaiskaki Square, Municipality of Athens, Prefecture of Attica; for 2022, it concerns exclusively Achilleos, Kolonou, Megalou Alexandrou & Ag. Konstantinou, Karaiskaki Square, Municipality of Athens, Prefecture of Attica, while for 2023, energy data were available only for the property in the Municipal Unit of Livathos, Prefecture of Cephalonia.

Note 3: The significant variation in commercial properties is due to the addition of the shopping center at 96-98-100 Kifissos Avenue and Proodou, Municipality of Egaleo, Prefecture of Attica, for which no data was found for 31.12.2022.

Note 4: There is no percentage of energy coming from renewable sources (0%), while the percentage of electricity in total energy consumed is 95% for the Company and 96% for lessees. There are no sources of energy other than electricity and fossil fuel energy, nor is there any energy sold by the Company.

Note 5: It is also noted that for residential properties, no data were found on energy consumption and greenhouse gas emissions for 2022 and 2021.

Note 6: All quantities have been rounded to the nearest whole number.

Progress as regards water resources

Water Resources [GRI 303-3, 303-5]

Table 6a Water abstraction data for the Company and Lessees

		Water abstraction from water supply network (ML)	Groundwater abstraction (ML)	Water abstraction from treated wastewater (ML)	Total Water Abstraction and Water Consumption (ML)
Total properties	2023	36,08	16,04	5,11	57,23
	2022	78,48	-	-	78,48
	2021	45,32	-	-	45,32
Company	2023	32,62	-	-	32,62
	2022	53,19	-	-	53,19
	2021	24,97	-	-	24,97
Lessees	2023	3,46	-	-	3,46
	2022	24,52	-	-	24,52
	2021	20,35	-	-	20,35

Table 6b Water abstraction/water consumption data by property type

	Έτος	Water Abstraction and Water Consumption (ML)
Total properties	2023	57,23
	2022	78,48
	2021	45,32
Offices	2023	8,41
	2022	10,83
	2021	10,24
Commercial	2023	35,38
	2022	35,40
	2021	11,10
Tourist	2023	-
	2022	22,38
	2021	19,09
Industrial Buildings	2023	0,85
	2022	0,32
	2021	0,22
Mixed use	2023	11,94
	2022	8,77
	2021	3,92
Residential	2023	-
	2022	-
	2021	-
Headquarters	2023	0,65
	2022	0,77
	2021	0,75

Note 1: The above quantities refer to water consumption for 2023 for the Company's portfolio properties that are in operation or for which it was possible to estimate a portion of the data for months with unavailable data.
Note 2: Please note that it was conservatively estimated that water consumption is equivalent to water abstraction.
Note 3: The Company's areas of operation are areas with increased water pressure according to the WRI Aquedact.
Note 4: it is noted that water abstraction and consumption is for clean water (concentration ≤1,000 mg/L TSS).
Note 5: Finally, it is noted that for residential properties, no data on water consumption for the years 2023, 2022 and 2021 were found.
Note 6: Amounts have been rounded to the nearest whole number.

Labor and social issues

Main risks and their management

The Company recognizes the risks associated with social and labor issues, such as potentially inadequate human resources management practices, lack of good practices and preventive measures to ensure the health and safety of its employees, lessees and visitors, possible failure to support local communities, etc. These risks could affect the proper functioning of the Company, have an impact on its reputation, or result in fines and other sanctions with financial consequences.
The Company recognizes the value created by its human capital, which it considers crucial for its high productivity, performance, and competitive advantage. In this context, it applies national and EU labor legislation, seeks to make the best use of the potential of its existing employees, train them, retain talent, further staff its services with new employees, and ensure their health and safety. In addition, the Administration promotes in various ways the strengthening of anti-discrimination policy measures, as described more specifically below.

Due diligence and other policies

Work-related issues

Human Resources

The Company employs specialised executives in order to provide top quality services to its lessees and associates. Retaining and constantly developing and training its employees is a high priority.

The main positive impacts on Human Resources are due to equal treatment/opportunities offered to NOVAL PROPERTY's employees, given the high percentage of women in senior management positions and in the workforce, as well as to the respect for labour rights, through the adoption of relevant policies, and the provision of continuous learning opportunities and practices that promote employees' well-being.

The Company identifies potential negative impacts on the equal treatment/opportunities for its employees, which may arise from possible incidents of discrimination in the workplace, abuse of labour rights or failure to properly implement appropriate HR management practices.

The most important opportunities are increased employee satisfaction leading to improved productivity and improved financial performance of the Company, through respect for labour rights, equal treatment/opportunities for all, as well as ensuring good working conditions.
NOVAL PROPERTY's policies and initiatives for human resources aim at the effective recruitment, development and retaining of employees. Firmly oriented to human values, the Company seeks, through its Human Rights and Labour Practices Policy, to ensure human rights at work and the implementation of responsible labour practices, focusing on important issues such as:

- creating a work environment of a fair reward, respecting human rights and diversity;
- providing equal opportunities for all employees;
- applying fair and objective evaluation systems;
- ensuring ongoing training and education;
- granting of additional privileges and benefits.

Policies and the corresponding remuneration and benefit systems have been developed in order to attract, employ and retain experienced staff with the necessary skills and competencies, which lead to the optimization of the individual, but also consequently of the overall performance. The salary of each employee reflects the educational background, work experience, responsibility, but also the value / weight of the position in the labor market and in the Company. In addition, in the context of rewarding and satisfying employees, the Company offers a number of additional benefits.

[GRI 401-2]

The Company, depending on the hierarchical level of each employee, provides corresponding benefits such as private health and medical insurance, life insurance and a private savings plan. In addition, it organizes festive events offering gifts to employees' children and provides financial support to parents to help them cover pre-school education costs, as well as summer programs (camps). Finally, one-off financial support is offered in the event of marriage and birth of a child.

It is also noted that the Company recognizes potential reputational risks that may be associated with the provision of inappropriate working conditions to its supply chain employees. Through the Supplier Code of Conduct, the Company expects suppliers with whom it cooperates to respect the rights of their employees and to comply with labor legislation.

Health and safety of building users

[GRI 403-1, 403-3, 403-5, 403-6, 403-7]

The Company recognizes its responsibility to ensure a safe workplace and the importance of cooperation between management and employees in this direction, as well as to ensure the health and safety of the users of its buildings. In this context, NOVAL PROPERTY's activities comply with national and EU regulations for the health and safety of employees and users of its buildings, both during their operation and during the construction of new or the renovation of existing buildings, through contracts with the respective builders/contractors.

The Company's main impacts on the users and lessees of its buildings relate to ensuring health and safety in the buildings it operates, through the adoption of emergency measures that support effective crisis management, the social inclusion of elderly or disabled people, through ensuring accessibility and the existence of appropriate infrastructure, such as special parking areas, toilets, lifts and escalators, and through the proper management of asbestos in demolition and renovation activities associated with old buildings. In addition, through targeted awareness initiatives regarding the personal safety of users, lessees and employees during the operation phase of the buildings, as well as the personal safety of business partners' employees during the construction phase, the Company recognizes that it can create a positive impact. At the same time, the Company recognizes the potential negative impact on local communities in case of inadequate response to complaints.

Proper management of health and safety of users, lessees of the buildings, as well as employees and business partners during the construction phase, can enhance the Company's reputation, attract more investors, and increase preference for leasing, and for this reason, the Company applies appropriate practices to ensure health and safety.

The Company has entered into contracts with Security Technicians, through companies offering External Protection & Prevention Services (EPPS), who are responsible for the Company's management offices, its commercial properties, and in general the buildings where its staff is employed. The Company takes every possible measure to protect its employees and visitors in cases of emergency or crisis. For shopping centers in particular, its employees receive training on identified health and safety risks on a regular basis.

In this context, the Company applies a Health and Safety Policy, whose main concern is "No Accident and No Occupational Illness". Employees and business partners are committed to protecting Health and Safety "everywhere and always" as a prerequisite for the Company's continued employment and cooperation with them.

NOVAL PROPERTY, through its Occupational Health and Safety Policy, ensures that all its employees and business partners identify, assess and regularly report potential health and safety risks across the entire range of their operations, as well as take preventive measures to mitigate them, provide safe conditions to prevent occupational injuries and illnesses and provide continuous information and training on related issues to employees and business partners.

The Company monitors the implementation of the Health and Safety policy systematically and has incorporated in the Code of Conduct for its Suppliers relevant requirements that must be met by business partners. In particular, business partners are required to have in place a system for reporting safety and health incidents, as well as a system for investigating, monitoring and managing such reports, to comply with all applicable safety and health laws and regulations, as well as to implement corrective action plans to mitigate potential risks, to provide necessary medical treatment and to facilitate employees' return to work.

Ongoing training and development of employees

Vocational training and development benefits both the individual and the Company, by contributing to the achievement of its goals. Related benefits include:

- High standards of work performance
- Better understanding and evaluation of factors that affect job performance
- Formulation of common ideas and dissemination of good practices
- Effective management and implementation of changes
- Forming strong and effective teams in work contexts
- Increased motivation and job satisfaction for employees
- Professional development
- Better understanding of the Company's business activity

[GRI 404-2]
In 2023, the Company supported the training of its employees by providing training seminars and supporting postgraduate studies. In addition, seminars were held for the Company's executives, aiming at improving their leadership skills and adopting techniques that create a healthy working environment while achieving high performance.

Social issues

Local communities

The Company's main positive impacts on local communities where the buildings it operates are located are related to investments that transform former industrial facilities and/or abandoned buildings into modern commercial spaces that can host recreational, educational and cultural activities, as well as initiatives that support the needs of the local community. The Company puts social responsibility at the core of its activities, contributing to the creation of an inclusive environment that supports all members of society.
At the same time the Company recognises the potential negative impact on local communities in case of inadequate response to complaints. For this reason, it makes it a priority to develop relations with the local community and supports covering the needs of the local community. Potential complaints from any stakeholder, including residents or other local actors in the areas where it operates, can be submitted to the complaints line at the following link: EthicsPoint - Noval Property.
The Company recognises risks and opportunities arising from its relationships with local communities, and identifies as significant opportunities, with financial returns for itself, those related to the increased number of visits by people participating in cultural, educational, cultural and recreational activities hosted in the buildings under Company's management.

[GRI 203-1, 203-2]
In cooperation with local actors, the Company implements pro bono projects to improve accessibility and upgrade infrastructure and public recreation areas, actions that improve the quality of life for residents and contribute to the creation of a sustainable urban environment in the areas where the Company operates. It is noted that through the renovation of old industrial buildings into recreational areas and modern office facilities, the Company upgrades the urban fabric and improves the quality

of life for residents, visitors, and employees. With a high sense of social responsibility, in 2023 the Company continued engaging in public benefit activities aimed at supporting the needs of local communities. In this context, the Company organizes events of an educational and cultural nature, which are addressed to the general public, as well as informative actions to raise public awareness on environmental protection issues. In addition, it makes donations to support vulnerable groups and engages in sponsorship activities with the aim of social contribution, while it cooperates with recognized social action organizations, with the aim of supporting socially vulnerable groups, by providing premises located on its properties to host activities beneficial to those groups.
In 2023, the Company took actions to support the chronic or emergency needs of local communities as part of its commitment to providing 0.35% of the average capital expenditure (CapEX) of the last three years on investments and provision of services.

Results of the above policies and non-financial performance indicators

Work-related issues

[GRI 2-7, 2-8, ATHEX C-S2]

Table 7 Human resources employment data

Greece	2023	2022	2021	2023	2022	2021
	Women			Men		
Total number of employees						
FTE[17]	21	19	17	12	11	8
Total number of permanent employees						
FTE	20	17	17	10	10	8
Total number of temporary workers						
FTE	1	2	2	2	1	1
Number of non-guaranteed employee hours						
FTE	0	0	0	0	0	0
Number of full-time employees						
FTE	20	18	16	12	11	8
Number of part-time workers						
FTE	1	1	1	0	0	0
Total number of employees who do not belong to NOVAL PROPERTY's staff and whose work or/and workplace is supervised by the Company						
FTE	0	0	0	0	0	0

Note 1: The permanent establishment in Bulgaria has not been included in the above table, as the Company does not employ any personnel in that country.
Note 2: The Company does not employ any "Other gender" employees or employees whose gender is not disclosed and therefore these two categories are not presented in the above table.
Note 3: Amounts have been rounded to the nearest whole number.
Note 4: No staff with a non-guaranteed number of working hours is employed.
Note 5: The number of employees refers to the end of the reporting period (31.12.2023).
Note 6: The total percentage of female employees in the Company is 64% for year 2023.

[17] Full-time equivalents

[GRI 401-1]

Table 8 Employees' recruitments and departures data

Note 1: The rate of recruitments is the ratio of the number of recruitments to the total number of employees.

Number & Rate of Recruitments	Women <30 years old			Men <30 years old			Total <30 years old		
	2023	2022	2021	2023	2022	2021	2023	2022	2021
Number of recruitments	0	1	1	0	1	2	0	2	3
Total number of employees	2	3	2	3	3	2	5	6	4
Rate of recruitments	0	0.33	0.50	0	0.33	1	0	0.33	0.75
Number & Rate of Recruitments	**Women 30-50 years old**			**Men 30-50 years old**			**Total 30-50 years old**		
Number of recruitments	4	3	4	1	2	1	5	5	5
Total number of employees	16	12	13	5	5	4	21	17	17
Rate of recruitments	0.25	0.25	0.31	0.2	0.40	0.25	0.24	0.29	0.29
Number & Rate of Recruitments	**Women >50 years old**			**Men >50 years old**			**Total >50 years old**		
Number of recruitments	0	1	0	0	0	1	0	1	1
Total number of employees	3	4	2	4	3	2	7	7	4
Rate of recruitments	0	0.25	0.00	0	0.00	0.50	0	0.14	0.25
Number & Rate of Exits	**Women <30 years old**			**Men <30 years old**			**Total <30 years old**		
	2023	**2022**	**2021**	**2023**	**2022**	**2021**	**2023**	**2022**	**2021**
Number of exits	0	0	0	0	0	0	0	0	0
Total number of employees	2	3	2	3	3	2	5	6	4
Rate of exits	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
Number & Rate of Exits	**Women 30-50 years old**			**Men 30-50 years old**			**Total 30-50 years old**		
Number of exits	0	3	1	0	0	0	0	3	1
Total number of employees	16	12	13	5	5	4	21	17	17
Rate of exits	0	0.25	0.08	0	0.00	0.00	0	0.18	0.06
Number & Rate of Exits	**Women >50 years old**			**Men >50 years old**			**Total >50 years old**		
Number of exits	1	0	0	0	0	0	1	0	0
Total number of employees	3	4	2	4	3	2	7	7	4
Rate of exits	0.33	0.00	0.00	0	0.00	0.00	0.14	0.00	0.00

Note 2: The rate of exits is the ratio of the number of exits to the total number of employees.

[ATHEX C-S4]

Table 9 Voluntary and non-voluntary mobility indicators (%)

	Έτος	Voluntary mobility rate (%)	Non-voluntary mobility rate (%)	Mobility rate (voluntary and non-voluntary) (%)
	2023	3%	0%	3%
	2022	7%	3%	10%
	2021	-	-	-

Note 1: Rate values for 2021 were not available.

Note 2: The values of the voluntary and non-voluntary mobility rates are calculated by taking the total number of voluntary and non-voluntary staff exits within a year and dividing it by the average number of employees within the same year.

Note 3: The mobility rate (voluntary and non-voluntary) is the sum of the individual rates.

[GRI 401-3]

Table 10 Maternity/paternity leave

Greece	2023			2022			2021
Maternity/paternity **leave**							
	Men	Women	Total	Men	Women	Total	
Total number of employees entitled to maternity/paternity leave	12	21	33	11	19	30	N/A
Total number of employees who took maternity/paternity leave	0	1	1	0	1	1	
Total number of employees who returned to work after maternity/paternity leave	0	0	0	0	0	0	
Total number of employees who remained at work for at least 12 months after maternity/paternity leave	0	0	0	0	0	0	
Total number of employees who were due to return to work after maternity/paternity leave	0	1	1	0	0	0	
Total number of employees retained for at least 12 months after the end of maternity/paternity leave	0	0	0	0	0	0	
Return to work rate	0	0	0	0	0	0	
Retention rate	0	0	0	0	0	0	

Note 1: Rate values for 2021 were not available.
Note 2: The total number of employees entitled to maternity/paternity leave refers to the total number of employees who are entitled to request paternity/maternity leave, i.e. the entire Company.

[GRI 403-9, 403-10, ATHEX SS-S6]

Table 11 Injuries suffered by employees at work

Year	Number of working hours
2023	64,452
2022	64,265
2021	44,980

Year	Number of deaths caused by workplace-related injuries	Rate of deaths caused by workplace-related injuries	Rate of deaths caused by workplace-related injuries	Rate of very significant workplace-related injuries (excluding deaths)
2023	0			
2022	0			
2021	0			
Year	**Number of recordable workplace-related injuries**	**Rate of recordable workplace-related injuries**	**Main types and number of cases of workplace-related diseases**	**Accident frequency rate**
2023	0			
2022	0			
2021	0			
Year	**Accident severity rate**			
2023	0			
2022	0			
2021	0			

Note 1: The working hours are based on the estimated number of working hours of the staff employed on 31/12/2023, the daily hours for the working days and the working months.

Note 2: The accident frequency rate is determined by taking into account the number of accidents in the total number of working hours.
Note 3: The accident severity rate is determined by taking into account the loss of working hours in the total number of working hours.
Note 4: The rate of deaths caused by workplace-related injuries has been calculated on the basis of an estimated 200,000 hours worked, but it is noted that there are no such incidents for 2023.

Table 12 Workplace-related diseases of employees.

	Year	Number of deaths as a result of workplace-related diseases	Number of recorded cases of workplace-related diseases	Main types and number of cases of workplace-related diseases
	2023	0		
	2022	0		
	2021	0		

In 2023, there were no incidents of occupational accidents and/or injuries at the Company.

[GRI 404-3, ATHEX C-S3]

Table 13 Employees who receive systematic appraisals for their performance and professional development

	Γυναίκες			Άνδρες		
Total number of employees						
By category of employees	2023	2022	2021	2023	2022	2021
Senior Management / Executives	3	3	4	1	2	4
Heads of Departments	2	7	4	5	6	2
Other employees	16	10	9	6	2	2
Employees who receive systematic appraisals for their performance and professional development						
By category of employees						
Senior Management / Executives	3	3	4	1	2	4
Heads of Departments	2	7	4	5	6	2
Other employees	15	9	9	5	2	2

	2023	2022	2021
Percentage for senior managers	100%	100%	100%
Percentage for Heads of Department	100%	100%	100%
Percentage for other employees	91%	92%	100%

Percentage of employees receiving systematic appraisals for their performance and professional development			
	2023	**2022**	**2021**
For all employees	94%	97%	100%
For all women	95%	95%	100%
For all men	92%	100%	100%

Women employed in managerial positions			
	2023	2022	2021
Percentage of women employed in managerial positions	45,45%	55,56%	57,14%

Note 1: The permanent establishment in Bulgaria has not been included in the above table, as the Company does not employ any personnel in that country.
Note 2: The Company does not employ any "Other gender" employees or employees whose gender is not disclosed and therefore these two categories are not presented in the above table.
Note 3: Individual percentages of women receiving systematic appraisals for their performance and professional development are 100% for Senior Management/Executives, 100% for Heads of Departments and 94% for other employees.
Note 4: Individual percentages of men receiving systematic appraisals for their performance and professional development are 100% for Senior Management/Executives, 100% for Heads of Departments and 83% for other employees.

Social issues

Table 14 Amounts of financial support in euros (€) in the context of Company's public benefit activities

Year	2023	2022	2021
Amount of financial support in euros (€) in the context of public benefit activities	€ 158.355	€ 77.513	€ 17.150

Table 15 Green and pedestrian areas resulting from Company's completed projects

Area (m^2)	
Green areas (2021-2023)	Pedestrian areas (2021-2023)
34.033	13.862

Note 1: Green and pedestrian areas are the same between the years 2021, 2022, 2023.

Respect for human rights

Main risks and their management

The Company acknowledges the risks related to human rights, both within the Company's own working environment and within the supply chain, such as possible discrimination against employees on the basis of race, religion, gender, nationality, beliefs, age, etc., the violation of employees' and other stakeholders' personal data, as well as forced and child labour. The Company acknowledges that it has an important positive impact by ensuring a good working environment through the Code of Business Conduct, the whistleblowing mechanism and mechanisms to prevent incidents of corruption and bribery.

Ensuring good working conditions can have a positive impact not only on NOVAL PROPERTY's financial capital but also on its human and social capital, through possible effects on its reputation and corporate image, while incidents that jeopardize the existence of such conditions may also lead to legal sanctions. For this reason, the Company has zero tolerance to the possibility of such incidents and takes measures to prevent them.

Due diligence and other policies

Protecting employees from incidents of harassment and discrimination in the workplace

The Company respects the rights of employees, complies with national and EU labour legislation and internationally recognised conventions relating to human rights. The Company ensures the freedom of being a part of an association as well as that there is no discrimination in practices related to staff. All those working at NOVAL PROPERTY, as well as its suppliers, are encouraged to adhere to the principles of the Company's Code of Conduct for Suppliers regarding human rights. Respect for human rights and ensuring equal opportunities, as well as the prohibition of child labour and harassment in the workplace, are an integral part of the Code. The Company is committed to demonstrating zero tolerance to harassment in the workplace, to any form of discrimination, as well as to forced and child labour, both within the Company and in its supply chain. The Company has already adopted and implements a Human Rights and Labour Practices Policy to ensure human rights at work.

In this context, the Company has developed and puts into practice a Code of Business Conduct, making clear the conduct that NOVAL PROPERTY expects from its people, as well as the way it carries on its business activities with its lessees, suppliers, and other partners. The Code of Business Conduct places great emphasis on ethics, integrity, honesty, transparency and on sound business behavior across all hierarchy levels in the Company.

In addition, the Company, already as of December 2022, has adopted and implements a Policy for the Prevention & Handling of Violence and Harassment at Work in order to prevent and combat all forms of discrimination and to establish an environment that respects, promotes and safeguards human dignity and the right of every person to a workplace free of violence and harassment. Among other things, NOVAL PROPERTY raises awareness among its employees and trains them to apply healthy behavior patterns, takes technical measures where deemed necessary by the risk assessment process, and may provide its employees with support in cases of domestic violence through flexible working arrangements and special leave.

Since 2022, the Company has been cooperating with an independent, external complaint management system in order to make it easy to report incidents of harassment in the workplace and incidents of improper business conduct (such as corruption, bribery, conflict of interest, etc.) to ensure a safe and fair working environment. The reporting mechanism (Integrity Hotline) aims to identify and prevent illegal behavior at an early stage. The mechanism defines appropriate channels of communication for anyone inside or outside the Company to report misconduct in relation to labor or human rights practices, environmental compliance and business conduct, while ensuring absolute confidentiality to those who make a report. The complaints hotline is available to employees, business partners and any interested party at the following link: EthicsPoint - Noval Property Noval.

Safeguarding of personal data

The Company recognizes that the protection of personal data is important, respects the privacy of its stakeholders and keeps their personal information confidential, in compliance with the relevant legislation.

NOVAL PROPERTY strictly applies the General Data Protection Regulation (GDPR) EU 2016/679, as well as national Law 4624/2019, concerning the protection of natural persons with regard to the processing of personal data.

Results of the above policies and non-financial performance indicators

In 2023, there were no incidents of discrimination based on race, religion, gender, age, disability, nationality, political beliefs, etc., including incidents of harassment, as well as incidents of violation of human rights, including issues of personal data breach, both in the context of the Company's business activities and in the Company's relations with its partners and suppliers.

Anti-corruption and bribery-related issues

Corporate Governance

Main risks and their management

The Company acknowledges the risk of incidents of corruption or bribery throughout its value chain. Potential risks are examined both within its internal operations and in relation to its activities and transactions with key stakeholders, such as suppliers and lessees. Furthermore, the Company acknowledges that corruption issues, including bribery and/or extortion, have significant potential implications for the Company. These implications relate both to social and human capital, through a negative impact on the Company's reputation or on trust relationships with stakeholders, and to financial capital, through the imposition of possible fines or penalties.

Due diligence and other policies

NOVAL PROPERTY puts into practice an integrated framework of Corporate Governance which promotes transparency of procedures across all Company activities and aims at strengthening safeguards against any kind of offensive conduct. In particular, the Company implements the Corporate Governance Code of the Hellenic Corporate Governance Council (Article 17 of Law 4706/2020 and resolution 2/905/03.0.2021 of the Board of Directors of the Hellenic Capital Market Commission), which records the corporate governance practices of the Company and aims to create a reference point for the disclosure of information on the Company's corporate governance, in accordance with the provisions of articles 150 (1)-(5_ and 151 (1)-(4) of Law 4548/2018, as in force.

The Company puts emphasis on implementing preventative measures relating to transparency and corruption matters in order to respond to the needs of stakeholders. In this context, the Company has adopted and implements a Code of Business Conduct, through which clear guidelines are given for the observance of ethical standards, both inside and outside the Company, including in relations with suppliers and other interested parties, with the aim of combating corruption. In particular, the Company has developed and implements an Anti-Fraud Policy, an Anti-Bribery Policy and a Malpractice Reporting Policy, aiming at preventing and dealing with potentially harmful consequences from possible illegal actions of members of its staff and stakeholders, which could endanger the reputation and interests of the Company and its shareholders, as well as the strengthening of the regulatory compliance culture in the Company's staff, as a model of corporate behavior and a measure to strengthen corporate identity.

The Company is fully opposed to all kinds of bribery and corruption and is committed to conducting business in an ethical and responsible manner. Although no relevant incidents have come to the Company's attention, and the risk of corruption incidents is considered to be low, NOVAL PROPERTY takes all necessary measures to control and identify potential incidents.

Results of the above policies and non-financial performance indicators

There were no confirmed incidents of corruption or bribery in 2023. Similarly, the Company has not been aware of any relevant intent and/or conduct of corruption or bribery and, by extension, there has been no monetary loss as a result of violations of the Code of Business Conduct.

Supply chain issues

Main risks and their management

Apart from the financial risks related to the supply chain, which mainly relate to the fluctuation of raw material prices and availability, the Company also recognizes non-financial related risks, such as the risk of cooperation with suppliers and partners that do not comply with international sustainable development standards, national and EU labor legislation and, in particular, with issues related to human rights in the supply chain, such as possible discrimination against employees on the basis of race, religion, gender, nationality, beliefs, age, etc., the violation of privacy of suppliers’ employees, as well as forced and child labor.

Due diligence and other policies

Suppliers are important partners across the entire spectrum of the Company's activities.
Main categories of suppliers include:

- Researchers
- Technical service providers (subcontractors, technical companies)
- Real estate valuers
- Providers of building management and maintenance services (cleaning companies, building management companies, security services, etc.).
- Consultants and other service providers.

Seeking to promote sustainable development principles throughout its supply chain, the Code of Conduct for Suppliers sets out what the Company expects from its supply chain (suppliers and partners) in terms of responsible operation. Specifically, through the Code, the Company prescribes the compliance of its business partners' operations with its principles, especially in ethical and anti-corruption matters, human rights safeguarding, personal data protection and environmental protection. In addition, the Company may assess their performance in sustainable development issues in order to ensure that its principles are adhered to by its suppliers and partners and to continue its business relationships with them.
At the same time, the Code of Business Conduct prescribes the correct way in which the Company conducts its business activities with its customers, suppliers, and other partners. The Company is committed to demonstrating zero tolerance to forced and child labor in its supply chain.

Results of the above policies and non-financial performance indicators

There have been no confirmed incidents of violation of the Code of Conduct for suppliers during 2023.

NOTE: The non-financial ratios presented by NOVAL PROPERTY *in this Report for the year 2023 are compliant with the Sustainability Reporting Guidelines of Global Reporting Initiative (GRI Standards 2021). The choice of ratios [GRI 2: General Disclosures 2021], [GRI 3: Material Topics 2021], [GRI 203: Indirect Economic Impacts: 2016], [GRI 302: Energy 2016], [GRI 303: Water and Effluents 2018], [GRI 305: Emissions 2016], [GRI 401: Employment 2016], [GRI 403: Occupational Health and Safety 2018], [GRI 404: Training and Education 2016] was based on their relevance to the Company's activities and substantial impacts.*

Explanatory Report of the Board of Directors pursuant to Article 4 (7) and (8) of Law 3556/2007

- *Structure of the Company's share capital*

The share capital of the Company amounts to € 268,667,910, divided into 107,467,164, ordinary registered shares with voting rights and a nominal value of € 2.5 each. Company's shares will be admitted for trading on the primary market of the Athens Stock Exchange, in accordance with the applicable laws and pursuant to approval of extension no. 5/995/20.09.2023 adopted by the Board of Directors of the Hellenic Capital Market Commission (according to which, the listing of the Company's shares on the Stock Exchange may take place until 15.10.2024), having all the rights and obligations arising from the Law.

Restrictions to the transfer of Company's shares

Company's shares may be transferred in accordance with applicable laws and there are no restrictions on their transfer, as set forth in the Articles of Association of the Company.

- *Significant direct or indirect shareholdings within the meaning of Articles 9-11 of Law 3556/2007*

The natural and legal persons having a direct or indirect holding in the Company by more than 5% are the following:

  - Viohalco S.A.: Direct holding: 72.74% / Indirect holding: 8.30% (81.04% in total)

    Viohalco S.A. ("Viohalco") is a Belgium-based holding company and is primarily listed on Euronext Brussels (VIO) and, secondarily, on Athens Stock Exchange (BIO).

    Viohalco's website is: www.viohalco.com

  - Mr. Nikolaos Stasinopoulos, son of Michail, Direct holding 8.66% (full ownership and usufruct rights)

- *Holders of all kinds of shares conferring special control rights*

There are no Company shares conferring special control rights to their holders.

- *Restrictions on voting rights*

There are no restrictions on the voting rights of the Company shares.

- *Agreements between the shareholders of the Company which are known to the Company, which entail limitations on the transfer of shares or on the exercise of voting rights*

There are no agreements between its shareholders for coordinated exercise of the voting rights they have or for imposing restrictions on the transfer of shares.

- *Rules applying to the appointment and replacement of BoD members and amendment of the Articles of Association*

The rules applying to the appointment and replacement of BoD members and amendment of the Company's Articles of Association do not differ from the provisions of Law 4548/2018, noting that the procedure for amending the Articles of Association of a REIC is additionally governed by the provisions of Law 2778/1999, as in force.

- *Powers of the Board of Directors or certain of its members to issue new shares or purchase own shares*

Directors are appointed by the General Meeting upon the relevant recommendation of the Board of Directors. In case a Director is replaced, the decision is made by the Board of Directors following a relevant suggestion of the Remuneration and Nomination Committee and is submitted to the next General Meeting for ratification. The members of the Board of Directors are also approved by the Hellenic Capital Market Commission.

- *Important agreement entered into by the Company which becomes effective, is amended, or expires in the event of change of control in the Company, following a public offering, and results of such agreement*

There are no such agreements.

- *Agreements signed by the Company with the members of the Board of Directors or its personnel, which provide for the payment of compensation in case of resignation or dismissal without reasonable cause or termination of their term or employment due to public offering.*

There are no such agreements.

Corporate Governance Statement 2023

1 Rules of Operation & Corporate Governance Code

This Statement of Corporate Governance has been prepared in accordance with the provisions of Article 152 of Law 4548/2018 and Article 18 of Law 4706/2020, and the Guidelines for Preparing a Corporate Governance Statement of the Hellenic Corporate Governance Code (HCG Code), published in June 2021 by the Hellenic Corporate Governance Council (HCGC). Furthermore, this Corporate Governance Statement incorporates the relevant guidance of the Hellenic Capital Market Commission, in particular through Letter no. 428/21.02.2022 and the relevant Questions and Answers regarding the provisions of articles 1 - 24 of Law 4706/2020 on Corporate Governance.

The Company has adopted and complies with all legal provisions on corporate governance, in particular Law 4706/2020, Law 4548/2018 (such as Articles 77, 99 - 101, 109 - 114, 152 and 153) and Article 44 of Law 4449/2017 (Audit Committee), as in force, as well as the content of the relevant Decisions, Circulars and Announcements issued by the Board of Directors of the Hellenic Capital Market Commission, and has in place updated adequate By-laws which were approved by the Board of Directors, at its meeting on 22.12.2022, and meet the requirements of Law 4706/2020 as regards the content. Furthermore, By-laws define the way the Company operates, in accordance with the applicable legislation governing the operation of Real Estate Investment Companies (hereinafter "REICs") and Alternative Investment Fund Managers-S.A. (hereinafter “AIFMSA”), which are governed by Law 2778/1999 and Law 4209/2013, respectively, as in force, the legislation in force on societes anonymes and companies listed on the Athens Stock Exchange, as well as the relevant requirements and instructions of the Hellenic Capital Market Commission.

A summary of the Rules of Operation is posted on the Company's website, as required by law (https://noval-property.com/kanonismos-litourgias/).

The Company’s Board of Directors, at its meeting of 12.07.2021, decided that the Company shall adopt and apply the Hellenic Corporate Governance Code (HCG Code), which was published in June 2021 by the Hellenic Corporate Governance Council (HCGC) and meets the requirements of the current regulatory framework (Article 17 of Law. 4706/2020 and Article 4 of resolution 2/905/03.03.2021 of the Board of Directors of the Hellenic Capital Market Commission).

The Corporate Governance Code is posted on the Company's website (https://noval-property.com/kodikas-eterikis-diakyvernisis/).

2 Departures from the Special Practices of the Corporate Governance Code

The Company complies with the Hellenic Corporate Governance Code (HCG Code), which was published in June 2021 by the Hellenic Corporate Governance Council (HCGC), subject to departures from certain paragraphs thereof relating to "Special Practices" governed by the "Comply or Explain" principle. Such departures were originally identified by the Company's Board of Directors at its meeting of 12.07.2021, and then reviewed on 08.04.2022, on 30.03.2023 and again on 04.03.2024, and are set out below.

- <u>Special Practices of paras 2.2.21-2.2.23 (on the selection of the Chairman of the Board of Directors from among the independent non-executive directors, otherwise on the designation of one of the independent non-executive directors, either as vice-chairman or as the senior independent director, in case the Chairman is selected from among the non-executive directors)</u>: The Company’s Board of Directors, by virtue of its decision of 08.06.2023 regarding its constitution (following its election at the Annual General Meeting of the Company's Shareholders on 08.06.2023), taking into account the long professional auditing experience of the independent non-executive member of the Company's Board of Directors, Mr. Vasileios Loumiotis of Ioannis, his high scientific qualification and his teaching experience in the field of auditing and accounting, as well as his management skills resulting from his participation, as a member, in boards of directors of various companies and from his term of office, as a member and Chairman, in committees of listed companies, including the Company, unanimously decided to appoint him as Senior Independent Director, within the meaning of the aforementioned Special Practice, with the following powers provided for in the aforementioned provisions of the Code: support the Chairman of the Company's Board of Directors, act as a liaison between the Chairman and the members of the Company's Board of Directors, coordinate the independent non-executive members of the Company's Board of Directors and lead the evaluation of the Chairman. By appointing the said Senior Independent Director as set out above, the Company fully complies with the above Special Practices and no longer departs from them.

- Special Practices of paras 2.3.1-2.3.4 (regarding the framework for filling positions and succession of the members of the Board of Directors and the CEO): The Company, pursuant to the decision of its Board of Directors dated 04.03.2024, following recommendation dated 04.03.2024 of the Company's Remuneration and Nomination Committee, has adopted a framework/procedure for filling positions and succession of the members of its Board of Directors, in order to identify in a timely manner the needs for filling positions of members of the Company's Board of Directors or replacing them and to ensure, each time, the smooth continuity of management and decision-making process, the succession of the members of the Board of Directors, as well as the achievement of the Company's purpose, in order to achieve the required changes in composition or in skills and to maximize the effectiveness and collective suitability of the Board of Directors. Therefore, the Company fully complies with the above Special Practices and no longer departs from them.

- Special Practice of para. 2.4.12 (use of external remuneration consultant): When an external remuneration consultant has been hired, he/she reports to the remuneration committee, which is also responsible for guidance and monitoring. The external consultant is listed in the company's annual report together with a statement of any possible relationship between him/her and the company or with members of the Board of Directors individually. To elaborate on the above, the Company generally manages these issues internally. If an external remuneration consultant is hired, he/she shall report to the Remuneration and Nomination Committee as described above.

- Special Practice of para. 2.4.13 (maturity of options available to the executive members of the Board of Directors): The maturity of options is set at a period of not less than three (3) years from the date of being granted to the executive members of the Board of Directors. To elaborate on the above, although a relevant provision is included in the Company's By-laws, specifically in the Remuneration Policy, this clause does not apply until the Company's listing on a regulated market (Athens Stock Exchange). In any case, following the Company's admission to a regulated market, there will be no deviation.

- Special Practices of paras 3.3.3, 3.3.4, 3.3.5 and 3.3.8 (in relation to the annual evaluation of the Board of Directors): it is noted that the applicable annual evaluation of the Board of Directors mainly concerns Boards of Directors with a term of office of more than one year. In the Company's case, the relevant deviation does not exist in principle, but may occur, for practical reasons, due to the fact that the term of office of the Company's Board of Directors, according to Article 7 para. 1 of its Statutes, is annual (it is automatically extended until the expiry of the deadline, within which the next Ordinary General Meeting must convene, and until the relevant decision is taken; nonetheless, the term of office may not exceed two years). Therefore, after one year has passed from the election of the Company's Board of Directors and its evaluation is set to take place in accordance with the above-mentioned Special Practice, its term of office will, as a rule, expire, and in any event the term of office ends if a new Board of Directors is elected. In that case, the evaluation in question becomes, in principle, meaningless. It is estimated that in this case such deviation presents no risk, since a new

Board of Directors will be elected, following from the beginning the evaluation procedure of the candidates for election, in accordance with the Company's Suitability Policy. Otherwise, if the term of office of the Company's Board of Directors is extended in any way beyond one year, the Company will arrange for the annual evaluation of the Board of Directors, in accordance with the above-mentioned Special Practice. In this regard, from the election of the current Board of Directors by the Annual General Meeting of Shareholders on 08.06.2023 until the date of this document, the period of one year has not yet elapsed. Therefore, upon completion of one year from the election of the current Board of Directors and depending on whether the term of office of the current Board of Directors will be terminated or extended as mentioned above, the Company will consider whether it is appropriate to conduct such an evaluation. It is considered that such deviation presents no risk for as long as it exists.

- Special Practice of para. 3.3.5 (role of the Chairman of the Board of Directors in the evaluation & evaluation of the Chairman of the Board of Directors): The evaluation process is chaired by the Chairman of the Board of Directors in cooperation with the Remuneration and Nomination Committee. The Board of Directors also evaluates the performance of its Chairman, a process chaired by the Remuneration and Nomination Committee. *To elaborate on the above, given the aforementioned with regard to the annual evaluation of the Board of Directors,* the evaluation of the Chairman of the Board of Directors is carried out by the Remuneration and Nomination Committee, which is composed by a majority of independent, non-executive members of the Board of Directors and its Chairman is an independent non-executive member.

- Special Practice of para. 3.3.12 (evaluation of the CEO): The Board of Directors, under the guidance of the Remuneration and Nomination Committee, shall arrange for the annual performance evaluation of the CEO. The results of the evaluation should be communicated to the CEO and taken into account in the determination of his/her variable remuneration. *To elaborate on the above*, the CEO, as a member of the Board of Directors, is also evaluated in this capacity in the context of the overall evaluation of the Board of Directors by the Remuneration and Nomination Committee.

- Special Practice of para. 3.3.14 (evaluation of the Committees of the Board of Directors and the role of the Chairman of each Committee in the evaluation): The chairmen of the Board of Directors' committees are responsible for organizing the evaluation of their committees. *To elaborate on the above,* the chairman of each committee shall be responsible for organizing its annual evaluation. The evaluation of the Board of Directors' Committees and the Investment Committee is carried out by the Remuneration and Nomination Committee. The Remuneration and Nomination Committee is evaluated by the Audit Committee. The annual evaluation of the Committees takes place before the Annual General Meeting. The evaluation procedure shall be included in the rules of operation of each of the above committees for their annual evaluation.

The Company shall periodically review the above deviations and make appropriate adjustments in the best interest of the Company.

3 Main features of the Company's Internal Audit System in relation to the preparation of financial statements and financial reports

Description of the main features and elements of the Internal Audit System

The Company maintains an adequate and effective Internal Audit System (hereinafter "IAS"), which consists of all internal audit mechanisms and procedures, including Compliance and Risk Management and Internal Audit, covering on an ongoing basis every activity of the Company and contributing to its safe and effective operation.

The ICS includes the set of policies, procedures, tasks and behaviors that are defined by the Board of

Directors, implemented by the Company's personnel and aimed at:

(i) the consistent implementation of the operational strategy, with an effective and efficient use of available resources;

(ii) ensuring the completeness and reliability of the data and information required for the accurate and timely determination of the Company's financial position and the preparation of reliable financial statements, as well as the preparation of non-financial information, in accordance with article 151 of Law 4548/2018.

(iii) the effective operation of the Internal Audit Unit, whose organisation, operation and responsibilities are defined in the law and its Rules of Operation.

(iv) the effective risk management, through the identification and management of material risks related to the Company’s business and operation.

(v) ensuring compliance with the regulatory and legislative framework and the Company's regulations (regulatory compliance).

The Board of Directors regularly reviews the main risks faced by the Company which the Board presents in its Annual Report.

The Board of Directors ensures that the functions that make up the Internal Audit System are independent from the business areas they control, and that they have the appropriate financial and human resources and the authority to operate effectively, as required by their role. The reporting lines and the allocation of responsibilities are clear, enforceable, and well documented.

The Company has in place an independent Internal Audit Unit, as well as a Regulatory Compliance and Risk Management Unit, each of which is functionally and hierarchically independent of the Company’s other organizational units and is supervised by the Audit Committee.

Through the Audit Committee, the Board of Directors assesses the Internal Audit System on an annual basis. Such assessment includes a review of the scope of activities and effectiveness of the Internal Audit Unit and of the Regulatory Compliance and Risk Management Unit, the adequacy of Internal Audit Reports as well as the response to and effectiveness of Management to any identified errors or shortcomings in the Internal Audit System.

Through the Audit Committee, the Board of Directors establishes direct and regular contact with statutory external auditors to be informed by the latter about the sound functioning of the Internal Audit System.

The Internal Audit System aims, among others, at ensuring the completeness and reliability of the data and information required for the accurate and timely determination of the Company's financial position and the production of reliable financial information.

The Company, in relation to the process of preparing the financial statements, states that its financial reporting system is adequate for reporting to the Management, as well as to external users. All published, interim, and annual financial statements are prepared to include all necessary information and disclosures on the financial statements in accordance with International Financial Reporting Standards as adopted by the European Union, reviewed by the Audit Committee and approved in their entirety by the Board of Directors.

Safeguards are applied with regard to: (a) the identification and assessment of risks to the reliability of the financial statements; (b) management planning and monitoring with respect to financial figures; (c) fraud prevention and disclosure; (d) the roles/responsibilities of management; (e) the closing process including consolidation where required (e.g. procedures, access, approvals, reconciliations, etc.); and (f) safeguarding of the information provided by information systems.

The preparation of the internal reports to the Management and the reports required by Law 4548/2018, the International Financial Reporting Standards and the supervisory authorities is carried out by the Financial and Administrative Services Division, which is staffed with qualified and experienced employees for this purpose. The Management ensures that such employees are properly informed about changes in accounting and tax issues concerning the Company.

Internal Audit Unit

The Internal Audit Unit monitors the proper implementation of each internal control procedure and system and evaluates the Company through a review of its activities, acting as a service to the Management. Its main mission is to monitor and improve the Company's operations and policies by submitting relevant proposals regarding the Internal Audit System. The Head of the Internal Audit Unit meets all the formal and substantive criteria required by law.

The duties of the Internal Audit Unit cover at least the responsibilities set out in Article 16 of Law 4706/2020, including, in particular, the examination and evaluation of the Internal Audit System and risk management and the assurance of the adequacy and effectiveness of the Corporate Governance mechanisms for achieving the Company's objectives.

The Internal Audit Regulation, which is updated and approved by decision dated 22.12.2022 of the Board of Directors and consistent with the provisions of Law 4706/2020, sets forth the duties, responsibilities and reporting lines of the Internal Audit Unit, which is an independent organizational unit aimed at monitoring and improving the Company's operations and policies regarding the Internal Audit System. The responsibilities, communication with the other Company departments and the terms of operation of the Internal Audit Unit are set out in Rules of Operation, which were last amended on 22.12.2022 by the Company's Board of Directors, following a recommendation of the Audit Committee (as per Minutes dated 22.12.2022 thereof).

In application of Articles 15 and 16 of the provisions of Law 4706/2020 and by virtue of the decision of the Company's Board dated 20.12.2019, Mr. Nikolaos Stavrakis, son of Ioannis, has been appointed as Internal Audit Manager; he took up his duties as a full-time and exclusive employee of the Company as of 02.01.2020.

The Internal Audit Manager is personally and functionally independent and objective in the performance of his duties and has the appropriate knowledge and relevant professional experience. He is attached functionally to the Audit Committee and administratively to the Company’s Managing Director.

Mr. N. Stavrakis is a graduate of the Department of Business Administration of the University of Piraeus and holds a postgraduate degree (M.Sc.) in Accounting and Finance from the Athens University of Economics and Business. He is also certified as an accountant / Class A tax consultant by the Economic Chamber of Greece and is registered with the Internal Auditors Registry of the Economic Chamber of Greece. Mr. N. Stavrakis has fifteen years of experience in internal audits, having participated and served as head of internal audit teams in a number of industrial, commercial, services and real estate companies, in Greece and abroad.

Regulatory Compliance and Risk Management Unit

The purpose of the Regulatory Compliance and Risk Management Unit is to assist, in an adequate and effective manner and through appropriate and effective policies, procedures and tools, the Board of Directors in the identification, assessment and management of material risks associated with the Company's business and operation, as well as in the full and continuous compliance of the Company with the applicable legislative and regulatory framework and the internal Regulations and Policies governing the Company's operation.

The Company implements adequate Risk Management systems in order to identify, measure, manage and monitor all risks related to the investment strategy, to which the Company is or may be exposed.

The Regulatory Compliance and Risk Management Unit is functionally and hierarchically independent of the Company's other business units, as well as from asset management functions. To achieve the goal of full operational and hierarchical segregation of the Regulatory Compliance and Risk Management Unit from the Company's other business units and from asset management functions, the Company ensures that:

(a) the persons performing the duties of the Regulatory Compliance and Risk Management Unit are not supervised by those in charge of the performance of business units, including the Company's portfolio management function;

(b) the persons performing the duties of the Regulatory Compliance and Risk Management Unit should be remunerated based on the achievement of the goals associated with such function, regardless of the performance of business units, including the Company's portfolio management function; and

(c) the remuneration of the Regulatory Compliance and Risk Management Officer must be overseen by the Nomination and Remuneration Committee.

Pursuant to Law 4209/2013, the Company implements an adequate due diligence procedure when making investments, which shall be consistent with its investment strategy, goals and risk profile. At the same time, the Company ensures that the risks associated with its investments and their overall effect on the Company's portfolio may be identified, measured, managed and monitored by the Company on an ongoing basis, by using adequate procedures.

The Regulatory Compliance and Risk Management Officer is Mr. Georgios Karapanagiotis. Mr. G. Karapanagiotis is an economist, holds a B.Sc. in Economics and a M.Sc. in Finance from the University of London, is a member of the Hellenic Economic Chamber, a certified Portfolio Manager (C) by the Hellenic Capital Market Commission and a certified Compliance Officer by the Hellenic Banking Institute. He has worked for more than twenty-five years in the financial sector in positions of responsibility as a stockbroker and has ten years of experience in regulatory compliance and risk management.

Risk Identification, Measurement and Management Measures

The Regulatory Compliance and Risk Management Officer is responsible for designing and implementing adequate measures for risk identification, measurement, management and monitoring. In this context:

(i) An annual risk assessment is carried out, used to identify the risks faced by the Company, and the likelihood of occurrence and their likely impact are assessed.

(ii) The risks associated with each investment position of the Company and their overall impact on its portfolio are measured, managed, and monitored on a continuous basis, by designing appropriate reports and procedures.

(iii) The liquidity of the Company's investment positions is managed and monitored on a continuous basis, among others, by monitoring whether the expected cash inflows are consistent with the Company's underlying liabilities, through adequate planning of cash inflows-outflows, and the use of stress tests and normal and extraordinary liquidity conditions.

(iv) Suitable independent valuers are employed, based on applicable laws, who assess the properties that are already part of its portfolio, at least on a semi-annual basis. The valuation procedure is based on methodologies applied by the independent appraiser and complies with applicable laws and valuation standards. Moreover, the value of each planned investment is assessed.

(v) A top level of leverage is specified and monitored in accordance with article 26 of Law 2778/1999, as in force, considering, among others:

- the Company's investment strategy,
- likely sources of leverage,
- any other interconnection or relationship with credit institutions,
- the need to limit exposure to risk against any separate counterparty,
- the extent to which leverage is followed by collateral;
- the debt/asset ratio.

(vi) The credit risk to which the Company is exposed is monitored and managed on a continuous basis, inter alia, by planning appropriate reports including, but not limited, to monitoring the lessees' business practices and any use of credit lines.

4 Evaluation of the corporate strategy, the main business risks, the Corporate Governance System (CGS) and the Internal Audit System

The Company's Board of Directors declares that it has reviewed the corporate strategy, the main business risks faced by the Company, the Corporate Governance System, as well as the Internal Audit System. On an annual basis, the Board of Directors reviews the corporate strategy, the main business risks, and the Internal Audit System. Furthermore, the Board of Directors reviews the Corporate Governance System, in accordance with the requirements of the legislative framework.

Pursuant to Article 4 (1) of Law 4706/2020, the Board of Directors defines and oversees the implementation of the Corporate Governance System provided for in Articles 1 to 24 of Law 4706/2020, monitors and evaluates periodically, at least every three (3) financial years, its implementation and effectiveness, taking appropriate actions to address deficiencies. To this end, the Audit Committee, at its meeting on 08.02.2024, assessed those components of the CGS that fall within its competence and made a relevant recommendation to the Board of Directors. Accordingly, the Remuneration and Nomination Committee, at its meeting on 08.02.2024, assessed those components of the CGS that fall within its remit and made a recommendation to the Board of Directors. The Company's Board of Directors, which since Law 4706/2020 came into effect, oversees the implementation of the Corporate Governance System, took into account the relevant recommendations of the Committees and at its meeting on 08.02.2024 carried out the aforementioned periodic assessment of its implementation and effectiveness, for the reporting period 17.07.2021 to 31.12.2023. From the above assessment, the Board of Directors and the above Committees did not find nor was it brought to their attention anything that could be considered as a material weakness of any component of the Company's Corporate Governance System in terms of its adequacy and effectiveness.

Pursuant to Article 14 (3)(j) of Law 4706/2020 and resolution no. 1/891/30.9.2020 of the Board of Directors of the Hellenic Capital Market Commission, as amended by resolution no. EK 2/917/17.6.2021 of the Board of Directors of the Hellenic Capital Market Commission and in force, an assessment of the Company's Internal Audit System was carried out, with a reference date of 31.12.2022 and a reference period from the entry into force of Article 14 of Law 4706/2020 (17.07.2021), in particular with regard to the adequacy and effectiveness of financial reporting, risk management and regulatory compliance, in accordance with recognized standards of evaluation and internal audit, as well as the implementation of the provisions on corporate governance of Law 4706/2020. Such assessment was carried out by an independent assessor who fulfils the requirements of the above provision of Law 4706/2020 and the aforementioned resolution of the Board of Directors of the Hellenic Capital Market Commission, and in accordance with the relevant policy/procedure for the periodic evaluation of the Company's Internal Audit System, namely the audit firm PricewaterhouseCoopers Societe Anonyme, which was appointed pursuant to resolution dated 24.06.2022 of the Company’s Board of Directors, following the relevant recommendation of the Company's Audit Committee to the Board of Directors dated 24.06.2022.

According to the "Report on the Assessment of the Adequacy and Effectiveness of the Internal Audit System" dated 24.03.2023 of the above audit firm, which was disclosed to the Company after the completion of the assessment of its Internal Audit System, based on the assessment work performed and the evidence obtained, regarding the assessment of the adequacy and effectiveness of its Internal Audit System, with a reporting date of 31 December 2022, nothing has come to the attention of the above audit firm that could be considered as a material weakness of the Company’s Internal Audit System, according to the regulatory framework (Article 14 (3)(j) and (4) of Law 4706/2020, resolution no. 1/891/30.9.2020 of the Board of Directors of the Hellenic Capital Market Commission, as amended by resolution no. EK 2/917/17.6.2021 of the Board of Directors of the Hellenic Capital Market Commission and in force).

Therefore, due to the fact that no material weaknesses were established during the assessment of the adequacy and effectiveness of the Company's Internal Audit System, the conditions are not met for the application of point (ii)(c) of resolution no. 1/891/30.9.2020 of the Board of Directors of the Hellenic Capital Market Commission, as amended by resolution no. 2/917/17.6.2021 of the Board of Directors of the Hellenic Capital Market Commission and in force, and par. A of letter no. 425/21.02.2022 of the DIRECTORATE OF LISTED COMPANIES, Department for the Supervision of Listed Companies of the Hellenic Capital Market Committee entitled: "Notes, clarifications and recommendations regarding the actions of listed companies in view of the publication of the Annual Financial Reports and the implementation of Law 4706/2020 "Corporate governance of societes anonymes, modern capital market, incorporation into Greek legislation of Directive (EU) 2017/828 of the European Parliament and of the Council, measures for implementation of Regulation (EU) 2017/1131 and other provisions", in order to comply with such provisions, which provide that the Corporate Governance Statement must include a response from the Company's management to the significant findings, including a brief reference to the action plans to address them and the relevant timelines, as well as a brief reference to the actions taken by the Company during the reporting year to address such findings, based also on the aforementioned action plan. Furthermore, the annual assessment of the Internal Audit System carried out for the year 2023 by the Audit Committee at its meeting on 28.02.2024, and consequently by the Board of Directors at its meeting on 04.03.2024, did not reveal anything that could be considered as a material weakness of any component of the

Company's Internal Audit System in terms of its adequacy and effectiveness.

5 Provision of non-audit services to the Company by its certified auditors and assessment of potential impact on the objectivity and effectiveness of the statutory audit, based on Law 4449/2017

The Company's certified auditor for financial year 2023 is audit firm "PriceWaterhouseCoopers Societe Anonyme" (ICPA (GR) Reg. No. 113) (268 Kifissias Avenue, P.C: 15232, Halandri, Tel: 2106874400). The certified auditor was elected by the Annual General Meeting of the Company's Shareholders on 08.06.2023.

The fees of the certified auditors-accountants are as follows:

(amounts in €)	**2023**	**2022**
Audit fees	75,000	70,620
Tax audit fees	10,600	10,000
Other audit fees	14,900	14,000
Other permitted non-audit fees	75,000	33,000
Total	**175,500**	**127,620**

6 General Meeting of Shareholders and Shareholders' rights

The General Meeting of the Company's shareholders is by law the company's supreme body entitled to decide on every single matter concerning the Company. It is convened and operates in accordance with the provisions of the Company's Statutes and the relevant provisions of Law 4548/2018, as in force. Shareholders are entitled to attend the General Meeting, either in person or via a legally authorised representative, in accordance with the applicable stipulated legal procedure. The Company shall make the required publications and generally take necessary measures for the timely and complete information of the Shareholders for the exercise of their rights. Such thing is ensured through the publication of the relevant invitations to the General Meetings and their posting on the Company's website, the text of which includes a detailed description of the Shareholders' rights and how to exercise them.

7 Composition and functioning of the Board of Directors, Other Bodies and Committees

Board of Directors

Being the supreme administrative body of the Company, the Board of Directors is responsible for the Company's administration, management, and representation, as well as for decision-making involving the strategy and policies that must be implemented to ensure its smooth operation for the benefit of the Company and its Shareholders. The Board of Directors, under the provisions of Law 4548/2018 and the Statues, is responsible for conducting a thorough and effective control across all corporate activities, for managing its assets and settling its cases, as well as complying with the principles of corporate governance, unless the relevant powers are vested with the General Meeting of Shareholders according to the Law or the Statutes.

The Board of Directors shall meet with the necessary frequency to carry out its duties effectively.

More specifically and indicatively, the Board of Directors has the following responsibilities:

- It defines the Company's long-term strategy and operational objectives.
- It is responsible for control and decision-making pursuant to the applicable legislation and the Statutes, as well as for compliance with the principles of corporate governance.
- It defines the Corporate Governance System of Articles 1 to 24 of Law 4706/2020, oversees its implementation and monitors and evaluates periodically, at least every three (3) financial years, its implementation and effectiveness.
- It ensures the adequate and effective operation of the Company's Internal Audit System, which has the following specific objectives:

  (a) the consistent implementation of the business strategy, with an effective use of available resources;

  (b) the identification and management of material risks associated with its business and operations;

  (c) the effective operation of the Internal Audit Unit;

  (d) ensuring the completeness and reliability of the data and information required for the accurate and timely determination of the Company's financial position and the preparation of reliable financial statements, as well as the preparation of the Company's non-financial information, in accordance with article 151 of Law 4548/2018;

  (e) compliance with the regulatory and legislative framework, as well as the internal regulations governing the Company’s operation.

The Board of Directors is responsible for informing the Shareholders, in accordance with the provisions of Article 18 of Law 4706/2020, with regard to its candidate members.

The existing Board of Directors was constituted at its meeting held on 08.06.2023.

Its composition is as follows:

Full Name	**BoD position / Capacity of Member**
Meletios Fikioris, father’s name: Ioannis	Chairman, Non-Executive Director
Panagiotis Kapetanakos, father’s name: Nikolaos	Vice-Chairman, Executive Member, CEO
Aikaterini Apergi, father’s name: Konstantinos	Executive Member, Head of Financial and Administrative Services Department
Maria Kapetanaki, father’s name: Nikolaos	Non-Executive Director
Evgenia Mourousia, father’s name: Konstantinos	Executive Member, Investment Director & Asset Management Director Non-Retail
Georgios Stergiopoulos, father’s name: Alexandros	Executive Member
Vasileios Loumiotis, father’s name: Ioannis	Senior Independent Non-Executive Director
Loukas Papazoglou, father’s name: Konstantinos	Independent Non-Executive Director
Ioannis Stroutsis, father’s name: Panagiotis	Independent Non-Executive Director

Suitability & Diversity

The Company upholds and adopts the principles of equality and diversity with respect to its personnel and senior management executives in order to promote equality and fair treatment. The Company seeks to recruit competent persons of different age, sex and professional background.

The Company has incorporated diversity criteria into the Board of Directors' Suitability Policy.

The Suitability Policy is an essential part of the Company's Corporate Governance System. Its aim is to ensure quality staffing, effective operation and fulfilment of the Board of Directors' role, based on the overall strategy and the medium-term business objectives of the Company, with the aim of promoting the corporate interest. Through its implementation, it ensures the recruitment and retention of qualified persons, with knowledge, skills, experience, independence of judgment, integrity and good reputation, which ensure the exercise of sound and effective management to the benefit of the Company, the Shareholders and all stakeholders. The Policy is approved and revised by the Company's Board of Directors, following a recommendation by the Remuneration and Nomination Committee, in cooperation with the Regulatory Compliance and Risk Management Unit and the Company's Legal Department, and is submitted to the General Meeting for approval.

In particular, the Company has in place and applies principles and a comprehensive diversity assurance system to promote an appropriate level of diversity in the Board of Directors and a diverse group of members. By bringing together a wide range of qualifications and skills when selecting the members of the Board of Directors, a diversity of views and experience is ensured which helps make sound decisions. The Policy refers to the principles and procedures set out in Rules of Operation of the Company's Remuneration and Nomination Committee, so as to ensure that it is taken into account when appointing new members of the Board of Directors. It expressly provides for adequate gender representation with a minimum of 25% on the total number of Board members –based on the current 9-member Board, a minimum of three (3) women or men– and no exclusion whatsoever on the basis of gender, race, color, ethnic or social origin, religion or belief, property, birth, disability, age or sexual orientation.

The current Suitability Policy for the members of the Company's Board of Directors (in accordance with Article 3 of Law 4706/2020, hereinafter referred to as the "Suitability Policy") was approved by the Annual General Meeting of the Company's Shareholders held on 16.07.2021. The Suitability Policy is available on the Company's website at the following link: https://noval-property.com/politiki-katallilotitas-ton-melon-tou-diikitikou-symvouliou/

Furthermore, the Remuneration and Nomination Committee, in the context nominating candidates, ensures that the diversity criteria apply not only to the members of the Board of Directors but also to senior and middle management, with specific gender representation targets and timeframes for achieving them. The overall assessment shall take into account the composition, diversity and effective cooperation of the members of the Board of Directors in the performance of their duties.

The composition of the Company's current Board of Directors (since its election by the Annual General Meeting of the Company's Shareholders held on 08.06.2023) meets the requirements and criteria of suitability (individual and collective) and diversity, as provided for in Law 4706/2020 and in the Suitability Policy, as it has been ascertained by the Company's Remuneration and Nomination Committee at the level of candidate members, prior to the election of the Board of Directors, as well as by the Board of Directors, following the election of its members.

Details of the Board of Directors' meetings

During 2023, a total of 36 meetings of the Board of Directors were held with a full quorum (all Board members attended all meetings). The main issues addressed by the Board of Directors at these meetings were as follows:

- Update on the progress of the Internal Audit System Evaluation.
- Presentation of the Company's progress.
- Approval of the Company's Investment Statement as at 31.12.2022.
- Discussion and approval of the Financial Results as at 31.12.2022, following a recommendation by the Audit Committee.
- Resolution on the Board of Directors' proposal to the Annual General Meeting of the Company's shareholders regarding the distribution of dividend.
- Overview of the Financial Results Press Release of 31.12.2022.
- Update on and approval of the Financial Calendar for financial year 2023.
- Discussion on the deviations from the Hellenic Corporate Governance Code of June 2021 of the Hellenic Corporate Governance Council, which the Company has adopted, and their justification.
- Update on and approval of the Board of Directors' Calendar of Meetings and Annual Action Plan for financial year 2023.
- Update on the Annual Regulatory Compliance Report of the Company's Regulatory Compliance and Risk Management Officer, for financial year 2022.
- Discussion on the Company's Annual Financial Report and the Annual Financial Statements, as well as the Annual Management Report of the Board of Directors, for financial year 2022, approval thereof and authorization to sign them.
- Briefing of the Board of Directors by the Audit Committee on the completion of the evaluation of the Internal Audit System (IAS) and briefing of the Board of Directors by the Audit Committee on the relevant reports of the independent evaluator "PriceWaterhouseCoopers" and the findings of the IAS evaluation.
- Evaluation and approval of the Annual Report of the Compliance Officer, regarding the prevention of money laundering from criminal activities and the financing of terrorism for year 2022, in accordance with resolution no. 1/506/08.04.2009 of the Board of Directors of the Hellenic Capital Market Commission, as in force.
- Determination of the annual remuneration of the independent non-executive members of the Board of Directors for their participation in the Audit Committee and the Remuneration and Nomination Committee for financial year 2023.
- Recommendation to the Annual General Meeting of the Company's Shareholders regarding: (a) the election of members of its new Board of Directors; and (b) the appointment of independent members of its new Board of Directors.
- Recommendation to the Annual General Meeting of the Company's Shareholders regarding: (a) the membership of the new Board of Directors, which will be elected by the forthcoming Annual General Meeting of the Company's shareholders and (b) the election of members of the Company's new Audit Committee, in accordance with article 44 of Law 4449/2017, as currently in force, as well as on the candidates of the Board of Directors who may be appointed as members of the Audit Committee.
- Recommendation for the appointment of an Audit Firm for the audit of the Company's financial statements for financial year 2023 and approval of the related fees.
- Report of the Audit Committee for the period 01.01.2022-31.12.2022.
- Evaluation of Investment Committee members.
- Approval of the Annual Remuneration Report for the last financial year 2022 and submission of the report by the Board of Directors to the Annual General Meeting of Shareholders for discussion and approval by advisory vote, pursuant to articles 117 (1)(g) and 112 (3) of Law

4548/2018.
- Constitution of the Board of Directors.
- Company Representations.
- Election of members of the Investment Committee.
- Appointment of the members of the Company's Audit Committee.
- Appointment of the members of the Company's Remuneration and Nomination Committee.
- Information on the appointment of the Secretary of the Company's Board of Directors.
- Allocation of the Company's real estate portfolio to the three independent appraisers for the valuation of the fair value of the Company's investment property portfolio in financial year 2023, which valuation is to be performed in the context of the preparation of the Investment Statement.
- Approval of the sale of property.
- Approval of the Company's Investment Statement as at 30.06.2023.
- Proposal to the General Meeting of the Company's Shareholders regarding (a) the increase of the Company's share capital through payment in cash and issue of new shares and the corresponding amendment of Article 5 of the Company's Statutes and (b) the increase of the nominal value of the Company's shares from €1.00 per ordinary, registered, voting share to €2.50 per ordinary, registered, voting share, while reducing the total number of shares from 268,667,910 to 107,467,164 ordinary, registered, voting shares by consolidating the number of old shares of the Company at a rate of 2.5 old shares to one (1) new share (reverse split 2.5:1), and corresponding amendment to Article 5 of the Company's Statutes .
- Approval of the Board of Directors' report on the cancellation of the pre-emptive rights of the Company's Shareholders, in accordance with Article 27(1) of Law 4548/2018 and the Athens Stock Exchange (ATHEX) Rulebook, in the context of the increase of the Company's share capital through the issue of new, dematerialized, ordinary, registered shares with voting rights through payment in cash.
- Authorization for the submission of a request for extension of the deadline regarding the listing of the Company's shares on Athens Stock Exchange (ATHEX).
- Proposal to the General Meeting of Shareholders regarding the issuance of a common bond loan subject to forced conversion on certain conditions, of up to ten million five hundred thousand (10,500,000) Euros, through cancellation of the pre-emptive rights of the Company's existing Shareholders and regarding an authorization to the Board of Directors to determine the specific terms of issuance of the ordinary bond loan subject to forced conversion on certain conditions.
- Approval of the Board of Directors' report on the cancellation of the pre-emptive rights of the Company's Shareholders, in accordance with Article 27(1) of Law 4548/2018 and the Athens Stock Exchange (ATHEX) Rulebook, in the context of the issuance of a common bond loan subject to forced conversion on certain conditions, of up to ten million five hundred thousand (10,500,000) Euros.
- Approval of land purchase.
- Provision of collateral security by the company "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY" in favor of the company under the name "THE GRID S.A." in accordance with the provisions of Law 4548/2018 and granting of authorizations for signature.
- Approval of the Semi-Annual Financial Report of the Company for the period 01.01.2023-30.06.2023, following a recommendation from the Audit Committee.
- Granting of authorizations in relation to the implementation of the increase of the Company's shares nominal value from €1.00 per ordinary, registered, voting share to €2.50 per ordinary, registered, voting share, while reducing the total number of shares from 268,667,910 to 107,467,164 ordinary, registered, voting shares by consolidating the number of old shares of the Company at a rate of 2.5 old shares to one (1) new share (reverse split 2.5:1), as such increase was decided at the Company's Extraordinary General Meeting of 04.09.2023.

- Granting of authorizations in relation to the admission of all the Company's ordinary shares with voting rights to the Regulated Market (Main Market) of Athens Stock Exchange (ATHEX), as decided at the Company's Extraordinary General Meeting of 04.09.2023, in accordance with the provisions of Law 3371/2005, as amended and in force.
- Granting of authorizations to determine the specific terms of issuance of the common bond loan subject to forced conversion on certain conditions, of up to ten million five hundred thousand (10,500,000) Euros, through cancellation of the pre-emptive rights of the Company's existing Shareholders.
- Disclosure of the results of the review conducted by the Audit Committee as regards the following audit reports of the Company's Internal Audit Unit: I) quarterly report dated 30.06.2023 of the Internal Audit Unit regarding the following: (a) Assessment of the Internal Audit System by an Independent Assessor, with 31.12.2022 being the reporting date, (b) Remuneration Policy and Remuneration Report 2022, II) regular audit report dated 23.06.2023 regarding the period July 2022 - April 2023.
- Election of members of the Green Bond Committee.
- Certification of payment of the amount of forty (40.00) Euros in cash, as an increase in the Company's share capital.
- Briefing of the Board of Directors by the Vice Chairman of the Board and CEO of the Company, Mr. Panagiotis Kapetanakos, on: a. the Company's progress, b. the listing on ATHEX and c. the bond loan from the European Bank for Reconstruction and Development (EBRD), which is mandatorily convertible into shares.
- Replacement of a member of the Investment Committee.
- Update from the Audit Committee regarding the quarterly Internal Audit Report of 29.09.2023.
- Approval of the Company's Sustainability Strategy.

The frequency of participation of the Board of Directors' members in its meetings during 2023 is as follows:

BOARD MEMBER	MEMBER'S TERM OF OFFICE		NO. OF MEETINGS DURING WHICH HE/SHE WAS A MEMBER	TOTAL TIMES OF ATTENDANCE	PERCENTAGE OF ATTENDANCE
	FROM	TO			
CHAIRMAN - NON-EXECUTIVE DIRECTOR					
Meletios Fikioris	01 January 2023	31 December 2023	36	36	100.00%
VICE-CHAIRMAN - EXECUTIVE MEMBER					
Panagiotis Kapetanakos	01 January 2023	31 December 2023	36	36	100.00%
EXECUTIVE MEMBERS					
Aikaterini Apergi	01 January 2023	31 December 2023	36	36	100.00%
Evgenia Mourousia	01 January 2023	31 December 2023	36	36	100.00%
Georgios Stergiopoulos	01 January 2023	31 December 2023	36	36	100.00%
NON-EXECUTIVE DIRECTOR					
Maria Kapetanaki	01 January 2023	31 December 2023	36	36	100.00%
INDEPENDENT NON-EXECUTIVE DIRECTORS					

Panagiotis Konistis	01 January 2023	08 June 2023	16	16	100.00%
Vasileios Loumiotis	08 June 2023	31 December 2023	20	20	100.00%
Ioannis Stroutsis	01 January 2023	31 December 2023	36	36	100.00%
Loukas Papazoglou	01 January 2023	31 December 2023	36	36	100.00%

Committees

The following committees have been established and operate in the Company: Audit Committee, Remuneration and Nomination Committee, Investment Committee and Green Bond Committee.

Audit Committee

The Audit Committee has been established in accordance with article 44 of Law 4449/2017, as in force. Its responsibilities cover at least the responsibilities provided for in the above article. Inter alia, the Audit Committee is responsible for monitoring the financial information and the preparation of the annual and interim periodic financial statements, in accordance with the applicable accounting standards and international financial reporting standards, the effective operation of the Internal Audit System, namely the Internal Audit Unit, the Compliance and Risk Management Unit, as well as for the supervision and monitoring of the regular audit and issues related to the objectivity and independence of the statutory regular external auditors, as evidenced by the Audit Committee's Rules of Operation. The Audit Committee has its own Rules of Operation, which define its composition, responsibilities and operation in detail. The Audit Committee's Rules of Operation were amended as in force by resolution dated 22.12.2022 of the Company's Board of Directors and are posted on the Company's website https://noval-property.com/kanonismos-litourgias-epitropis-elegchou/, in accordance with the applicable legislation.

In accordance with the applicable legislation and the Audit Committee's Rules of Operation, the Committee may be either an independent committee if at least one third person is involved, or a committee of the Company's Board of Directors if it consists exclusively of non-executive members of the Board of Directors. The members of the Audit Committee have adequate knowledge in the sector in which the Company operates and at least one member, who is independent from the company, has sufficient knowledge and experience in auditing or accounting and is required to attend the meetings of the Audit Committee concerning the approval of the Company's financial statements.

The Company's existing Audit Committee, appointed with the specifics of its type, term and composition by the decision of the Ordinary General Meeting of the Company's shareholders of 08.06.2023, is a Board committee, consisting of three (3) members of the Board of Directors, all independent non-executive, in accordance with the criteria of Article 9 of Law 4706/2020 and therefore the provisions of par. 1(d) of art. 44 of Law 4449/2017. The Chairman of the Audit Committee was appointed by its members at the meeting of 08.06.2023, during which the Audit Committee was established, and is independent of the Company.

The members of the Audit Committee were appointed within the above framework by the Company's Board of Directors at its meeting of 08.06.2023 and the Audit Committee was constituted at its meeting of 08.06.2023, as follows:

Full name	Capacity	BoD position
Vasileios Loumiotis, father’s name: Ioannis	Chairman	Senior Independent Non-Executive Director
Ioannis Stroutsis, father’s name: Panagiotis	Member	Independent Non-Executive Director
Loukas Papazoglou, father’s name: Konstantinos	Member	Independent Non-Executive Director

Each member of the Committee meets the requirements of Article 44 of Law 4449/2017 and of the Audit Committee's Rules of Operation, as it was ascertained by the Company’s Board of Directors at its meeting of 08.06.2023. In particular, the members of the Audit Committee as a whole have sufficient knowledge in the field in which the Company operates, i.e. investments in Real Estate and are independent from the Company, within the meaning of the provisions of Article 9 of Law 4706/2020. The member of the Audit Committee, Vasileios Loumiotis, who has sufficient knowledge and experience in auditing and accounting, will mandatorily attend the meetings of the Audit Committee concerning the approval of the Company's financial statements.

The term of office of the above Audit Committee was set by the Ordinary General Meeting on 08.06.2023 at one year, starting from the election of the members by the General Meeting of the Company's Shareholders and extending until the next Ordinary General Meeting after the end of its term.

Details of Audit Committee meetings - Audit Committee activities

During 2023, the Audit Committee met 9 times with a full quorum (all members attended all meetings). As regards the activities of the Audit Committee, see the annual Report of the Audit Committee to the Annual General Meeting of the Company's Shareholders (Article 44 (1)(i) of Law 4449/2017) to be convened in 2024, as approved at the Audit Committee’s meeting held on 04.03.2024 and included herein below, which addresses all the matters upon which the Audit Committee deliberated and decided during the financial year 2023, as well as the details of the participation of its members in the Committee’s meetings during the same period.

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AUDIT COMMITTEE NOVAL PROPERTY REIC

Vasileios Loumiotis, Chairman

Ioannis Stroutsis, Member

Loukas Papazoglou, Member

Athens, 04 March 2024

To: The Shareholders of the Ordinary General Meeting of NOVAL PROPERTY REIC for 2023

Subject: **Report of the Audit Committee for the closing year**

Dear Shareholders,

In our capacity as Members of the Audit Committee of the Company under the name "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY" (hereinafter the "Company") and in accordance with the provisions of Article 44 of Law 4449/2017, as in force (hereinafter the "Law") and, on the other hand, what is set out in detail in Recommendations ref. no. 1302/28-4-2017 & 1508/17-7-2020 of the Directorate of Listed Companies / Department for the Supervision of Listed Companies of the Hellenic Capital Market Committee (hereinafter the "Recommendations"), we set out below in this Report and bring to your attention, within the scope of the Audit Committee's responsibilities, findings related to the subject matter regulated by the legislative and regulatory framework.

Specifically:

Details of Audit Committee's meetings

During 2023, the Audit Committee met 9 times with a full quorum (all members attended all meetings). The main issues addressed by the Audit Committee at these meetings were as follows:

- Examination of the Company's Investment Statement as at 31.12.2022 and recommendation to the Company's Board of Directors regarding its approval.
- Approval of the Internal Audit Plan for the year 2023.
- Discussion and approval of the Regulatory Compliance and Risk Management Work and Audit Program for the year 2023.
- Discussion on the progress of the Internal Audit System Evaluation.
- Discussion on the Financial Results as at 31.12.2022 and recommendation to the Company's Board of Directors.
- Overview of the Financial Results Press Release of 31.12.2022.
- Approval of the Financial Calendar 2023.
- Discussion on the deviations from the Hellenic Corporate Governance Code of June 2021 of the Hellenic Corporate Governance Council, which the Company has adopted, and their justification.
- Review of the Annual Report for financial year 2022 and information on the statutory audit of the financial statements for financial year 2022 by the statutory certified auditor.
- Update on the subject matter of the Annual Report of Financial Statements Audit and Management prepared by the Company's Internal Auditor for financial year 2022.
- Update on the subject matter of the Report on the Prevention of Money Laundering, dated 01.03.2023.
- Update on Annual Financial Statements for financial year 2022, review of the Company's Annual Report and recommendation to the Company's Board of Directors.
- Discussion and approval of the Audit Committee's Annual Action Plan for financial year 2023.
- Update on the Annual Regulatory Compliance Report of the Company's Regulatory Compliance and Risk Management Officer, for financial year 2022.
- Update on the Report of the Company's Regulatory Compliance and Risk Management Officer regarding the risk factors (Risk Register), for financial year 2023.
- Assessment of the internal audit system, internal audit and risk management and regulatory compliance by the Audit Committee and update on the Annual Assessment Report for the Internal Audit System (IAS).
- Report of the Audit Committee for the period 01.01.2022-31.12.2022.
- Review of the Assurance Report and the Management Report prepared by the Independent Assessor PWC on the Internal Audit System and discussion on the findings.
- Evaluation of the remuneration and recommendation for the adjustment of the fixed gross remuneration of the Company's Regulatory Compliance and Risk Management Officer, as well

as the payment of a gross productivity bonus for the period 01.01.2022-31.12.2022, and recommendation to the Remuneration and Nomination Committee on this matter.
- Report on the work of the Audit Committee for financial year 2022 (01.01.2022 - 31.12.2022).
- Recommendation for the selection of certified auditors for financial year 2023 (01.01.2023 - 31.12.2023).
- Establishment of the Company's Audit Committee and appointment of its Chairman.
- Examination of the Company's Investment Statement as at 30.06.2023 and recommendation to the Company’s Board of Directors regarding its approval.
- Review by the Audit Committee of the following audit reports of the Company's Internal Audit Unit: I) quarterly report dated 30.06.2023 of the Internal Audit Unit regarding the following: (a) Assessment of the Internal Audit System by an Independent Assessor, with 31.12.2022 being the reporting date, (b) Remuneration Policy and Remuneration Report 2022, II) regular audit report dated 23.06.2023 regarding the period July 2022 - April 2023, and comments-recommendations to the Company's Board of Directors on the above reports.
- Briefing of the Audit Committee by the Management of the Company on the interim Financial Statements and the Semi-Annual Financial Report for the period 01.01.2023-30.06.2023.
- Briefing of the Audit Committee by the certified public accountant of audit firm "PricewaterhouseCoopers Societe Anonyme", regarding the review of the Company's interim corporate financial statements as of 30.06.2023 and recommendation to the Company’s Board of Directors regarding the result of the aforementioned review.
- Review by the Audit Committee of the quarterly audit report dated 29.09.2023 prepared by the Company's Internal Audit Unit regarding the assessment of the AML Procedures 2023 and comments/recommendations to the Company's Board of Directors regarding the above report.

The frequency of participation of the Audit Committee’s members in its meetings during 2023 is as follows:

AUDIT COMMITTEE MEMBER	MEMBER'S TERM OF OFFICE		MEETINGS DURING WHICH HE/SHE WAS A MEMBER	TOTAL TIMES OF ATTENDANCE	PERCENTAGE OF ATTENDANCE
	FROM	TO			
CHAIRMAN					
Panagiotis Konistis	01 January 2023	08 June 2023	5	5	100.00%
Vasileios Loumiotis	08 June 2023	31 December 2023	4	4	100.00%
MEMBERS					
Ioannis Stroutsis	01 January 2023	31 December 2023	9	9	100.00%
Loukas Papazoglou	01 January 2023	31 December 2023	9	9	100.00%

In relation to external audit

(Article 44 (3)(a) of the Law)

More specifically:

(α) In performing the statutory audit of the Company's financial statements for the year ended 31 December 2023, no significant exceptions were identified as regards the recognition, valuation and classification of assets and liabilities and management's assumptions and estimates are considered reasonable. It was established that the relevant disclosures included in the financial statements are adequate.

(b) In carrying out the statutory audit, our Committee took the following actions:

1. Audit on the determination of the fair value of the Company's properties and the Investment Statements as at 30.06.2023 and 31.12.2023.
2. Publications, including Financial Statements, related Reports and publications relating to the Green Common Bond Loan.
3. Control of the contents of insurance policies, in accordance with relevant resolution 7/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission.
4. Review of related party transactions.
5. Review of health, safety and environmental issues.
6. Investigation of risks arising from pending litigation.
7. Review of additional, non-audit work performed by certified auditors and audit firms, in particular under Article 4(3)(e) of Law 4449/2017.
8. Briefing from the Internal Audit Unit, including review of Internal Audit Unit’s Reports.
9. Briefing from the Regulatory Compliance & Risk Management Unit, including the review of such Unit’s Reports.
10. Briefing from the Certified Auditor-Accountant.
11. Briefing from the Company's management.

During the performance of the audit work, the requirements of Law 2778/1999, as currently in force, on real estate investment companies were taken into account, and compliance therewith was checked.

In the exercise of its responsibilities, the Audit Committee did not identify any material issues for improvement.

It should be noted that our Committee always takes into account the content of additional reports submitted to it by the certified auditor-accountant of the audit firm engaged by the Company, which contain the results of the statutory audit carried out and meet at least the specific requirements of Article 11 of Regulation (EU) No 537/2014 of the European Parliament and of the Council of 16 April 2014.

(c) Within the scope of our Committee's responsibilities, we were informed about the procedure and the timetable for the preparation of financial reports by the Company's management, as well as by the certified auditor-accountant on the schedule and the result of the statutory audit, prior to its implementation. We conducted an assessment and satisfied ourselves that the annual statutory audit program covered the most significant audit fields, taking into account the Company's main areas of business and financial risk. In addition, meetings were held with the Management, the Company's competent managers and the certified auditor-accountant during the preparation of the financial reports, during the planning stage of the audit, its execution and during the preparation of the audit reports, respectively.

(d) We took into account and reviewed the most significant matters and risks that might affect the

Company's financial statements, as well as the significant judgments and estimates made by Management in preparing them. In particular, we thoroughly examined and evaluated the following issues, with reference to specific actions taken by our Committee on these issues:

(d1) Significant judgments, assumptions and estimates made in the preparation of the financial statements were found to be reasonable.

(d2) With regard to the valuation of assets at fair value, it was found that qualified independent expert appraisers, certified and registered in the relevant Register of Certified Appraisers of the Ministry of Finance, were used, that the key assumptions were based on available market data and that the cost approach methodology has been appropriately applied where required.

(d3) With respect to the disclosures for the above, required by IAS/IFRS, it was found that the disclosures included in the financial statements are adequate.

(d4) No unusual transactions were identified in relation to transactions with related parties, as reflected in the Annual Financial Report for financial year 2023.

(e) Finally, we had timely and effective communication with the certified auditor-accountant in view of the preparation of the audit report and the additional report addressed to our Committee, and it is noted that we reviewed the financial reports prior to their approval by the Company's Board of Directors and we believe that they are complete and consistent with the information brought to our attention and with the accounting principles applied by the Company.

In relation to the financial reporting procedure

(Article 44 (3)(b) of the Law)

More specifically:

In relation to the procedure for preparing financial Information, the Audit Committee monitored, reviewed and evaluated:

(1) the mechanisms and systems for the production, flow and dissemination of financial information generated by the Company's involved organisational units; and

(2) other information disclosed in any way (e.g. stock exchange announcements, press releases) in connection with the financial information.

In the exercise of such responsibilities, our Committee has not identified any material issues relating to the financial reporting procedure that require improvement.

In relation to the procedures of the Internal Audit System, its adequacy and the Internal Audit and Regulatory Compliance & Risk Management Units

(Article 44 (3)(c) of the Law)

More specifically:

In connection with the monitoring, review and evaluation of the adequacy and effectiveness of the Company's overall policies, procedures and safeguards, regarding the internal audit system and risk assessment and management, in relation to financial reporting, the Audit Committee took the following actions:

(a) evaluation of the proper functioning of the Internal Audit Unit, in accordance with professional standards and the applicable legal and regulatory framework, as well as the work performed by it, its competence and effectiveness, without affecting its independence;

(b) review of the information made public as to the internal audit and the major risks and the uncertainties faced by the Company with regard to financial reporting;

(c) evaluation of the Internal Audit Unit's staffing and organisational structure, as well as any weaknesses, i.e. whether it lacks the necessary resources, is inadequately staffed with personnel with insufficient knowledge, experience and training;

(d) determining the existence or non-existence of constraints on the work of the Internal Audit Unit, and the Regulatory Compliance and Risk Management Unit, and assessing the independence they must enjoy in order to carry out their work without any obstacles;

(e) evaluation of the Internal Audit Unit's annual audit program before its implementation, taking into account the main areas of business and financial risks, as well as the results of previous audits;

(g) ascertaining that the annual internal audit and compliance and risk management programmes, together with any medium-term relevant programmes, cover the most significant audit areas and systems relating to financial reporting;

(h) regular meetings with the Head of Internal Audit and Regulatory Compliance and Risk Management on matters within their competence and obtaining knowledge about the work and regular and ad hoc reports of Internal Audit and Compliance and Risk Management;

(i) monitoring the effectiveness of the internal audit systems through the work of the Internal Audit function and the work of the certified auditor-accountant;

(J) reviewing the way the Company's principal risks and uncertainties are managed and periodically revising such risks and uncertainties, evaluating the methods used by the Company to identify and monitor risks, address the most significant of them through the internal audit system and the Internal Audit and Regulatory Compliance and Risk Management Units, and disclosing them in the published financial information in a proper manner.

Our Committee took note of and evaluated the reports of the Internal Audit and Regulatory Compliance and Risk Management work for the period 01.01.2023 - 31.12.2023. It also took note of and evaluated the Audit and Regulatory Compliance and Risk Management program for the coming year. The following is a record of what the Audit Committee took note of and evaluated:

- Overview of Internal Audit and Regulatory Compliance & Risk Management Programs 2023
- Summary of Annual Internal Audit and Regulatory Compliance & Risk Management Programs 2023
- Internal Audit Human Resources
- Allocation of Resources
- Risk Assessment

Specifically, the Audit Committee took note of the work of the Internal Audit Unit and the Regulatory Compliance & Risk Management Unit and, notably, of the following:

- Financial Reporting and Corporate Governance Audit
- Management Audit & Statutory Audit
- Real Estate Valuation
- Prevention of Money Laundering Audit
- Internal Audit Programme
- Regulatory Compliance
- Risk Factors & Risk Register
- Regulatory Compliance and Risk Management Program

The following is a list of the issues about which our Committee was informed by the Internal Audit and Regulatory Compliance and Risk Management Units:

- Monitoring of the Internal Audit System
- Investment Statements of 30.06.2023 and 31.12.2023
- Determination of the fair value of real estate
- Publications, including Financial Statements, related Reports and publications relating to the Green Common Bond Loan.
- Control of the contents of insurance policies, in accordance with relevant resolution 7/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission.
- Procedures for Combating Money Laundering and Terrorist Financing
- Observance of the Rules of Operation
- Review of accounting circuit procedures
- Review of tax issues
- Proposals for the revision of the Company's Regulations and Policies, in accordance with the requirements for Corporate Governance
- Review of GDPR compliance issues
- Information on ESG issues
- Application of Counterparty Due Diligence Measures (for lessees and partners)

Our Committee took note of the identified risks of the industry in which the Company operates, which relate to

- macroeconomic and real estate market conditions
- the Company's activity
- the financing of the Company's activities
- taxation, the legal and regulatory framework.

In addition, our Committee took note of the following general risks for year 2024:

- Financial risks:
    - Interest rate risk
    - Foreign exchange risk
    - Price risk
    - Liquidity risk
    - Credit Risk
    - Inflationary risk
- Business risks:
    - Operational Risk: includes all risks associated with the Company's business activity.
    - Compliance and reputational risks: include the potential negative effects of non-compliance with the legal and regulatory framework, as well as the potential impact on the Company's brand and professional reputation.
- Strategic risks: include the risks associated with the wider business environment, the market and competition:
    - Country risk
    - Industry risk
    - Competitor risk
    - Environmental risk.
- Risks related to the security of Information Systems

In the exercise of such responsibilities, our Committee did not identify any material issues for improvement.

Sustainable Development Policy of the Company

(Article 44 (1)(i) of the Law)

More specifically:

Description of the Sustainable Development Policy followed by the Company:

The Company is committed to operating in a manner that contributes to the achievement of the United Nations (UN) Global Sustainable Development Goals. Through this commitment, it seeks to contribute to the protection of the environment and the preservation of socio-economic assets that are fundamental to society, while at the same time being important factors for the continuous and long-term creation of value by the Company. The Company's business success and growth are based on the contribution of its employees. In addition, it fully integrates sustainable development into its corporate strategy, business plans and all its operations, with the aim of maximizing the positive impact of its activities, by including cooperation with all its business partners.

The Company is developing its activities in a responsible manner, abiding by business ethics rules, having acknowledged excellence as the ultimate goal in the context of Sustainable Development.

The Company has in place and applies a Sustainable Development Policy, which is part of its Rules of

Procedure, in accordance with Article 14(3)(l) of Law 4706/2020, declaring its commitments towards the Environment, the Society and People.

The Sustainable Development Policy of NOVAL PROPERTY is consistent with the Company's values, i.e. responsibility, integrity, transparency, effectiveness and innovation, and it is determined by the Management which is committed to:

i. implementing its Sustainable Development Policy across all levels and sectors in which the Company operates;

ii. strictly complying with applicable laws and implementing fully enforcing the policies, internal guidelines and relevant procedures implemented by the Company, as well as other requirements arising from voluntary agreements, endorsed and accepted by the Company;

iii. maintaining an open, two-way communication channel with all stakeholders and interested parties in general, in order to identify and take into account their needs and expectations;

iv. providing a healthy and safe work environment for its human resources, partners and all visitors;

v. protecting human rights and providing an inclusive work environment of equal opportunities;

vi. making continuous efforts to reducing its environmental footprint by applying responsible actions and preventative measures in accordance with best available techniques;

vii. collaborating with and providing support to local communities so that the Company can contribute to the sustainable development of the local communities in which it operates;

viii constantly pursuing the generation of value added for all stakeholders and interested parties in general.

ix. preparing and publishing a report of environmental, social and governance-related (ESG) data, in accordance with EPRA's Sustainability Best Practices Recommendations (sBPR) Guidelines (EPRA - ESG sBPR Reporting). Publications on the Company's sustainable development (ESG) management and performance are available to Shareholders and stakeholders on the Company's website.

We are at your disposal for any additional information or clarification.

Yours sincerely,

THE MEMBERS OF THE AUDIT COMMITTEE

VASILEIOS LOUMIOTIS	IOANNIS STROUTSIS	LOUKAS PAPAZOGLOU
Chairman	Member	Member

"

Remuneration and Nomination Committee

In accordance with its current Rules of Operation, the Remuneration and Nomination Committee exercises, as a single committee, the responsibilities of both the remuneration committee (Article 11 of Law. 4706/2020) and the nomination committee (Article 12 of Law 4706/2020), which have been entrusted to the Committee in accordance with Article 10(2) of Law 4706/2020, pursuant to a resolution of the Company's Board of Directors. The Remuneration and Nomination Committee is composed of three members and consists in its entirety of non-executive members of the Company's Board of Directors, at least two (2) of which must be independent. The Committee's term of office shall be equal to the term of office of the Board of Directors.

The Nomination and Remuneration Committee is responsible for supporting the Board of Directors in decision-making with respect to the remuneration, preparation and adoption of the relevant Remuneration Policy including those issues that have an impact on the Company's risks and Risk Management function, with such decisions taken by the BoD.

The Remuneration and Nomination Committee is responsible, among others, for supporting the Board of Directors as regards the remuneration of its members and key senior executives, monitoring the implementation of the Company's Remuneration Policy, reviewing the final draft of the Annual Remuneration Report, providing its opinion to the Board of Directors. In addition, it supports the Board of Directors in the nomination of candidates for the Board of Directors, reviews the selection policy for managers and makes recommendations on their recruitment, taking into account the factors and criteria set by the Company.

The members of the Remuneration and Nomination Committee are appointed by the Company's Board of Directors. The Committee is composed of three members and consists in its entirety of non-executive members of the Company's Board of Directors, at least two (2) of which must be independent. The duties of Committee President are assigned to one of its independent members.

The term of office of the Committee may not exceed the term of office of the Board of Directors which appointed it. The Committee meets at regular intervals and on an ad hoc basis, whenever deemed necessary by the President or any of its members.

The composition, duties and responsibilities, as well as the general functioning of the Committee, are defined in its rules of operation, which have been incorporated into the Company's By-laws.

The members of the Remuneration and Nomination Committee were appointed within the above framework by the Company's Board of Directors at its meeting of 08.06.2023 and the Remuneration and Nomination Committee was constituted at its meeting of 08.06.2023, as follows:

Full name	Capacity	BoD position
Ioannis Stroutsis, father's name: Panagiotis	Chairman	Independent Non-Executive Director
Vasileios Loumiotis, father's name: Ioannis	Member	Senior Independent Non-Executive Director
Loukas Papazoglou, father's name: Konstantinos	Member	Independent Non-Executive Director

Details of meetings of the Remuneration and Nomination Committee

During 2023, the Remuneration and Nomination Committee (RNC) met 4 times with a full quorum (all members attended all meetings). The main issues addressed by RNC at these meetings were as follows:

- Assessment of remuneration paid to employees whose professional activities have a material impact on the Company's risk profile in accordance with the Remuneration Policy and recommendation to the Board of Directors.
- Assessment and payment of productivity bonus to employees whose professional activities have a material impact on the Company's risk profile in accordance with the Remuneration Policy and recommendation to the Board of Directors.
- Appraisal of the members of the Investment Committee, in relation to the performance of their duties for financial year 2022.
- Appraisal of the members of the Company's Board of Directors and Audit Committee for financial year 2022.
- Recommendation to the Company's Board of Directors as regards the election of members of the Company's Board of Directors by the next Ordinary General Meeting of the Company's Shareholders.
- Recommendation to the Company's Board of Directors as regards the type of the Audit Committee, the term of office, the number and the qualities of its members, pursuant to Article 44 of Law 4449/2017, as in force after being amended by Article 74 of Law 4706/2020, as well as on the candidates of the Board of Directors who may be appointed as members of the Audit Committee.
- Determination of the annual remuneration of the independent non-executive members of the Board of Directors for their participation in the Audit Committee and the Remuneration and Nomination Committee for financial year 2023.
- Establishment of the Company's Remuneration and Nomination Committee and appointment of its Chairman.

The frequency of participation of the Remuneration and Nomination Committee's members in its meetings during 2023 is as follows:

MEMBER OF THE REMUNERATION AND NOMINATION COMMITTEE	MEMBER'S TERM OF OFFICE		NO. OF MEETINGS DURING WHICH HE/SHE WAS A MEMBER	TOTAL TIMES OF ATTENDANCE	PERCENTAGE OF ATTENDANCE
	FROM	TO			
CHAIRMAN					
Ioannis Stroutsis	01 January 2023	31 December 2023	4	4	100.00%
MEMBERS					
Panagiotis Konistis	01 January 2023	08 June 2022	4	4	100.00%
Vasileios Loumiotis	08 June 2023	31 December 2023	0	0	-
Loukas Papazoglou	01 January 2023	31 December 2023	4	4	100.00%

Investment Committee

The Investment Committee falls directly under the Board of Directors and is a collective executive body, competent to make decisions about the Company's investment strategy, its implementation, as well as the Company's portfolio management.

The Investment Committee's mission is to define the investment strategy and take decisions for the implementation of investments. The Committee makes decisions about how to manage the Company's portfolio, ensuring that such management is consistent with the Company's business strategy and risk profile, promotes the best interests of Shareholders and investors, and complies with applicable laws and the Regulatory Framework.

The Investment Committee has the following responsibilities:

- Formulating the investment strategy, which is submitted to the Board of Directors for approval
- Deciding on the determination of the portfolio composition, taking into account the diversification and size of investments
- Preparing, for submission to the Board of Directors, the budget for new investments and their financing, as well as for capital expenditure in general
- Making recommendations to the Board of Directors regarding the adoption of investment decisions for making new investments and their financing
- Taking important decisions, in the context of the broader investment strategy, regarding the leases of the properties included in the Company's portfolio
- Making recommendations to the Board of Directors regarding investment decisions for the liquidation of investments, taking into account the appropriateness of the timing of the divestment and the impact of the divestment on the Company's financial results, as well as alternative forms of investment.

The Investment Committee consists of five (5) members, of which one (1) serves as its Chairman. Their appointment by the Board of Directors was based on them having significant relevant professional experience and recognition, as required by Law 2778/1999, as amended and in force, and decision 4/452/01.11.2007 of the Hellenic Capital Market Commission. The criteria for the selection of the Investment Committee members are their educational level, previous professional experience, as well as their ability to adequately meet the requirements of the position and the duties they will undertake. Members shall be chosen in such a way as to ensure their independence in defining the investment strategy and in supervising the implementation of their decisions. Investment proposals are submitted to the Committee by the Company's Managing Director, who is a member of the Committee and is appointed as Chairman thereof. The Investment Committee meets at the invitation of its Chairman at regular intervals, but at least twice (2) per year. The term of office of the members of the Investment Committee shall be one (1) year and may be renewed.

The composition of the Investment Committee, as at 31.12.2023, is as follows:

Full name	Capacity	BoD position / Company
Panagiotis Kapetanakos, father's name: Nikolaos	Chairman	Vice-Chairman of the BoD, Executive Member, CEO
Michail Panagis son of Neoklis	Member	Outside the Company
Efstratios Thomadakis, father's name: Panagiotis	Member	Outside the Company
Maria Kapetanaki, father's name: Nikolaos	Member	Outside the Company

Nikolaos Mariou, father's name: Panagiotis	Member	Outside the Company

The responsibilities of the Investment Committee, as well as its overall operation, are set out in its Rules of Operation, which have been incorporated into the Company's By-laws.

Details of Investment Committee meetings

The Investment Committee met 5 times in 2023. The main issues addressed by the Investment Committee at its meetings were as follows (in random order):

- Adopting a decision regarding the selection of the Contractor for the construction of a new modern storage and distribution building (K.A.D. /Logistics) of dry cargo in Mandra.
- Adopting a decision regarding the selection of the Contractor for the first phase of the construction of a new modern residential and office building in Mets.
- Briefing on the progress of works on the property at 16 Cheimaras Street.
- Briefing on the progress of works on METS, ELPE and Mandra properties.
- Briefing on the progress of works on the property at 10-12 Cheimaras Street.
- Purchasing a plot of land at 16 Cheimaras Street.
- Entering into a contract with the company "ERGOSTEEL TECHNICAL AND INDUSTRIAL SOCIETE ANONYME", in relation to the property at 57 Ethnikis Antistaseos Street.
- Discussing the selection of the Contractor for the second phase of the construction of a new modern residential and office building in Mets.
- Discussing the selection of the Contractor for the first phase of the construction (Structural Reinforcements) of a new five-story office building at 199 Kifisias Avenue.
- Expressing its opinion to the Company's Board of Directors, regarding the sale of the Company's industrial property at "RAPSISTA" in Ioannina.
- Expressing its opinion to the Company's Board of Directors, regarding the sale of two (2) horizontal properties (offices) on the first floor of a property at 20-22 Tzortz Street in Athens.

The frequency of participation of Investment Committee's members in its meetings during 2023 is as follows:

MEMBER OF THE INVESTMENT COMMITTEE	**MEMBER'S TERM OF OFFICE**		**NO. OF MEETINGS DURING WHICH HE/SHE WAS A MEMBER**	**TOTAL TIMES OF ATTENDANCE**	**PERCENTAGE OF ATTENDANCE**
	FROM	**TO**			
CHAIRMAN					
Panagiotis Kapetanakos	01 January 2023	31 December 2023	5	5	100.00%
MEMBERS					
Panagiotis Athanasopoulos	01 January 2023	22 November 2023	5	5	100.00%
Michail Panagis	22 November 2023	31 December 2023	0	0	-
Efstratios Thomadakis	01 January 2023	31 December 2023	5	5	100.00%
Maria Kapetanaki	01 January 2023	31 December 2023	5	5	100.00%

Nikolaos Mariou	01 January 2023	31 December 2023	5	5	100.00%

Green Bond Committee

In the context of issuing a green common bond (Green Bond) in 2021 and pursuing the best implementation of the relevant ICMA Green Bond Principles, the Company has established a Green Bond Committee. The Green Bond Committee was established by decision of the Company's Board of Directors dated 21.09.2021 and operates based on its Rules of Operation, which were approved at the same meeting of the Board of Directors.

The persons holding the above positions in the Company, as at 31.12.2023, and who constitute the Green Bond Committee are the following:

Full name	Capacity
Apergi Aikaterini	President, Head of Financial and Administrative Services Department
Mourousia Evgenia	Member, Investment Director & Asset Management Director Non-Retail
Andreou Angeliki	Member, Head of the Retail Portfolio Management Division
Filippos Konstantinidis	Member, Head of Technical Division
Karapanagiotis Georgios	Member, Compliance & Risk Management Officer

The responsibilities of the Green Bond Committee are:

- Assessing the use of proceeds collected from the issuances of the Company's green bonds, in order to ensure that they are channeled into projects that meet the criteria of the Green Bond Framework (eligible green projects) and comply with the Green Bond Principles of the International Capital Market Association (ICMA), the United Nations Sustainable Development Goals, the Company's internal policies and procedures and with the applicable regulatory framework.
- Monitoring and coordination with regard to:
    - keeping the Eligible Green Register;
    - the proceeds management process under the Green Bond Framework;
    - the preparation and publication of the Green Bond Investor Report, regarding the allocation of proceeds from green bonds, as well as the environmental and energy impact indicators;
    - the course of issuance of the Company's Green Bond and the support of investor information processes, in cooperation with consultants and assurance providers for green bond issues and financial institutions.
- Ensuring compliance with the procedures set out in the Green Bond Framework.
- Monitoring developments in the green bond market and ensuring that the Green Bond Framework is updated whenever necessary and appropriate.

The Committee meets at least once a quarter and, if circumstances so require, especially during periods when the issuance of the Green Bond Investor Report and the preparation for the issuance of the Company's green bonds are arranged.

Details of Green Bond Committee meetings

During 2023, the Green Bond Committee met 4 times with a full quorum (all members attended all meetings). The main issues addressed by the Green Bond Committee at its meetings were as follows:

- Briefing on the allocation of the remaining available funds raised from the issuance of the Company's Green Bond Loan dated 06.12.2021.
- Overview of the progress of the Funded Projects and assessing compliance with the procedures set out in the Green Bond Framework.
- Discussing how to finance the construction of the new building at 16 Cheimaras Street in Marousi.
- Updating the Eligible Green Register.

The frequency of participation of Green Bond Committee's members in its meetings during 2023 is as follows:

MEMBER OF THE GREEN BOND COMMITTEE	MEMBER'S TERM OF OFFICE		NO. OF MEETINGS DURING WHICH HE/SHE WAS A DIRECTOR	TOTAL TIMES OF ATTENDANCE	PERCENTAGE OF ATTENDANCE
	FROM	TO			
CHAIRMAN					
Aikaterini Apergi	01 January 2023	31 December 2023	4	4	100.00%
MEMBERS					
Angeliki Andreou	12 September 2023	31 December 2023	2	2	100.00%
Georgios Karapanagiotis	01 January 2023	31 December 2023	4	4	100.00%
Evgenia Mourousia	01 January 2023	31 December 2023	4	4	100.00%
Filippos Konstantinidis	12 September 2023	31 December 2023	2	2	100.00%

CVs of Board of Directors' members and senior managers and key external professional commitments

Mr. **Meletios Fikioris** (Chairman, Non-Executive Director) is a graduate of the Law School of the University of Athens and a member of the Athens Bar Association since 1973. Apart from Greek, he speaks English, French and Italian. He has been Legal Counsel of the Viohalco group since 1973 until today, while he has also served as Legal Counsel for Greece for the following multinational groups and companies: "RAS", "Allianz", "Air Liquide" and "Société Internationale des Télécommunications Aéronautiques". In addition, Mr. M. Fikioris has served as Chairman and Vice Chairman of the Boards of Directors of several Viohalco companies, as a member of the Boards of Directors of other companies and as Chairman of Audit Committees of companies within and outside Viohalco.

Mr. **Panagiotis Kapetanakos** (Vice President, Executive Member, Managing Director) holds a degree in Chemical Engineering (National Technical University of Athens) and a MBA from Management School of the Imperial College of Science, Technology and Medicine in London and is a member of the Technical Chamber of Greece since 1994. Apart from Greek, he speaks English, German, French and Italian. He has served as Chief Financial Officer and co-CEO of Westminster Development Services

Limited in London. He has also held important managerial positions in real estate investment companies, including Director of Investments and Portfolio Management at "Ethniki Pangaia REIC" (now Prodea REIC), Manager at "Piraeus Real Estate S.A." of Piraeus Bank Group and Director at "Mizuho Corporate Advisory Co. Ltd"/"CSF S.A." in Athens and Vice President, Business Development at "Hinduja" Group of Companies in London. In September 2019, he took over the position of CEO of "NOVAL S.A. - GREEK INDUSTRIAL, TOURIST AND COMMERCIAL COMPANY" and since October 2019 of "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY".

Ms. **Aikaterini Apergi** (Executive Member, Head of Finance and Administrative Services Department) is a graduate of the School of Law, Economics and Political Sciences of the National and Kapodistrian University of Athens and also holds a M.Sc. in Finance from the University of Strathclyde and a Certificate of Internal Audit from the National and Kapodistrian University of Athens. Apart from Greek, she speaks English, French, Italian and German and has attended numerous seminars on Real Estate. Mrs A. Apergi has held managerial positions in banks, including Deputy Director in the Special Handling Wholesale Banking Receivables Division of "Alpha Bank", Director in the Real Estate and Hotel Finance Division of "EMPORIKI BANK", in the Greek Branch of "EUROHYPO AG" (100% subsidiary of "Commerzbank") as Director & Legal Representative of the Greek Branch and as Transaction Manager. She has also served as Internal Auditor at "Piraeus REIC" (now Trastor REIC). Since July 2014, she took over the position of Head of Finance of "NOVAL S.A. - GREEK INDUSTRIAL, TOURIST AND COMMERCIAL COMPANY" and since October 2019 of "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY".

Ms. **Maria Kapetanaki** (Non-Executive Director, Member of the Investment Committee) holds a degree in Economics and Computer Science from Rutgers, the State University of New Jersey (1986-1990), a Master's degree in Finance and Marketing from Columbia Business School (MBA) (1991-1993) and a research degree from Rutgers, the State University of New Jersey (1989) on "Tourism, a Dynamic Component in Greece's Economic Development". Apart from Greek, she also speaks English. She has served as Director in important positions of responsibility, such as at PROTON BANK Group for the period 2000-2011, where she was responsible for the establishment and organization of the Risk Management Division and was a member of the Asset and Liability Management Committees (ALCO) and the Credit Committee. In addition, she served as General Manager of PROTON Asset Management SA, with her main responsibilities being the organisation and staffing of the Company, while she was also a member of the Investment Committee and executive member of the Board of Directors. She has served as Management Consultant in several companies, such as HALKOR S.A. in 2011, PROTON BANK S.A., Vice President and Managing Director in PROTON AEDAK and has extensive experience in investments, having worked as Deputy Head of the Capital Markets Department at Sigma Stock Exchange (1996-1999) and as a Money Market and Bond Trader at HSBC BANK (1994-1996). From 2011 until today she works for Viohalco and from 2021 she holds the position of Treasurer and Head of Corporate Strategy & Risk Management. In addition, she holds a Professional Competence Certificate as Portfolio Manager from the Bank of Greece (2008), a Professional Competence Certificate as Investment Advisor from the Hellenic Capital Market Commission (2003) and has participated in numerous professional seminars.

Ms. **Evgenia Mourousia** (Executive Member, Head of Investment and Non-Retail Portfolio Management) holds a degree and a Master's degree from the School of Rural, Surveying and Geoinformatics of the National Technical University of Athens, an MSc in Real Estate (University of Reading) and a MBA (Inter-University Postgraduate Diploma, National Technical University of Athens & Athens University of Economics &Business). Apart from Greek, she speaks English. She is a member of the Technical Chamber of Greece, the Hellenic Institute of Valuation, the Royal Institute of Chartered Surveyors (RICS) and the Board of Directors of the Association of Greek Valuers (www.avag.gr). She has extensive experience in the real estate sector, as she has worked in managerial positions (Real Estate Consultant, Director of Strategic Management of Corporate Real

Estate, etc.) of the companies "EMPORIKI REAL ESTATE S.A.", "EMPORIKI BANK" and "ALPHA ASTIKA AKINITA S.A.". Since January 2015, she took over the position of Director of Non-Retail Portfolio Management of "NOVAL S.A. - GREEK INDUSTRIAL, TOURIST AND COMMERCIAL COMPANY" and since October 2019 the position of Director of Investments and Non-Retail Portfolio Management of "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY".

Mr. **Georgios Stergiopoulos** (Executive Member) is a graduate of the Commercial Department of the Athens School of Economics and Commerce. In addition, he has received certification as Accountant-Tax Consultant with a licence (until his retirement in 2015) to practice as a Class A Tax Consultant and is member of the Chamber of Finance. From 1971 until his retirement, he worked in various companies of the Viohalco Group and served, among others, as Financial Director in some of them ("SANITAS ANTIPROSOPEIES S.A.", "ANTIMET SA", etc.). From 2015 until today, he provides business consulting services to various companies of the Viohalco group, while from the 1980s until today he has participated as Chairman, Vice Chairman or member of the Boards of Directors of companies of the same group.

Mr. **Panagiotis Konistis** served as Independent Non-Executive Member of the Board of Directors, Chairman of the Audit Committee and member of the Remuneration and Nomination Committee. He is a graduate of the Business Administration Department of the Athens University of Economics and Business, and since 1971 he has served as Head of Financial Services and Financial Advisor in various companies of the Viohalco Group, including, among others, "ALUMINIUM ATHENS S.A.", "ELVAL S.A.", "ERLIKON S.A.", "TEKA SYSTEMS S.A.” and has written notable scientific articles in magazines and the press on development issues. At the same time, Mr. P. Konistis has attended training seminars on the analysis of incentives for productive investments in companies’ real estate.

Mr. **Vasileios Loumiotis** (Senior Independent Non-Executive Director) is a graduate of the Department of Business Administration (1973) of the Athens University of Economics and Business (formerly ASOEE) and holds a Master's degree in Business Administration (M.B.A.) from Roosevelt University of Chicago (1979). He has worked as an auditor since 1980, and in particular as member of the Institute of Certified Accountants from 1980 to 1992, and of the Institute of Certified Public Accountants from 1993 to 2021. Since 1993, Mr. Loumiotis worked as certified public accountant in the Audit Firm "SOL S.A.". During his long career as a certified public accountant, he was elected as statutory auditor by a significant number of companies to audit their annual financial statements. During such career, he carried out special tasks, such as special audits for the listing of companies on Athens Stock Exchange, business valuations, application of International Financial Reporting Standards, in a significant number of companies. He holds the position of independent non-executive member of the Board of Directors and Chairman of the Audit Committee in the following companies: "ELVALCHALKOR S.A." (senior independent non-executive member), "MEDICON" and "ALPHA ASTIKA AKINHTA S.A. - Real Estate, Construction, Tourism and Related Enterprises". Having held the position of Chairman of the Audit Committee of "AALPHA ASTIKA AKINHTA S.A. - Real Estate, Construction, Tourism and Related Enterprises", having served as Chairman of the Audit Committee of ELVALHALKOR S.A., which owns a significant number of properties and, further, given his long career as a certified public accountant and the relevant experience mentioned above, he has experience in the field of real estate management and exploitation and facilities construction and operation.

Mr. **Loukas Papazoglou** (Independent Non-Executive Director) holds a degree in Business Administration from the Athens University of Economics and Business (A.S.O.E.E.) and a Master's degree in International Finance and Banking (MSc) from Reading University United Kingdom. He has served as a Member of the Board of Directors of various companies, such as Hellenic Petroleum from 2019 to 2022, where he was also a member of the Finance and Risk Committee, MARFIN INVESTMENT GROUP (2019-present) and ATTICA GROUP S.A., where he is a member of the Audit and Nomination Committees and the Audit Committee, while he is Chairman of the Risk Management Committee

(2020-present). In addition, he served as Chairman of the Board of Directors of "Athens International Airport S.A." (2008-2010) and Head of the Audit Committee and the Finance and Investment Committee of the above company. During 2004-2008, he was Special Secretary of Privatisation of the Hellenic Republic and for eight months he was also in charge of the State's Treasury. He has also held the position of CEO in B&B Finance (1998-2004) and APIVITA S.A. (2015-2017). From 2011 to 2014, he was General Manager at HTC AG and held the role of senior project manager at Aegean Motorways and Olympia Odos S.A., while from 2018 until today he works as a Business Consultant.

Mr. **Ioannis Stroutsis** (Independent Non-Executive Director) is a graduate of the Department of Business Administration of the Athens University of Economics and Business (A.S.O.E.E.) and holds a Master's degree (MBA) with distinction from Babson College, Massachusetts, specializing in Strategy and Finance. From 2000 to 2016, he was Chairman and CEO of the company "ELEKTRONIKI ATHENS S.A.". In the years 2016 to 2023, he attended training seminars of economic interest at "HARVARD UNIVERSITY". In addition, he is a member of the Board of Directors and the Audit Committee of the company "MATHIOS REFRACTORIES COMMERCIAL AND TECHNICAL SOCIETE ANONYME S.A.", which engages, among other things, in the purchase of real estate and land plots and generally in the organization, operation and management of commercial, industrial, tourist and other facilities.

From the foregoing, it is evident that the composition of the Board of Directors ensures the knowledge, skills and experience required for the exercise of its responsibilities, in accordance with the Suitability Policy and the Company's business model and strategy.

Mr. **Panagiotis (Takis) Athanasopoulos** was a member of the Investment Committee. He is a Production Engineer with a Master's degree and a PhD in Business Administration and Economics from the Illinois Polytechnic University (1972). He has taught at universities in the USA and at the University of Piraeus, where he served as Dean (1987-1990) and is Professor Emeritus (1999). He was a founding member, President and CEO of Toyota Hellas (1989-2000), Executive Vice President & Chief Operating Officer of Toyota Europe (2001-2006) and Managing Officer of Toyota Motor Corporation (2004-2006). He was awarded the Order of the Rising Sun, Gold and Silver Star by the Emperor of Japan (2007). He has also served as Chairman and CEO of PPC (2007-2009), Chairman of the Public Sector Private Asset Valuation Fund (2012-2013), Chairman of IOBE (2014-2019), Chairman of the Board of Directors. of AGET Heracles, member of the LafargeHolcim Group (2014-2020), Vice Chairman of the Board of Directors of Neptune Lines Shipping and Managing Enterprises (2015-present), Member of the Board of Directors of Transparency International-Israel (2016-present), Member of the Board of Directors of ELVALHALCOR and Chairman of the Audit Committee (May 2019-2020), and Director of Steelmet S.A. (2020-present).

Mr. **Efstratios Thomadakis** (Member of the Investment Committee) studied business administration and holds a Master's degree in Business Administration (MBA) from the University of Piraeus. He joined Viohalco in 2000. Since then he has held various management positions in the finance department, and in 2010 he became Chief Financial Officer of Sidenor Group, the steel division of Viohalco. He is also a member of the Board of Directors of several Viohalco subsidiaries, such as Sidenor Industrial Steel S.A. Since June 2017, he holds the position of Chief Financial Officer of Viohalco.

Mr. **Nikolaos Mariou** (Member of the Investment Committee) is a chemist, a graduate of the University of Athens and holds a M.Sc. in Biochemical Engineering from University College of London (UCL) and a MBA from Imperial College London. Prior to joining Viohalco, he worked in large Greek and multinational companies in Marketing, Sales and Administration. At SIDENOR S.A., Mr. Mariou served as Commercial Director from 2004 to 2012 and General Manager until September 2021, when he assumed the position of Head of Strategy and Development at Viohalco.

Mr. **Michael Panagis** holds a degree in Chemical Engineering from the National Technical University of Athens, a M.Sc. in Management Science from the University of London, Imperial College and has been a member of the Technical Chamber of Greece since 1985. Apart from Greek, he speaks English, German and French. He has extensive professional experience in senior management positions, having served as CEO and Executive Member of the Board of Directors of "PAPOUTSANIS INDUSTRIAL AND COMMERCIAL SOCIETE ANONYME (2019-2020), Group CEO and Executive Vice Chairman of the Board of Directors of "Selonta Fish Farming S.A." (2015-2019), Group CEO and Executive Vice President of "Eurodrip Group" (2005-2015), and is a member of the Board of Directors of SIDENOR and Cosmos Aluminum. As of November 2023, he is a member of the Investment Committee of NOVAL PROPERTY.

<u>Activities of Members of Administrative, Management and Supervisory Bodies and Senior Executives</u>

The main activities carried out by members of administrative, management and supervisory bodies and senior executives of the Company, other than those related to their position or status in the Company, which are significant for the Company, are, as of 31.12.2023, the following:

Full name	**Company - Legal Entity Name**	**Capacity**
Meletios Fikioris	Lawyer Corinth Pipeworks S.A. STEELMET PROPERTY SERVICES S.A.	 Chairman of BoD Chairman of BoD
Panagiotis Kapetanakos	THE GRID S.A.	Chairman of BoD
Georgios Stergiopoulos	ALMET S.A. ANTIMET S.A. SANIPARK S.A. CABLE WIRES S.A. ATTIKI S.A. ERGOSTEEL S.A. SYMETAL S.A. VITRUVIT S.A. DIAMAN S.A. MINKO S.A. SANITAS EMPORIKI S.A. THE SAND S.A. THE GRID S.A.	Vice-Chairman of BoD Board Member Vice-Chairman of BoD Board Member Board Member Vice-Chairman of BoD Board Member Vice-Chairman of BoD Vice-Chairman of BoD Vice-Chairman of BoD Vice-Chairman of BoD Chairman of BoD Board Member
Vasileios Loumiotis	ELVALHALCOR S.A. MEDICON HELLAS S.A. Alpha Real Estate Services S.A.	Board Member
Ioannis Stroutsis	Mathios Refractories S.A.	Board Member
Loukas Papazoglou	Attica S.A. MYKONOS BEEKEEPING PRODUCTS HEALTH AND BEAUTY PRODUCTS PCC SHAMAL ESTATE PCC MYCRUISER MCYP MIG Group. S.A. OUT OF THE BLUE PCC PANVISION PCC LKP ADVISORY AND DEVELOPMENT PARTNERS SINGLE-MEMBER PCC	Board Member Partner Partner Partner Partner Board Member Partner & Administrator Partner & Administrator Partner & Administrator

Full name	Company - Legal Entity Name	Capacity
Maria Kapetanaki	CENERGY HOLDINGS S.A. INTERNATIONAL TRADE SA STEELMET SA	Board Member Board Member Chairman of BoD
Nikolaos Mariou	SOVEL S.A. SIDMA METALWORKING S.A. ERLIKON WIRE PROCESSING S.A. SUSTAINABLE METAL PROCESSING S.A. STOMANA INDUSTRY S.A. PRAKSYS S.A. STOMANA ENGINEERING SA DOJRAN STEEL DOOEL VIENER SA PORT SVISHTON WEST S.A. JOSTDEX LIMITED SIDEBALK STEEL DOO EPIRUS METALWORKS S.A. AEIFOROS BULGARIA SA SIDENOR STEEL INDUSTRY S.A. PRAKSYS BG SA, UIC CPW SOLAR SA MAGNESIA BUSINESS PARK DEVELOPMENT COMPANY S.A. OINOFYTA BUSINESS PARK DEVELOPMENT COMPANY S.A.	Vice-Chairman of BoD Board Member Board Member Vice-Chairman of BoD Board Member Board Member Board Member Board Member Board Member Board Member Board Member Board Member Board Member Board Member Board Member Board Member Board Member Chairman of BoD Vice-Chairman of BoD
Efstratios Thomadakis	STEELMET SA DOJRAN STEEL DOOEL STEELMET SERVICES S.A. AEIFOROS BULGARIA SIDENOR STEEL INDUSTRY S.A. PRAKSYS BULGARIA	Board Member Board Member Vice-Chairman of BoD Board Member Board Member Board Member
Michail Panagis	SIDENOR STEEL INDUSTRY S.A. KOSMOS ALUMINIUM S.A. STADIO 2020 SPORTS AND RECREATION FACILITIES S.A. ETEM BG S.A. f-nous S.A.	Board Member Board Member CHAIRMAN OF THE BOARD, non-executive member Board Member Board Member

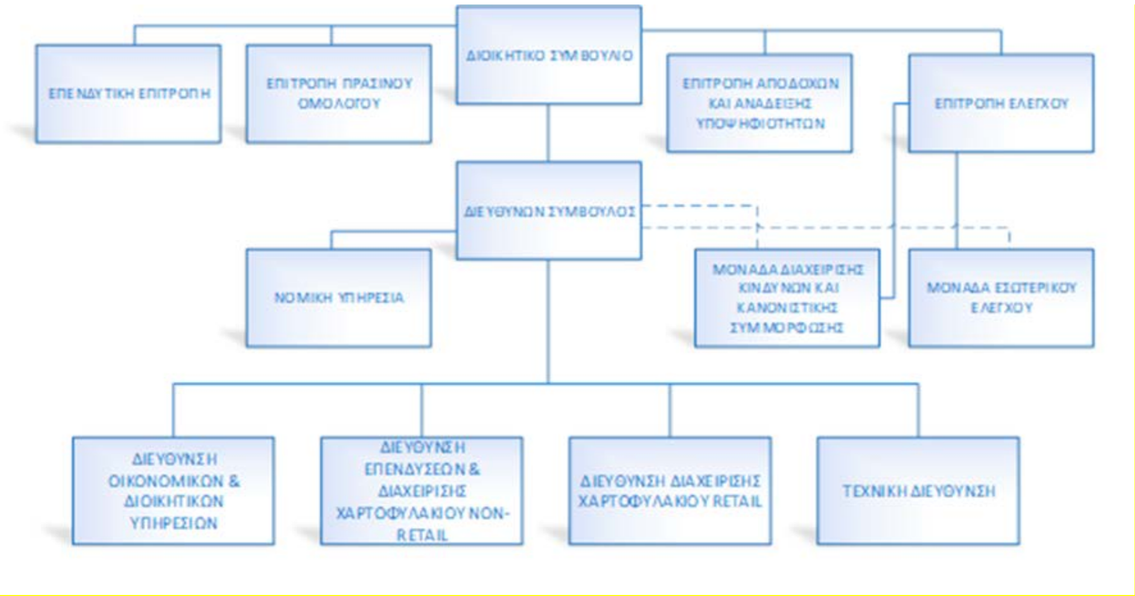
8 Number of shares issued by the Company and held by the members of the Board of Directors and senior executives at the date of this document

No shares of the Company are held by members of the Board of Directors or senior executives.

9 Corporate Governance Practices

Organisational Structure and Organisation Chart

The Company’s organisational structure was designed by considering its operational needs as well as the principles of “task segregation” in order to ensure its smooth functioning, in line with its size, and comply with applicable legislative and regulatory requirements. The Company’s organisational structure on 31.12.2023 is represented as follows:



ΕΠΕΝΔΥΤΙΚΗ ΕΠΙΤΡΟΠΗ	INVESTMENT COMMITTEE
ΕΠΙΤΡΟΠΗ ΠΡΑΣΙΝΟΥ ΟΜΟΛΟΓΟΥ	GREEN BOND COMMITTEE
ΔΙΟΙΚΗΤΙΚΟ ΣΥΜΒΟΥΛΙΟ	BOARD OF DIRECTORS
ΕΠΙΤΡΟΠΗ ΑΠΟΔΟΧΩΝ ΚΑΙ ΑΝΑΔΕΙΞΗΣ ΥΠΟΨΗΦΙΟΤΗΤΩΝ	REMUNERATION AND NOMINATION COMMITTEE
ΕΠΙΤΡΟΠΗ ΕΛΕΓΧΟΥ	AUDIT COMMITTEE
ΝΟΜΙΚΗ ΥΠΗΡΕΣΙΑ	LEGAL SERVICE
ΔΙΕΥΘΥΝΩΝ ΣΥΜΒΟΥΛΟΣ	CEO
ΜΟΝΑΔΑ ΔΙΑΧΕΙΡΙΣΗΣ ΚΙΝΔΥΝΩΝ ΚΑΙ ΚΑΝΟΝΙΣΤΙΚΗΣ ΣΥΜΜΟΡΦΩΣΗΣ	RISK MANAGEMENT AND REGULATORY COMPLIANCE UNIT
ΜΟΝΑΔΑ ΑΕΣΩΤΕΡΙΚΟΥ ΕΛΕΓΧΟΥ	INTERNAL AUDIT UNIT
ΔΙΕΥΘΥΝΣΗ ΟΙΚΟΝΟΜΙΚΩΝ & ΔΙΟΙΚΗΤΙΚΩΝ ΥΠΗΡΕΣΙΩΝ	FINANCIAL AND ADMINISTRATIVE SERVICES DIVISION
ΔΙΕΥΘΥΝΣΗ ΕΠΕΝΔΥΣΕΩΝ & ΔΙΑΧΕΙΡΙΣΗΣ ΧΑΡΤΟΦΥΛΑΚΙΟΥ NON-RETAIL	INVESTMENT & NON-RETAIL PORTFOLIO MANAGEMENT DIVISION
ΔΙΕΥΘΥΝΣΗ ΔΙΑΧΕΙΡΙΣΗΣ ΧΑΡΤΟΦΥΛΑΚΙΟΥ RETAIL	RETAIL PORTFOLIO MANAGEMENT DIVISION
ΤΕΧΝΙΚΗ ΔΙΕΥΘΥΝΣΗ	TECHNICAL DIVISION

CEO

The Chief Executive Officer is elected by the Board of Directors and is the supreme executive body of the Company. He is responsible for the Company's smooth everyday operations and for the achievement of the goals set by the BoD, subject to those powers reserved exclusively for the General Meeting or the Board of Directors of the Company.

The Chief Executive Officer is vested with the overall oversight and responsibility for maximising the value and performance of the Company's real estate portfolio. Moreover, the Chief Executive Officer is ultimately responsible for determining the commercial policy and growth strategy involving the Company's overall investment portfolio.

The Chief Executive Officer supervises all Company Divisions and services, oversees and directs their work, makes all necessary decisions in accordance with the regulations and institutions governing its functioning, as well as with the approved schedules, budgets and decisions of the Board of Directors.

Asset & Administrative Services Division

The Financial & Administrative Services Division reports to the Company's Chief Executive Officer. This Division takes part in business planning through the preparation, monitoring, and processing of Company financial information, and through guidance and control of the Division's separate functions and departments, in line with the Company's strategy. The Division develops, analyses, and implements financial strategies, actions and initiatives, always aligned with corporate strategy.

Furthermore, the Division is fully responsible for providing sound and timely information on financial and administrative matters that will facilitate the taking of appropriate business decisions and will ensure the Company's continuous growth.

The Financial & Administrative Services Division consists, on an indicative basis, of the following Departments/Functions:

(i) Shareholder Services and Corporate Communications Department,

(ii) Accounting Department,

(iii) Economic Analysis Department,

(iv) MIS Department,

(v) Cash Management Department,

(vi) Human Resources Function,

(vii) IT Function,

(viii) Monitoring and renewal of insurance policies Function.

Portfolio Management and Investment Divisions

Overall, the key mission of the Retail (Commercial, F&B, Leisure) and Non-Retail (Office, Industrial, Hotel, etc.) Portfolio Management and Investment Divisions is to maximize the value and performance of the Company's property portfolio they manage.

The above Divisions are supported by the Marketing Department.

Technical Division

The key mission of the Technical Division is to supervise works of repair, maintenance, technical and energy upgrade of the existing portfolio as well as licensing and construction works for new properties.

The Technical Division's duties include, among others, the following:

i. supervision of repairs, maintenance, renovation, completion and new works,

ii. Energy/environmental upgrade.

10 Code of Business Ethics and Conduct

The Company has adopted and implements a Code of Business Ethics and Conduct, since November 2019, and a Business Ethics and Anti-Corruption Policy, since December 2021, as a basis for maintaining the highest standards of business ethics and conduct.

11 Transactions between related parties

Examination of such transactions, and until their completion, is carried out periodically, in compliance with the provisions of the legislation in force and, in particular, the relevant obligations arising from Articles 99 to 101 of Law 4548/2018, on related party transactions and how to approve and monitor intercompany transactions, as to whether they fall within the scope of arm's length transactions, both at the time of their inception and while they remain valid.

In order to protect its own and its shareholders' interests, in the case of transactions with related parties, the Company enters into written agreements with terms that are not affected by their corporate relationships but abide by commercial rules. The Company's transactions are carried out on the basis of objective financial and business criteria as prescribed by applicable laws under conditions of transparency and impartiality (arm's length principle), subject to the rules of healthy competition, and are communicated to the shareholders, the Company's competent bodies and competent authorities, whenever required by applicable laws.

By way of example, the following may be transactions between related parties:

(i) Purchases and sales of properties or goods

(ii) Provision or receiving of services

(iii) Transfer of movable, immovable or intangible assets

(iv) Leases

(v) Right assignment agreements

(vi) Financing agreements (including loans and capital contribution in kind or in money)

(vii) Provision of guarantees or collateral

(viii) Settlement of liabilities between or on behalf of related parties

Monitoring the transactions with related parties falls under the competence of the Division of Financial and Administrative Services. As part of its operations, the Division applies the following principles:

(i) The relevant transactions are flagged in the Company's information system.

(ii) Transaction details are grouped per:

  (a) Related party

  (b) Category of Transaction.

Monitoring the transactions of related parties aims at helping the Division of Financial and Administrative Services provide thorough and objective information to Company Management, the Audit Committee, the Board of Directors, Shareholders and the Hellenic Capital Market Commission with respect to the Company's relationship with each related party.

Transactions and balances with related parties on 31.12.2023 are presented below:

(i) Transactions with the parent company

	Note	**31/12/2023**	31/12/2022
Sales of services		117,566	221,514

	31/12/2023	31/12/2022
Liabilities from rental guarantees	16,985	16,985

(ii) Other related parties

	31/12/2023	31/12/2022
Sales of services	3,995,464	4,136,212
Purchase of services	3,152,143	2,944,253

		31/12/2023	31/12/2022
Receivables	13	270,455	21,885
Liabilities	20	854,411	460,156
Liabilities from rental guarantees		846,198	347,572

(iii) Board of Directors' and Managers' Fees

	31/12/2023	31/12/2022
BoD fees, payroll, and other short-term benefits	1,222,275	1,569,835

Services to and from related parties as well as sales and purchases of goods are performed under the financial terms applicable to non-related parties.

Other related parties concern mainly companies, in which the Company's majority shareholder participates and over which the latter exercises significant influence.

Regarding financial year 2023, Board of Directors' and Managers' Fees include the remuneration and benefits paid up to the date of this report and relating to the closing year.

12 Information systems

The Company has all the tools that allow it to monitor and control its performance in its operations and to formulate its medium and long-term business strategy.

13 Planning and monitoring

Constant monitoring of corporate matters is ensured through the continuous flow of financial information among administration bodies.

14 Accounting system

The Company has installed an appropriate accounting system which enables it to measure all those ratios that are considered necessary at the right time for controlling the Company's financial position.

15 Public Takeover Offers - Information

There are no binding takeover offers and/or rules of mandatory assignment and mandatory redemption of the Company's shares, nor any statutory provision for redemption.

There were no public proposals by third parties to acquire the Company's share capital during the closing year and the current financial year (up to the date of this document).

In the event that the Company decides to undertake such a procedure, this will be done within the framework of both European and Greek legislation.

16 Sustainable Development Policy

The Company is developing its activities in a responsible manner, abiding by business ethics rules, having acknowledged excellence as the ultimate goal in the context of Sustainable Development.

The Company has in place and applies a Sustainable Development Policy, which is part of its Rules of Procedure, in accordance with Article 14(3)(l) of Law 4706/2020, declaring its commitments towards the Environment, the Society and People.

The Sustainable Development Policy of NOVAL PROPERTY is consistent with the Company's values, i.e. responsibility, integrity, transparency, effectiveness and innovation, and it is determined by the Management which is committed to:

i. implementing its Sustainable Development Policy across all levels and sectors in which the Company operates;
ii. strictly complying with applicable laws and implementing fully enforcing the policies, internal guidelines and relevant procedures implemented by the Company, as well as other requirements arising from voluntary agreements, endorsed and accepted by the Company;
iii. maintaining an open, two-way communication channel with all stakeholders and interested parties in general, in order to identify and take into account their needs and expectations;
iv. providing a healthy and safe work environment for its human resources, partners and all visitors;
v. protecting human rights and providing an inclusive work environment of equal opportunities;
vi. making continuous efforts to reducing its environmental footprint by applying responsible actions and preventative measures in accordance with Best Available Techniques;
vii. collaborating with and providing support to local communities so that the Company can contribute to the sustainable development of the local communities in which it operates;
viii. constantly pursuing the generation of value added for all stakeholders and interested parties in general;
ix. preparing and publishing a report of environmental, social, and governance-related (ESG) data, in accordance with EPRA's Sustainability Best Practices Recommendations (sBPR) Guidelines (EPRA - ESG sBPR Reporting). Publications on the Company's sustainable development (ESG) management and performance are available to Shareholders and stakeholders on the Company's website.

Athens, 04 March 2024

Declared by

The Chairman of the BoD	The Vice-Chairman of the BoD & CEO	Chief Financial Officer & Executive Board Member
Meletios Fikioris	Panagiotis Kapetanakos	Aikaterini Apergi
ID Card No AK 511386	ID Card No AO 552181	ID Card No AP 148458

(iii) Report on the allocation of funds raised through the issuance of a Common Bond Loan of an amount of € 120,000,000 for the period from 06.12.2021 up to 31.12.2023

Pursuant to the provisions of paragraph 4.1.2 of the ATHEX Rulebook, the resolution of the ATHEX Board of Directors under number 25/17.07.2008 and the resolution of the Board of Directors of the Hellenic Capital Market Commission under number 8/754/14.04.2016, it is hereby announced that, from the issuance of the Common Bond Loan of an amount of € 120,000,000, with a term of seven (7) years, divided into 120.000 dematerialized, ordinary, bearer bonds with a nominal value of €1.000 each and an annual interest rate of 2.65%, which was performed in accordance with resolution dated 17.11.2021 of the Board of Directors (the "Common Bond Loan") of "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY" (the "Company") and resolution no. 4/937/24.11.2021 of the Board of Directors of the Hellenic Capital Market Commission for the "Approval of the content of the prospectus of the company "NOVAL PROPERTY S.A. - REAL ESTATE INVESTMENT COMPANY», for the public offering and admission to trading of its dematerialized, ordinary, bearer bonds through the issuance of a common bond loan" (the "Prospectus")", a total of €120,000,000 was raised. The estimated costs of issuance of the Common Bond Loan, according to the Prospectus (p. 21, under Section D, D.2) was estimated at up to € 3.8 million (including VAT) and the total capital raised was equally reduced.

The issuance of the Common Bond Loan was fully covered, and the Company's Board of Directors certified the payment of the capital raised on 06.12.2021. It is noted that the issued 120,000 ordinary, bearer bonds were admitted for trading in the Fixed Income Securities Category of the Athens Stock Exchange Regulated Market on 07.12.2021.

As stated in the relevant Prospectus, it is disclosed that part of the funds raised was allocated from 06.12.2021 until 31.12.2023 as follows:

(Amounts in € million)

S/N	Use of Funds Raised	Funds Raised	Funds Allocated until 31.12.2023	Non-allocated Funds as at 31.12.2023
D.2 (i)	Repayment (including accrued interest) of the Issuer's bond loan of 23.07.2020	5.33	5.33	-
D.2 (ii)	Repayment (including accrued interest) of the bond loan of 21.04.2015 (up to € 6.78 million) and partial repayment (including accrued interest) of the Issuer's Open (Overdraft) Account Credit Agreement No 45358 dated 29.07.2014 (up to € 5.67 million)	12.45	11.78	0.67
D.2 (iii)	Green Investment Financing (including the payment of loan liabilities exclusively linked to Green Investments at the time of completion of the relevant acquisitions)	98.39	40.49	57.90
Total		**116.2**	**57.60**	**58.57**
D.2	Plus: Estimated Cost of Issue (including VAT)	3.8	3.8	-
Grand total		**120.0**	**61.4**	**58.60**

1) As regards the use under D.2 (i) of the above table and according to the Prospectus [(p. 21, under Section D, D.2 (i)], out of the amount of € 5.33 million, on 31.01.2022 the entire amount, i.e. € 5.33 million (including accrued interest) was allocated for the full repayment of the Issuer's bond loan dated 23.07.2020.

2) As regards the use under D.2 (ii) of the above table, out of the amount of € 12.45 million, a total amount of € 11.78 million was allocated until 31.12.2022. Specifically, on 03.10.2022, the Company proceeded to the full refinancing of the common, collateralised bond loan dated 21.04.2015 of the Company with ALPHA BANK S.A., as well as to the partial repayment of the Open (Overdraft) Account Credit Agreement No 45358 dated 29.07.2014, also with ALPHA BANK S.A., through the funds of the Green Bond. These loans relate to the construction of the “MARE WEST” commercial park in Corinth, which was certified with the internationally recognised environmental rating BREEAM In-Use Commercial v6. The amount of refinancing amounted to € 6.13 million in relation to the above-mentioned bond loan and € 5.65 million in relation to the above mentioned credit agreement and includes principal and accrued interest for the period maturing on 03.10.2022, as provided for in article 2.1 (ii) of the Green Bond Program, which is included in the Prospectus dated 24.11.2021 (Annex no. 5).06.2022. Since at the date of payment of the repayment amounts of such loans the amounts paid are lower than the above amounts by € 0.67 million, the amount allocated under (iii) will be increased accordingly.

3) As regards the use under D.2 (iii) of the above table, out of the amount of € 98.39 million, the amount of € 40.49 million was allocated until 31.12.2023. According to the Prospectus [(p. 21, under Section D, D.2 (iii)] the remaining amount of up to € 58.6 million (i.e., the original amount of € 98.39 million plus the positive difference of € 0.67 million from the use of D.2 (ii) above minus the expenditure of the current financial year under D.2 (iii)) will be allocated until 31.12.2025 for Green Investments, including the payment of loan obligations exclusively related to Green Investments at the time of completion of the relevant acquisitions.

4) With regard to the use under D.2 of the above table, in relation to the amount of € 3.8 million, the entire amount was allocated until 30.06.2022. According to the Prospectus (p. 21, under Section D, D.2) an amount of up to € 3.8 million (including VAT) will be allocated to cover the Estimated Costs of Issue. It is noted that the Issuance Costs finally amounted to a marginally higher amount of €3.8 million (including VAT), however the Company has accounted for and covered from the raised funds issuance costs up to the original estimated amount, i.e. up to the amount of €3.8 million (including VAT).

The allocation of the funds during the above period from 06.12.2021 up to 31.12.2023, per category of investment/use under D.2. (i), (ii), (iii) and D.2 of the above table refers to the cash disbursement and not to the accounting of the expenditure, as defined in the provisions of resolution no. 25/17.07.2008 of the Board of Directors of the Athens Stock Exchange.

It is clarified that the temporarily non-allocated funds are deposited in the Company's interest-bearing bank accounts and term deposits and will be allocated for Green Investments according to the Prospectus.

On behalf of the Board of Directors

Athens, 04 March 2024

Declared by

The Chairman of the BoD	The Vice-Chairman of the BoD & CEO	Chief Financial Officer & Executive Board Member
Meletios Fikioris	Panagiotis Kapetanakos	Aikaterini Apergi
ID Card No AK 511386	ID Card No AO 552181	ID Card No AP 148458

[Translation from the original text in Greek]

Independent auditor's report

To the Shareholders of "NOVAL PROPERTY REIC"

Report on the audit of the financial statements

Our opinion

We have audited the accompanying financial statements of "NOVAL PROPERTY REIC" (Company) which comprise the separate and financial interest statement of financial position as of December 31, 2023, the statements of profit or loss and other comprehensive income, changes in equity and cash flow statements for the year then ended, and notes to the financial statements, comprising material accounting policy information.

In our opinion, the financial statements present fairly, in all material respects the financial position of the Company as at December 31, 2023, its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards, as adopted by the European Union and comply with the statutory requirements of Law 4548/2018**.**

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs), as they have been transposed into Greek Law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

During our audit we remained independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) that has been transposed into Greek Law, and the ethical requirements of Law 4449/2017 and of Regulation (EU) No 537/2014, that are relevant to the audit of the financial statements in Greece. We have fulfilled our other ethical responsibilities in accordance with Law 4449/2017, Regulation (EU) No 537/2014 and the requirements of the IESBA Code.

We declare that the non-audit services that we have provided to the Company are in accordance with the aforementioned provisions of the applicable law and regulation and that we have not provided non-audit services that are prohibited under Article 5(1) of Regulation (EU) No 537/2014.

The non-audit services that we have provided to the Company, for the year ended as at December 31, 2023 are disclosed in note 32 to the financial statements.

Key audit matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the year under audit. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

<table>
<tr><th>Key audit matter</th><th>The procedures performed to address the key audit matter</th></tr>
<tr><td>

Valuation of investment property

(Notes 2.9, 6 and 8 in the financial statements)

The Company's investment property comprises of land and buildings owned by the Company, which mainly accommodate offices, shops and other commercial properties, hotels, warehouses, plot of land and residential properties. At December 31, 2023, the fair value of the Company's investment property amounted to €557.3 mil, representing 83.2% of the Company's total assets, while the gain from the adjustment of their value in the year then ended amounted to €47.6 mil.

The Company measure investment property at fair value. The estimation of fair value was performed by independent certified valuators that use the following valuation methods

- Discounting cash flow method
- Comparative method
- Residual value method
- Direct capitalization method

in accordance with the provisions of International Valuation Standards, International Financial Reporting Standard (IFRS) 13, International Accounting Standard (IAS) 40 as well as Law 2778/1999 of the Common Ministerial Decision 26294/B.1425/19.07.2000 (Greek Government Gazette Issue 949/31.07.2000).

The estimation of each property's value took into account specific data, such as the lease income earned from each property. However, the assessment of properties was based on assumptions that require a significant degree of judgement, such as appropriate discount rates, existing contracts' yields to maturity and comparative leases based on available market data, in order to determine a range of valuation results from which a representative valuation can be extracted.

We have identified the valuation of Investment Property as a key audit matter due to

- The significant value of investment property in the financial statements
- The uncertainty inherent in the valuation assumptions

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We performed the following audit procedures for the Company's investment property for the year ended December 31, 2023:

- We reconciled the fair values of the Company's investment property to the corresponding accounting records.
- We performed procedures in order to test, on a sampling basis, whether the data provided by management to the certified valuer for the estimation of the fair value of the Company's investment property was based on the existing contracts. The aforementioned data mainly consists of information based on the relevant lease contracts.
- We received and reviewed the valuations performed, as well as the contract signed between the valuer and the Company, and we did not identify any information or facts which could affect valuer's objectivity and independence.
- We compared the fair values of investment property of the previous and the current year in order to assess whether they changed according to market trends and we requested from management to justify any significant deviation. All significant deviations were sufficiently justified by management.
- In cooperation with external property valuation expert, we tested, on a sampling basis, whether the valuation methods used were appropriate for each property, consistent with those applied in the previous year as well as in compliance with International Valuation Standards and Law 2778/1999.

</td></tr>
</table>

• the sensitivity of valuations to changes in the adopted assumptions (such as rentals concerning less active markets, discount rates, inflation and yields to maturity)	• We also assessed the reasonableness of the assumptions adopted (such as discount rates, yields to maturity and market lease rates), comparing them to market data, in order to determine a
• The challenges that existed within real estate market as a result of the macroeconomic uncertainty in Europe due to recent geopolitical developments and the respective effects to energy costs, inflation and interest rate curves. The evaluation of the judgments and estimates applied by Management for the valuation of the numerous investment properties of the Company requires significant audit work and support from specialized external professionals in valuations of our firm. Therefore, the evaluation of the above judgments and estimates required significant audit effort.	reasonable range for the relevant data. Where discount rates, yields to maturity and market lease rates did not fall within the expected range, we requested from management to justify the use of these assumptions in the respective valuation. • In respect of the property valuations, we met with the certified valuer to develop an understanding of its approach and judgments made in the valuations. We discussed any adjustment to the assumptions made in its valuations and assessed whether those the assumptions were appropriate. • Based on the audit procedures we performed, the valuations performed by the Company and the assumptions used, were within the expected range and in line with current market conditions taking into consideration the recent geopolitical developments. Furthermore, the lease income from the Company's investment property, which was used for fair value estimation, was based on the existing contracts effective as of December 31, 2023. Finally, we confirmed that the disclosures included in Note 8 of the financial statements were sufficient and appropriate in line with the requirements of International Financial Reporting Standard (IFRS) 13 and International Accounting Standard (IAS) 40.

Other Information

The members of the Board of Directors are responsible for the Other Information. The Other Information, which is included in the Annual Report in accordance with Law 3556/2007, is the Statements of Board of Directors members, the Board of Directors Report and the Report on the use of proceeds (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report.

Our opinion on the financial statements does not cover the Other Information and except to the extent otherwise explicitly stated in this section of our Report, we do not express an audit opinion or other form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the Other Information identified above and, in doing so, consider whether the Other Information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We considered whether the Board of Directors Report includes the disclosures required by Law 4548/2018 and the Corporate Governance Statement required by article 152 of Law 4548/2018 has been prepared.

Based on the work undertaken in the course of our audit, in our opinion:

- The information given in the Board of Directors' Report for the year ended at December 31, 2023 is consistent with the financial statements,
- The Board of Directors' Report has been prepared in accordance with the legal requirements of article 150 of Law 4548/2018,
- The Corporate Governance Statement provides the information referred to items c and d of article 152 of Law 4548/2018.

In addition, in light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the Board of Directors' Report and Other Information that we obtained prior to the date of this auditor's report. We have nothing to report in this respect.

Responsibilities of Board of Directors and those charged with governance for the financial statements The Board of Directors is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards, as adopted by the European Union and comply with the requirements of Law 4548/2018, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the year under audit and are therefore the key audit matters. We describe these matters in our auditor's report.

Report on other legal and regulatory requirements

1. Additional Report to the Audit Committee

Our opinion on the accompanying financial statements is consistent with our, as per article 11 of Regulation (EU) 537/2014 required, Additional Report to the Audit Committee of the Company.

2. Appointment

We were first appointed as auditors of the Company by the decision of the annual general meeting of shareholders on January 10, 2020. Our appointment has been renewed annually by the decision of the annual general meeting of shareholders for a total uninterrupted period of appointment of 5 fiscal years.

3. Operating Regulation

The Company has an Operating Regulation in accordance with the content provided by the provisions of article 14 of Law 4706/2020.

4. Assurance Report on the European Single Electronic Format

We have examined the digital file of the Company, which was compiled in accordance with the European Single Electronic Format (ESEF) defined by the Commission Delegated Regulation (EU) 2019/815, as amended by Regulation (EU) 2020/1989 (ESEF Regulation), and which includes the financial statements of the Company for the year ended December 31, 2023, in XHTML format [213800XKY8GHKN57D970-2023-12-31el].

Regulatory framework

The digital file of the European Single Electronic Format is compiled in accordance with ESEF Regulation and 2020 / C 379/01 Interpretative Communication of the European Commission of

November 10, 2020, as provided by Law 3556/2007 and the relevant announcements of the Hellenic Capital Market Commission and the Athens Stock Exchange (ESEF Regulatory Framework).

In summary, this Framework includes the requirement, inter alia, that all annual financial reports should be prepared in XHTML format.

The requirements set out in the current ESEF Regulatory Framework are suitable criteria for formulating a reasonable assurance conclusion.

Responsibilities of the management and those charged with governance

The management is responsible for the preparation and submission of the financial statements of the Company, for the year ended December 31, 2023, in accordance with the requirements set by the ESEF Regulatory Framework, as well as for those internal controls that management determines as necessary, to enable the compilation of digital files free of material error due to either fraud or error.

Auditor's responsibilities

Our responsibility is to plan and carry out this assurance work, in accordance with no. 214/4 / 11.02.2022
Decision of the Board of Directors of the Hellenic Accounting and Auditing Standards Oversight Board
(HAASOB) and the "Guidelines in relation to the work and the assurance report of the Certified Public Accountants on the European Single Electronic Format (ESEF) of issuers with securities listed on a regulated market in Greece" as issued by the Board of Certified Auditors on 14/02/2022 (ESEF Guidelines), providing reasonable assurance that the financial statements of the Company prepared by the management in accordance with ESEF comply in all material respects with the current ESEF Regulatory Framework.

Our work was carried out in accordance with the IESBA Code, which has been transposed into Greek Law and in addition we have fulfilled the ethical responsibilities of independence, according to Law 4449/2017 and the Regulation (EU) 537/2014.

The assurance work we conducted is limited to the procedures provided by the ESEF Guidelines and was carried out in accordance with International Standard on Assurance Engagements 3000, "Assurance Engagements other than Audits or Reviews of Historical Financial Information". Reasonable assurance is a high level of assurance, but it is not a guarantee that this work will always detect a material misstatement regarding non-compliance with the requirements of the ESEF Regulation.

Conclusion

Based on the procedures performed and the evidence obtained, we conclude that the financial statements of the Company for the year ended December 31, 2023, in XHTML file format [213800XKY8GHKN57D970-202312-31-el], have been prepared, in all material respects, in accordance with the requirements of the ESEF Regulatory Framework.

pwc

Athens, March 04, 2024
The Certified Auditor

PricewaterhouseCoopers S.A.

Certified Auditors
260 Kifissias Avenue
152 32 Halandri
SOEL Reg. No 113

Socrates Leptos Bourgi
SOEL Reg. No 41541

NOVAL PROPERTY

Annual Individual and Economic Interest

Financial Statements

according to the International Financial Reporting Standards (IFRS)

For the year 1 January to 31 December 2023

INDIVIDUAL AND ECONOMIC INTEREST STATEMENT OF FINANCIAL POSITION

	Note	31/12/2023	31/12/2022
Assets			
Investment property	8	557,312,240	483,963,462
Property, plant and equipment	9	834,615	746,028
Right of use assets	10	2,750,723	2,586,077
Intangible assets	11	181,341	213,760
Participations in joint ventures	12	22,502,442	11,262,663
Derivatives	18	1,366,349	2,372,926
Other non-current assets	13	2,355,640	2,557,426
Non-current assets		**587,303,351**	**503,702,341**
Trade and other receivables	13	7,751,373	4,840,983
Derivatives	18	604,946	487,078
Cash and cash equivalents	14	74,578,151	88,316,143
Current assets		**82,934,470**	**93,644,204**
Total assets		**670,237,821**	**597,346,545**
Equity			
Share capital	15	268,667,910	268,667,870
Share premium		5,956,059	5,956,059
Other reserves	16	1,587,899	2,476,607
Retained earnings		151,177,942	88,753,154
Total equity		**427,389,809**	**365,853,689**
Liabilities			
Borrowings	17	203,467,044	200,168,192
Lease liabilities	17	13,313,612	13,208,094
Defined benefit obligations	19	72,914	55,166
Non-current liabilities		**216,853,570**	**213,431,452**
Borrowings	17	11,166,627	10,485,829
Trade and other payables	20	12,815,881	6,720,801
Current income tax liabilities	26	1,661,992	551,480
Lease liabilities	17	349,941	303,294
Current liabilities		**25,994,441**	**18,061,404**
Total liabilities		**242,848,012**	**231,492,856**
Total equity and liabilities		**670,237,821**	**597,346,545**

The notes on pages 122 to 171 are an integral part of the individual and economic interest financial statements.

INDIVIDUAL AND ECONOMIC INTEREST STATEMENT OF COMPREHENSIVE INCOME

	Note	1/1 – 31/12/2023	1/1 - 31/12/2022
Rental income from investment property	21	29,338,698	24,879,940
Gain / (loss) from fair value adjustment on investment property	8	47,639,595	18,208,010
Direct property operating expenses	22	(3,062,065)	(4,987,429)
Taxes and duties related to investment property	22	(2,786,654)	(2,534,247)
Personnel expenses	23	(3,915,331)	(3,546,159)
Other operating expenses	24	(2,468,871)	(1,990,109)
Net loss from financial assets impairment	13	(97,826)	32,387
Gain / (loss) from sale of assets		(3,304)	-
Depreciation and amortization		(237,632)	(204,014)
Other income		716,376	995,927
Operating profit		**65,122,986**	**30,854,306**
Finance income	25	2,014,641	56,844
Finance costs	25	(8,517,873)	(5,362,124)
Finance costs - net		**(6,503,232)**	**(5,305,280)**
Share of net profit of joint ventures accounted for using the equity method	12	8,839,780	(239,484)
Profit / (loss) before income taxes		**67,459,534**	**25,309,542**
Income tax expense	26	(2,852,637)	(830,387)
Profit / (Loss) for the year		**64,606,897**	**24,479,155**
Basic and diluted earnings per share	27	**0.60**	**0.24**
Diluted earnings per share (assuming Primary Listing on the ASE)	27	**0.45**	**0.18**
Other comprehensive income			
Items that will not be subsequently reclassified to profit or loss			
Other adjustments		-	(351,078)
Actuarial gain	19	4,848	5,398
Total		**4,848**	**(345,680)**
Other items of comprehensive income that might be subsequently reclassified to profit or loss			
Gains / (loss) on cash flow hedges – effective portion	16	(396,135)	1,036,950
Hedging (gain) / loss reclassified to profit or loss	16	(492,573)	(47,116)
Total		**(888,708)**	**989,834**
Other comprehensive income for the period		**(883,860)**	**644,154**
Total comprehensive income for the period		**63,723,037**	**25,123,309**

The notes on pages 122 to 171 are an integral part of the individual and economic interest financial statements.

INDIVIDUAL AND ECONOMIC INTEREST STATEMENT OF CHANGES IN EQUITY

	Note	Share Capital	Share premium	Other reserves	Retained earnings	Total Equity
Balance on 1 January 2022		**247,321,611**	**-**	**1,837,851**	**65,744,774**	**314,904,236**
Profit for the year		-	-	-	24,479,155	**24,479,155**
Other comprehensive income	16, 19	-	-	638,756	5,398	**644,154**
Total comprehensive income for 2022		**247,321,611**	**-**	**2,476,607**	**90,229,327**	**340,027,545**
Transactions with owners						
Share capital increase		21,346,258	5,956,059	-	-	**27,302,317**
Dividends paid		-	-	-	(2,522,680)	**(2,522,680)**
Acquisition through merger		-	-	-	1,046,507	**1,046,507**
Total transactions with owners		**21,346,258**	**5,956,059**	**-**	**(1,476,174)**	**25,826,143**
Balance on 31 December 2022		**268,667,870**	**5,956,059**	**2,476,607**	**88,753,153**	**365,853,688**
Balance on 1 January 2023		**268,667,870**	**5,956,059**	**2,476,607**	**88,753,153**	**365,853,688**
Profit for the year		-	-	-	64,606,897	**64,606,897**
Other comprehensive income	16, 19	-	-	(888,708)	4,848	**(883,860)**
Total comprehensive income for 2023		**268,667,870**	**5,956,059**	**1,587,899**	**153,364,898**	**429,576,725**
Transactions with owners						
Share capital increase	15	40	-	-	-	**40**
Dividends paid	30	-	-	-	(2,186,956)	**(2,186,956)**
Total transactions with owners		**40**	**-**	**-**	**(2,186,956)**	**(2,186,916)**
Balance on 31 December 2023		**268,667,910**	**5,956,059**	**1,587,899**	**151,177,942**	**427,389,809**

The notes on pages 122 to 171 are an integral part of the individual and economic interest financial statements.

INDIVIDUAL AND ECONOMIC INTEREST STATEMENT OF CASH FLOWS

	Note	1/1 - 31/12/2023	1/1 - 31/12/2022
Cash from operating activities			
Gain / (loss) for the period		64,606,897	24,479,155
Income tax expense	26	2,852,637	830,387
Depreciation and amortization		237,632	204,014
(Gain) / loss from derivatives valuation		-	(2,252,025)
(Gain) / loss from fair value adjustments on investment property	8	(47,639,595)	(18,208,010)
Finance income	25	(2,014,641)	(56,844)
Finance costs	25	8,517,873	7,614,149
(Gain) / loss from sale of property, plant and equipment		(40)	-
(Gain) / loss from sale of investment property		3,344	-
Share of net profit of joint ventures accounted for using the equity method	12	(8,839,780)	239,484
Other provisions		22,597	22,345
Net loss from financial assets impairment	13	97,826	(32,387)
		17,844,749	**12,840,268**
(Increase) / decrease in trade and other receivables		(2,708,604)	1,415,077
Increase / (decrease) in trade and other payables		6,347,349	(248,096)
		3,638,745	**1,166,981**
Interest paid		(7,947,377)	(7,601,467)
Taxes paid		(1,778,499)	(602,351)
Net cash from operating activities		**11,757,619**	**5,803,431**
Cash from investing activities			
Purchases of property, plant, and equipment	9	(163,981)	(153,078)
Purchases / improvement of investment property	8	(26,670,308)	(22,068,849)
Proceeds from sale of property, plant, and equipment		40	-
Proceeds from sale of investment property	8	1,125,000	-
Interest received	25	2,014,641	56,844
(Increase of participation) / decrease in joint ventures	12	(2,400,000)	(3,250,000)
Cash from merger		-	692,993
Net cash from investing activities		**(26,094,607)**	**(24,722,090)**
Cash from financing activities			
Proceeds from share capital increase	15	40	-
Proceeds from borrowings	17	9,918,750	4,515,750
Repayments of lease liabilities	17	(318,546)	(317,084)
Dividends paid to company's shareholders	30	(2,186,956)	(2,522,680)
Repayments of borrowings	17	(6,814,291)	(23,532,791)
Net cash from financing activities		**598,996**	**(21,856,805)**
Net decrease in cash and cash equivalents		**(13,737,992)**	**(40,775,464)**
Movement in cash and cash equivalents			
Cash and cash equivalents at the beginning of the year	14	88,316,143	129,091,607
Net decrease in cash and cash equivalents		(13,737,992)	(40,775,464)
Cash and cash equivalents at the end of the year	14	**74,578,151**	**88,316,143**

The notes on pages 122 to 171 are an integral part of the individual and economic interest financial statements.

NOTES TO THE ANNUAL INDIVIDUAL AND FINANCIAL INTEREST FINANCIAL INFORMATION

1. General Information

NOVAL PROPERTY (the "Company") was established as a REIC under Law 2778/1999 (as amended and in force) on 15.10.2019, in accordance with Notice no. 104188 / 15.10.2019 of the Secretariat-General of Trade and Consumer Protection, Market General Directorate, Companies Directorate, Listed S.A. and Sports S.A. Supervision Department, by virtue of merger agreement No. 6889/19.9.2019 of "NOVAL GREEK INDUSTRIAL, TOURISM AND COMMERCIAL SOCIETE ANONYME" and "VET S.A., TOURISM, BUILDING, INDUSTRIAL COMMERCIAL METAL COMPANY" with parallel contributions in kind of real estate properties of affiliated companies of the merging companies and in particular the companies: VIOHALCO SA, VITRUVIT GREEK SANITARY WARE INDUSTRY SOCIETE ANONYME, ERLIKON WIRE PROCESSING INDUSTRIAL SOCIETE ANONYME, METALCO BULGARIA EAD, M.I.N.K.O. COMMERCIAL AND INDUSTRIAL SOCIETE ANONYME, FITCO METAL PROCESSING INDUSTRY SOCIÉTÉ ANONYME and ERGOSTEEL TECHNICAL AND INDUSTRIAL SOCIETE ANONYME, of the Notary of Athens Marina Karageorgi, as approved by decision No. 103848/14.10.2019 of the General Secretariat of Commerce & Consumer Protection - General Market Directorate - Companies Division - Section of Listed SAs and Sports SAs Supervision.

The above were preceded by Decision 6/832 of 30.11.2018 (ref. no. 4599/7.12.2018) of the Board of Directors of the Hellenic Capital Market Commission for the licensing of Real Estate Investment Companies (REICs) and Alternative Investment Funds (AIFs) with internal management to the (at the time, under establishment) NOVAL PROPERTY, as well as the subsequent Decision No. 337/3.09.2019 (ref. no. 3162/3.09.2019) of the Deputy Director of the Directorate of Capital Market Intermediaries of the Hellenic Capital Market Commission regarding the permission to change the Share Capital and amend the Articles of Association of NOVAL PROPERTY.

On 29.10.2020, the merger was completed between NOVAL PROPERTY and the société anonyme under the name "METEM S.A. Metal Trading and Investments in Real Estate Societe Anonyme" (hereinafter referred to as "METEM"). The transaction took place by virtue of deed No. 7033/05.10.2020 of the Notary of Athens Marina Karageorgi, by which NOVAL PROPERTY was merged with METEM by absorption of the latter by the former. This merger was approved by decision with ref. No. 114008/29.10.2020 of the Head of the Companies Directorate, of the General Directorate of Market, of the General Secretariat of Commerce and Consumer Protection of the Ministry of Development and Investment, which (decision) was registered in the GCR of the Ministry of Development and Investment, on 29.10.2020, under Registration Code Number 2323665, as evidenced by notice ref. No. 114010/29.10.2020 of the above Authority. As a result of the merger described above, NOVAL PROPERTY, as the universal successor of METEM, automatically became, from 30 October 2020, the owner of all the properties of METEM and was entitled to all its rights and obligations. The most important asset acquired by NOVAL PROPERTY through the above corporate transformation is an ab indiviso ownership percentage of 45,572% of the River West Shopping Centre and the IKEA hypermarket (with a total estimated fair value at the completion date of the merger of € 47,718 thousand). Until then, the Company held 54,428% of the ab indiviso ownership of these two properties, and, as a result, after the completion of the merger, it had their full ownership. At the same time, the Company undertook -amongst others- the total bank borrowings of METEM amounting to € 17,319 thousand, which concerns three long-term, unsecured, bond loans with three Greek systemic banks.

The above was preceded by Decision 369 of 26.10.2020 (ref. no. 2292/27.10.2020) of the head of the Segments Administration of the Capital Markets Commission on the permission grand for a change in the share capital of the company and an amendment to its Articles of Association.

The Company was established with an initial share capital of € 225,358,652, which is fully paid. As a result of the above-mentioned merger through absorption of METEM, the share capital of the Company increased and amounted to € 247,321,611, with the cancellation of the old shares and the issuance of 247,321,611 new, ordinary, registered shares with voting value € 1 each. The new share capital was paid in full.

On 27.06.2022, the Company completed a share capital increase (SCI) through contributions of real estate properties and stocks in companies holding real estate properties, by related natural and legal persons. The amount of SCI amounted to twenty-one million three hundred and forty six thousand two hundred and fifty nine euros (€21,346,259). This transaction resulted in a premium amount of five million nine hundred and fifty-six thousand fifty-eight euros and sixty-seven cents (€5,956,058.67). As a result of the above increase, the Company's share capital amounted to two hundred and sixty-eight million six hundred and sixty-seven thousand eight hundred and seventy euros (€268,667,870), divided into two hundred and sixty-eight million six hundred and sixty-seven thousand eight hundred and seventy (268,667,870) ordinary registered shares with voting rights, with a nominal value of €1 each, and was fully paid up.

The above was preceded by Decision 415 of 27.06.2022 (ref. no. 1584/27.06.2022) of the Head of the Segments Administration of the Capital Markets Commission on the permission grant for a change in the share capital of the company and an amendment to its Articles of Association.

On 30.12.2022, the merger of NOVAL PROPERTY with its wholly owned subsidiaries under the names "METALLOURGIA ATTIKIS REAL ESTATE SINGLE-MEMBER S.A." and MEDITERRANEAN ENTERPRISES SINGLE-MEMBER HOLDINGS AND REAL ESTATE INVESTMENT COMPANY” (that Noval Property had acquired in the context of the above mentioned share capital increase of 27.06.2022), was completed with the absorption of the latter two from the former by virtue of deed no. 7034/21.12.2022 of the Notary Public of Athens Marina Karageorgi. This merger was approved by decision no. 125336/30.12.2022 of the Head of the Companies Directorate of the Market General Directorate of the Secretariat-General of Trade and Consumer Protection of the Ministry of Development and Investment, and such decision was registered in the General Commercial Registry of the Ministry of Development and Investment, on 30.12.2022, with the registration code number 3388064 (see notes 8 and 31).

On 04.09.2023, the Extraordinary General Meeting of the Company's Shareholders approved, among others, the following:

- an increase of the Company's share capital by forty (40) euros, through payments in cash and the issue of forty (40) new ordinary registered shares with voting rights, with a nominal value of €1 each, as well as the corresponding amendment to Article 5 of the Company's Articles of Association on share capital; and

- an increase of the nominal value of the Company's shares from € 1 per ordinary, registered, voting share, to € 2.50 per ordinary, registered, voting share, while reducing the total number of Company’s shares from 268,667,910 to 107,467,164 ordinary, registered, voting shares by combining old shares at a ratio of two point five (2.5) old shares to one (1) new share (reverse split 2.5:1), and relevant amendment of Article 5 of the Company’s Articles of Association.

The above two acts were approved by decision no. 480/15.09.2023 (ref. no. 2269/15.09.2023) of the Head of the Hellenic Capital Market Commission’s Body Directorate and were completed within the closing year, in accordance with notice of registration in the General Commercial Registry no. 3028563AP/18.09.2023 (KAK 3765779).

As a result of the above, the Company's share capital amounts, as of 31.12.2023, to two hundred and sixty-eight million six hundred and sixty-seven thousand nine hundred and ten euros (€268,667,910), divided into one hundred and seven million four hundred and sixty-seven thousand one hundred and sixty-four (107,467,164) ordinary registered shares with voting rights, with a nominal value of €2.5 each and is fully paid up.

Since its establishment, the Company has been supervised by the Hellenic Capital Market Commission.

The Company's registered seat is located in Greece, in the Municipality of Athens at 2-4 Mesogeion Avenue. The administration offices of the Company are located at the intersection of 41, Tsiklitira St. & 67, Kon/nou Karamanli St., Municipality of Amaroussio.

The Company is registered in the General Commercial Registry (GCR) of Societes Anonymes under number 152321260000.

The Company's Legal Entity Identifier (LEI) is 213800XKY8GHKN57D970.

The Company is engaged in the leasing of investment property under operating leases.

Viohalco S.A., which is based in Belgium and is listed primarily on EURONEXT Stock Exchange, Brussels and, secondarily, on Athens Stock Exchange, has a direct holding of 72.74% and indirect holding of 8.3%, (ie. 81.04% by total).

The Company is required to list its shares in an organized market operating in Greece until 15.10.2024, in accordance with resolution no. 9337/05.09.2023 of the Board of Directors of the Hellenic Capital Market Commission, by which the latter granted permission for the extension of the listing of Company's shares on the Athens Stock Exchange by one year, in accordance with the provisions of Law 2778/1999, as in force.

These individual and economic interest financial statements were approved by the Company's Board of Directors on 4 March 2024, have been posted on the Company's website www.noval-property.com and are subject to the approval of the Ordinary General Meeting of Shareholders.

2. Preparation framework and accounting policies

2.1 Preparation framework

This individual and economic interest financial information ("financial information") of the Company for the period from 01 January to 31 December 2023 (5th fiscal year) have been prepared in accordance with the International Financial Reporting Standards ("IFRS") and the IFRS Interpretations Committee, as adopted by the European Union.

The financial information has been prepared based on the historical cost principle, with the exception of owned and leased plots and buildings (investment property) measured at fair value, and derivatives (Notes 2.9, 2.13, 2.18).

The preparation of the financial information, in accordance with the IFRS, requires the use of certain critical accounting estimates and also requires Management to exercise judgement when applying accounting policies. In addition, it requires the use of calculations and assumptions that affect the aforementioned asset and liability figures, the disclosure of contingent receivables and liabilities on the date the financial statements are prepared and the aforementioned income and expense figures during the said year. Despite the fact that these calculations are based on Management's best knowledge in relation to current conditions and actions, actual results may ultimately differ from these calculations. The areas that concern complex transactions and entail a high level of subjectivity or any estimates and acknowledgements which are important for the financial statements are set out in Note 6.

Throughout 2023, the geopolitical events in Ukraine with the consequent impact on energy costs, inflationary trends and rising interest rates created unfavorable conditions and affected the real estate markets. NOVAL PROPERTY, with rational planning, managed to cope with the difficult circumstances that prevailed, both at European and international level and, by rigorously applying the principles of its investment strategy, continued its organic growth in its field of activity. Although the real estate markets operated with a satisfactory volume of transactions and provided sufficient comparative data, the Company continues to closely monitor all developments.

The Company also recognizes the risks related to environmental issues, such as risks related to climate change, like extreme weather events, changes in building standards related to sustainable buildings, the burden on water resources from potential spills, improper waste management, etc. These risks may affect the Company's reputation or result in administrative and legal sanctions. In order to address and manage environmental risks arising from its activities, the Company has developed and applies an Environmental Policy and an Energy and Climate Change Policy (see the relevant section in the Non-Financial Information Report above).

The Company has made every effort to take into account all reasonable and valid information available as at 31.12.2023, while at the same time monitoring developments and planning appropriate actions where deemed appropriate.

(ii) Joint arrangements and equity method

(i) Accounting for investments in associates or joint arrangements (not related to investments in subsidiaries)

In the financial statements of a company that has investments in associates or joint arrangements, which however are not investments in subsidiaries, these investments should be accounted for using the equity method and initially recognized at acquisition cost. Such financial statements are referred to as financial statements of financial interest since they are neither consolidated nor individual. Due to the acquisition and possession of 50% of the company "THE GRID S.A." (see note. 12) as of the first half of 2021, the Company is required to account for its investment in it using the equity method and, subsequently, prepare financial statements of financial interest for 2023 as well.

These statements do not differ from the Company's individual financial statements for 2023, where subsequent recognition of investments in associates and joint ventures using the equity method has been elected [see (iii) below].

(ii) Joint arrangements

In accordance with IFRS 11 “Joint Arrangements”, investments in joint arrangements are classified either as joint operations or as joint ventures. The classification depends on the contractual rights and obligations of each investor and not on the legal structure of the joint arrangement. The Company has evaluated the nature of its investments in joint arrangements and determined that they are joint ventures.

Investments in joint ventures are accounted for using the equity method [see (iii) below] and are initially recognized at acquisition cost in the statement of financial position.

(iii) Equity method

Under the equity method, holdings in a company are initially recognized at acquisition cost and are subsequently increased or decreased so as to recognize in profit or loss the Company's share in post-acquisition profits or losses, as well as to recognize in other comprehensive income the Company's share in changes in that company's other comprehensive income. Dividends received or receivable from associates and joint ventures are recognized as a reduction in the carrying amount of the investment.

Where the Company's share in the losses on an investment accounted for under the equity method equals or exceeds the value of the investment in the company including any other unsecured long-term receivables, the Company does not recognize additional losses unless payments have been made or additional liabilities incurred for the investment.

Unrealized profits from transactions between the Company and associates and joint ventures are eliminated to the extent of the Company's holding in those entities. Unrealized losses are also eliminated unless the transaction provides indications of impairment of the transferred asset. Accounting policies governing investments that are accounted for using the equity method are modified, where necessary, so as to be in line with those adopted by the Company.

The carrying amount of investments accounted for by using the equity method is reviewed for impairment in accordance with the policy described in the relevant section of the annual financial statements for the year ended 31 December 2023.

The Company recognises investments in associates and joint ventures in the individual and financial interest financial statements using the equity method.

(iii) Segment Reporting

Segments are determined based on the internal reporting needs of the Company's Board of Directors (as the main strategic decision maker), which makes strategic decisions based on its assessment of the Company's performance and position.

Therefore, information by segment is presented in the financial information regarding the Company's activity in Greece and abroad.

2.4 Earnings per share

(i) Basic earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to the Company's Shareholders by the weighted average number of ordinary shares outstanding during the year, excluding treasury shares.

(iv) Adjusted earnings per share

In calculating adjusted earnings per share, the data used to determine basic earnings per share are adjusted to take into account:

- the after-tax effect of interest and other finance costs related to potential ordinary shares that would have a dilutive effect on basic earnings per share; and

- the weighted average number of additional ordinary shares that would be outstanding assuming the conversion into ordinary shares of all potential securities with a dilutive effect on basic earnings per share.

If the number of outstanding ordinary shares or outstanding potential ordinary shares convertible into ordinary shares increases as a result of a capitalization or bonus issue or share split or decreases as a result of a reverse share split, the calculation of basic and adjusted earnings per share for all periods presented shall be adjusted retrospectively. If these changes occur after the balance sheet date but before the financial statements are authorized for issue, the per share calculations for those periods and for each prior period presented shall be based on the new number of shares. The fact that per share calculations reflect such changes in the number of shares shall be disclosed. In addition, basic and diluted earnings per share of all periods presented shall be adjusted for the effects of errors and adjustments resulting from changes in accounting policies accounted for retrospectively.

2.5 New standards, amendments to standards and interpretations

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning on or after 1 January 2023. The Company's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows.

Standards and Interpretations effective for the current financial year

IAS 1 (Amendments) "Presentation of Financial Statements" and IFRS Practice Statement 2 "Disclosure of Accounting policies" (effective for annual periods beginning on or after 1 January 2023)

The amendments require companies to disclose their material accounting policy information and provide guidance on how to apply the concept of materiality to accounting policy disclosures. The amendments had no impact on the annual Individual and Economic Interest Financial Statements of the Company.

IAS 8 (Amendments) "Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates" (effective for annual periods beginning on or after 1 January 2023)

The amendments clarify how companies should distinguish changes in accounting policies from changes in accounting estimates. The amendments had no impact on the annual Individual and Economic Interest Financial Statements of the Company.

IAS 12 (Amendments) "Deferred tax related to Assets and Liabilities arising from a Single Transaction" (effective for annual periods beginning on or after 1 January 2023)

The amendments require companies to recognize deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences. This will typically apply to transactions such as leases for the lessee and decommissioning obligations. The amendments had no impact on the annual Individual and Economic Interest Financial Statements of the Company.

IAS 12 "Income taxes" (Amendments): International Tax Reform – Pillar Two Model Rules (effective for annual periods beginning on or after 1 January 2023)

The amendments introduce a mandatory temporary exception from accounting for deferred taxes arising from the Organization for Economic Co-operation and Development's (OECD) international tax reform. The amendments also introduce targeted disclosure requirements.

The temporary exception applies immediately and retrospectively in accordance with IAS 8, whereas the targeted disclosure requirements will be applicable for annual reporting periods beginning on or after 1 January 2023. The amendments had no impact on the annual Individual and Economic Interest Financial Statements of the Company.

Standards and Interpretations effective for subsequent periods

IAS 1 "Presentation of Financial Statements" (Amendments) (effective for annual periods beginning on or after 1 January 2024)

- **2020 Amendment "Classification of liabilities as current or non-current"**

  The amendment clarifies that liabilities are classified as either current or non-current depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date. The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability. The amendment is not expected to have a significant impact on the Company's annual Individual and Economic Interest Financial Statements.

- **2022 Amendments "Non-current liabilities with covenants"**

  The new amendments clarify that if the right to defer settlement is subject to the entity complying with specified conditions (covenants), this amendment will only apply to conditions that exist when compliance is measured on or before the reporting date. Additionally, the amendments aim to improve the information an entity provides when its right to defer settlement of a liability is subject to compliance with covenants within twelve months after the reporting period.

  The 2022 amendments changed the effective date of the 2020 amendments. As a result, the 2020 and 2022 amendments are effective for annual reporting periods beginning on or after 1 January 2024 and should be applied retrospectively in accordance with IAS 8. As a result of aligning the effective dates, the 2022 amendments override the 2020 amendments when they both become effective in 2024.

  The amendments are not expected to have a significant impact on the Company's annual Individual and Economic Interest Financial Statements.

IFRS 16 (Amendment) "Lease Liability in a Sale and Leaseback" (effective for annual periods beginning on or after 1 January 2024)

The amendment clarifies how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted. An entity applies the requirements retrospectively back to sale and leaseback transactions that were entered into after the date when the entity initially applied IFRS 16. The amendment is not expected to have a significant impact on the Company's annual Individual and Economic Interest Financial Statements.

IAS 7 "Statement of Cash Flows" and IFRS 7 "Financial Instruments" (Amendments) - Disclosures: Supplier Finance Arrangements (effective for annual periods beginning on or after 1 January 2024)

The amendments require companies to disclose information about their Supplier Finance Arrangements such as terms and conditions, carrying amount of financial liabilities that are part of such arrangements, ranges of payment due dates and liquidity risk information. The amendments have not yet been endorsed by the EU.

IAS 21 "The Effects of Changes in Foreign Exchange Rates" (Amendments) - Lack of exchangeability (effective for annual periods beginning on or after 1 January 2025)

These amendments require companies to apply a consistent approach in assessing whether a currency can be exchanged into another currency and, when it cannot, in determining the exchange rate to use and the disclosures to provide. The amendments have not yet been endorsed by the EU.

2.6 Going concern

The Company's rental income amounted to € 29,339 thousand during the closing period.

Taking into account the fact that the Company has, through the issuance of its first Green Bond, which took place in December 2021, the necessary funds to implement part of its investment plan, combined with the Company's above mentioned rental flows, and despite the adverse conditions, mainly due to geopolitical developments in Europe and the consequent impact on energy costs and inflationary trends, the Company's operating activity is expected to continue unhindered. The quality and diversification of NOVAL PROPERTY's real estate portfolio, the quality and number of the Company's tenants, as well as the active management of its assets enhance this result.

2.7 Currency conversions

(α) Functional and presentation currency

The items of the Company's financial information are valued in the currency of the primary economic environment in which the Company operates ("the functional currency").

The financial statements are presented in Euro, which is both the functional and presentation currency of the Company.

(b) Transactions and balances

Transactions in foreign currencies are translated into the functional currency using the exchange rates at the date of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions during the period and from translation of monetary units denominated at year end exchange rates are recognized through profit or loss. Foreign exchange differences arising from non-monetary items measured at fair value are considered as part of fair value and are therefore recognized where the fair value differences are recorded.

2.8 Property, plant and equipment

The property, plant and equipment (e.g. furniture and sundry equipment) are presented in the statement of financial position at the historical cost less accumulated depreciation. The historical cost includes all costs that are directly associated with the fixed asset's acquisition.

Subsequent costs are recorded as an increase in the carrying amount of property, plant and equipment or as a separate fixed asset only where it is probable that future economic benefits will flow to the Company and their cost can be reliably measured. Repair and maintenance costs are recorded in profit or loss when they are incurred.

Depreciation of fixed assets is calculated using the straight-line method to allocate their cost or adjusted values less their residual value over their estimated useful lives as follows:

- Building installations 25 years
- Means of transport 5 years
- Mechanical equipment 10 years
- Furniture, fittings and equipment 3-10 years
- Improvements to leased properties over the lease term

The residual value and useful life of property, plant and equipment are subject to review and adjusted accordingly at the end of each financial year.

The carrying amount of an asset is impaired at its recoverable amount when the carrying amount exceeds the estimated recoverable amount (note 2.11).

The gain or loss resulting from the sale of a fixed asset is defined as the difference between the price received upon sale and the carrying amount of the fixed asset and is recognized through profit or loss.

2.9 Investment property

Properties that are held to for rentals yields or for capital appreciation or both are classified as investment property.

Investments in real estate include owned and leased land and buildings (offices, commercial premises, tourist and residential properties, warehouses, etc.) which are leased out, as well as properties in which capital investments are made or in relation to which an investment plan for development exists or is planned, in order to be used in the future as investments in real estate. An investment property is measured initially at its cost which includes transaction costs and borrowing costs, if any and if certain conditions are met.

After initial recognition, investment property is carried at fair value in accordance with the applicable laws governing REICs (Law 2778/1999). Fair value is based on the prices which apply in an active market, adjusted where necessary, because of changes in the physical condition, location or state of each property. If that information is not available, the Company uses alternative valuation methods, such as recent prices on less active markets or discounted cash flows. These estimates are reviewed on 30 June and 31 December of each year by certified valuers who have expertise in the real estate market and well-established professional experience and are registered in the relevant register of Certified Property Valuers of the Ministry of Finance, in accordance with the guidelines issued by the International Valuation Standards Committee.

An investment property that is reconstructed for continuing use as investment property or for which a market has become less active remains classified as investment property and continues to be appraised at fair value.

Investment property under construction is measured at fair value only if the latter can be measured reliably.

The fair value of investment property reflects, among others, rental income from current leases and assumptions about the rental income from future leases under current market conditions.

Fair value also reflects, on a similar basis, any cash outflow (including payments of rents and other outflow) that would be expected from each property. Some of these outflows are recognized as a liability while other outflows including contingent rental payments are not recognized in Financial Statements.

Subsequent expenditure is capitalized to the carrying amount of a property only when it is probable that future economic benefits associated with such property will flow into the Company and that the relevant costs can be measured reliably. Repair and maintenance costs are expensed when incurred.

Changes in fair value are recognized in the income statement. Investment property is derecognized when sold.

If an investment property becomes owner-occupied fixed asset due to a change in its use, then it is reclassified into property, plant and equipment and on reclassification date its fair value is defined as its acquisition cost for accounting purposes.

If a fixed asset is reclassified from property, plant and equipment to investment property due to a change in its use, any difference that will arise between carrying amount and fair value on the transfer date abides by the accounting treatment of property, plant and equipment measured at fair value, as per IAS 16 (note 2.8).

2.10 Intangible assets

The Company's intangible assets mainly include acquired software programs which are recognized at acquisition cost less amortization and any impairment. These assets are amortized using the straight-line method over their useful lives, which is estimated at 10 years. Any expenses related to software maintenance are expensed when incurred.

2.11 Impairment of the value of non-financial assets

With the exception of goodwill, assets are tested for impairment whenever certain events or changes in circumstances imply that their carrying amount may not be recoverable. An impairment loss is recognized to the extent that the carrying amount of the asset exceeds its recoverable amount. The recoverable value is either the fair value reduced by the cost of sale or the value in use, whichever is higher. For the purposes of impairment testing, assets are grouped to the lowest category where cash flows allow them to be separately identifiable (cash generating units). With the exception of goodwill, non-financial assets that have been impaired are tested for possible reversal of impairment at the end of each reporting period.

2.12 Leases

(a) The Company as the lessor

Leases in which the Company is the lessor are classified as finance or operating leases at the inception date of the lease. In cases of sub-letting, in which the Company acts as intermediate lessor, the classification is based on the right-of-use asset rather than the underlying fixed asset.

The lease agreements in which the Company is a lessor primary concern leases of offices, commercial premises (shops), tourist accommodation, residential properties and storage areas and are classified as operating leases.

Rental income under operating leases is recognized through profit or loss on a straight-line basis over the term of the lease (Note 2.23). The Company's properties leased to third parties under an operating lease are shown as investment property in the statement of financial position and measured at fair value (Note 2.9).

(b) The Company as the lessee

Leases are recognized in the statement of financial position as right-of-use assets and lease liabilities, on the date the leased asset becomes available for use. Any right-of-use assets qualifying as investment property are presented as such and measured at fair value (Note 2.9).

Each lease payment is allocated between lease liability and finance cost. Interest on lease liability for each period of the lease term is equal to the amount arising from the application of a fixed periodic interest rate on the outstanding balance of lease liability. The right-of-use asset is measured at cost less accumulated depreciation and impairment losses, adjusted by any remeasurement of the lease liability. The right-of-use asset is depreciated over the shorter period between the useful life of the asset and the lease term using the straight-line method, except for the right-of-use assets presented as investment property measured at fair value (Note 2.9).

The assets and liabilities arising from the lease are initially measured at present value. Lease liabilities include the net present value of the following payments:

(i) fixed payments (including in-substance fixed payments);

(ii) variable lease payments that depend on an index or a rate and are measured initially using the index or rate on the commencement date of the lease term;

(iii) the amounts expected to be payable under residual value guarantees;

(iv) the exercise price of a purchase option if it is reasonably certain that the Company will exercise that option, and

(v) payments of penalties for terminating the lease, if the lease term reflects the Company exercising an option to terminate the lease.

Lease payments are discounted at the implicit interest rate of the lease or, if such rate cannot be determined by the agreement, at the incremental borrowing rate, which is the rate of interest that a lessee would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the leased asset in a similar economic environment.

After initial measurement, lease liabilities are increased by the financial cost thereof and reduced by lease payments made. The lease liability is remeasured to reflect any reassessment or modification of the lease.

The right-of-use asset is initially measured at cost, which comprises of:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the inception date of the lease term less any lease incentives received;
- any initial direct costs charged to the lessee, and
- an estimate of costs charged to the lessee to dismantle and remove the underlying asset or to restore the site on which it is located or to restore the underlying asset in the condition stipulated in the terms and conditions of the lease unless such cost entails the production of inventories. Lessees undertake to be charged with such cost either at the commencement date of the lease term or due to the use of the underlying asset for a specific period.

2.13 Financial Assets

The Company classifies financial assets in the following categories for measurement purposes:

- financial assets subsequently measured at fair value (either through other comprehensive income or profit or loss); and
- financial assets at amortized cost.

The classification depends on the business model of the Company with respect to the management of its financial assets and the terms of the contractual cash flows.

During the closing period, the Company does not have any equity or debt investments at fair value while the unique financial assets it holds concern:

- Cash and cash equivalents, see note 2.16,
- Trade receivables, see note 2.15, and
- Interest rate swap contract, see note 2.18.

2.14 Offsetting of financial assets

Financial assets and financial liabilities are offset and the net amount is presented in the statement of financial position when and only when there is a legal right to offset the amounts recognized and the entity intends to settle the financial asset on a net basis or acquire the financial asset and settle the liability simultaneously.

2.15 Trade receivables

Trade receivables are amounts receivable from customers for the provision of services in the ordinary course of business. Trade receivables are initially recognized at the amount of the price not subject to terms, unless there is a significant financing component; in the latter case, they are recognized at fair value. The Company keeps trade receivables in order to collect contractual cash flows and, therefore, measures them subsequently at amortized cost by applying the effective interest rate method, excluding any impairment losses. Expected impairment losses represent the difference between the contractual cash flows and those that the Company expects to receive (see note 3 for a description of the Company's impairment policies).

2.16 Cash and cash equivalents

In the statements of cash flows and financial position, cash and cash equivalents include cash on hand and sight deposits held with credit institutions. Sight deposits also include bank account balances pledged as collateral in the framework of associated long-term bank financing. Equivalents are short-term time deposits and readily marketable positions with an original maturity of not more than 90 days. Cash equivalents are subsequently measured at amortized cost using the effective interest rate method.

2.17 Borrowings

Borrowings are initially recorded at fair value, net of any direct expenses required to complete the transaction. They are further measured at amortized cost. Any difference between proceeds (net of relevant costs) and the redemption value is recognized in the income statement over the period of the borrowings using the effective interest rate method.

Loans and borrowings are derecognized in the statement of financial position when and only when they are settled, i.e. when the commitment specified in the contract has been discharged, cancelled, expired or materially changed. The assessment of whether an amendment should be accounted for as a derecognition is based on the 10% test.

When the contractual cash flows of a loan are subject to renegotiation or amended otherwise and renegotiation or amendment does not result in the derecognition of the said loan, the Company calculates anew its carrying amount and recognizes any gain or loss of amendment through profit or loss. The carrying amount of a loan is recalculated as the present value of contractual cash flows following such renegotiation or amendment, which have been discounted at the initial effective rate. Any cost or fee incurred is an adjustment of the book value of the amended loan and is amortized over its residual term.

Loans are classified as short-term liabilities unless the Company has the unconditional right to defer settlement of its obligation for at least 12 months from expiry of the reporting period.

2.18 Derivative financial instruments and hedge accounting

Derivatives are recognized when entering into the contracts and are posted initially in the statement of financial position and subsequently at their fair value. Accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument and, if so, on the nature of the item being hedged. The Company designates certain derivatives as a hedge of interest rate risk associated with the cash flows of qualifying loans (cash flow hedge). At the beginning of the hedging relationship, the Company shall document the financial relationship between the hedging instruments and hedged items, including whether changes in the cash flows of the hedging instruments are expected to hedge changes in the cash flows of the hedged items. The Company shall document its risk management and strategy scope for entering into hedging transactions. The fair values of derivative financial instruments designated in hedging relationships are disclosed in note 18. Movements in hedging reserves in equity are shown in note 16.

A) Derivatives qualifying for cash flow hedge accounting

The Company is aligned with the policies of the parent company, continuing to use the requirements of IAS 39 for hedge accounting purposes only, as required by IFRS 9.

The effective portion of changes in the fair value of derivatives designated and qualifying as cash flow hedges is recognized in the cash flow hedge reserves in equity. The gain or loss relating to the ineffective portion is recognized immediately in profit or loss under "Other income/expenses".

Amounts accumulated in equity are reclassified in the periods in which the hedged item affects gain or loss. The gain or loss related to the effective portion of interest rate swaps that hedge the floating rate loans is recognized in profit or loss in finance costs at the same time as interest expense on the hedged loans.

When a hedging instrument expires or is sold or terminated, or when a hedge no longer qualifies for hedge accounting, any accumulated deferred gain or loss existing in equity at that time remains in equity until the related hedged cash flows affect the gain or loss. In addition, when cash flows of the hedged items are no longer expected to arise, the accumulated gain or loss in equity is immediately reclassified to profit or loss.

Upon initial recognition of the hedge accounting, the Company considers the future effectiveness of the hedge accounting relationships. Then, at each reporting date, or earlier if the relevant conditions are met, it shall retrospectively and prospectively test the effectiveness of the hedge accounting relationships using the hypothetical derivative method.

B) Derivatives that do not qualify for hedging

Changes in the fair value of interest rate derivative instruments that do not qualify for hedge accounting are recognized immediately in the income statement and included in "Financial expenses / income".

2.19 Share capital

Share capital consists of the Company's common ordinary shares. Direct costs for the issuing of shares are presented after deducting the income tax applied to reduce the proceeds of the issue.

2.20 Suppliers and other liabilities

These amounts account for payables for goods and services provided to the Company before the end of the year, which have not been settled. Trade and other payables are presented as short-term liabilities unless the amount is not payable within 12 months from expiry of the reporting period. Liabilities are initially recognized at fair value and subsequently measured using the amortized cost method using the effective interest rate.

2.21 Employee obligations

(a) Short-term employee obligations

The obligations for salaries and wages expected to be wholly settled within 12 months from expiry of the period during which the employees render the relevant service are recognized for the employees' services up to the end of the reporting period and are measured at the amounts expected to be paid upon settlement of the obligations. The obligations are presented in other liabilities, in the statement of financial position.

(b) Post-employment obligations

Post employment obligations include both defined contribution pension plans and defined benefits plans.

The liability or the asset recognized in the statement of financial position for defined benefit plans is the present value of the defined benefit obligation on the balance sheet date. The defined benefit obligation is calculated each year by independent actuaries using the projected unit credit method.

The present value of defined benefit obligation is calculated by discounting future cash outflows using as discount rate the interest rate of highly rated corporate bonds denominated in the currency in which the benefits will be paid and under terms similar to the terms of the relevant obligations.

Finance costs are calculated by applying the discount rate to the balance of the defined benefit obligation. This cost is included in employee benefits in the income statement.

Remeasurement gains and losses which arise from experience adjustments and changes in actuarial assumptions are recognized directly in other comprehensive income in the period they are incurred, with no subsequent transfer to the income statement being permitted. They are included in retained earnings in the statement of changes in equity and the statement of financial position.

Changes in the present value of the defined benefit obligation, which result from amendments or curtailments, are promptly recognized through profit or loss as past service cost.

In the case of defined contribution plans, the Company pays contributions to public or private pension plans on a mandatory, contractual, or voluntary basis. Apart from the payment of contributions, the Company has no further legal or contractual obligations for further contributions in the event that the fund is unable to pay a pension to the insured person. Contributions are recognized as personnel expenses when they become payable. Contributions paid in advance are recognized as assets in the case where the monies could be returned, or they could be offset against new debts.

(c) Staff termination benefits

Staff termination benefits are payable when the Company terminates employment before the specified retirement date or when the employee agrees to voluntarily leave in return for these benefits. The Company records these benefits on the earlier of the following dates: (a) when the Company can no longer withdraw the offer of those benefits; and (b) when the Company recognizes restructuring costs that fall within the scope of IAS 37 and entail the payment of employment termination benefits. Where an offer to encourage voluntary redundancy is made, employment termination benefits are calculated based on the number of employees who are expected to accept the offer. Employment termination benefits that will become payable after 12 months from expiry of the reporting period are discounted at present value.

2.22 Dividend distribution

Dividends which are distributed to shareholders are recognized as a liability at the time they are approved for distribution by the General Meeting of Shareholders.

2.23 Revenue recognition

The Company leases owned and leased properties under operating lease agreements. Revenues include property lease income which is recognized through profit or loss on a straight-line basis over the term of the lease. Variable (contingent) rents, such as rents based on turnover, are recorded as income in the periods in which they are earned. When the Company provides incentives to its customers, the cost of such incentives is recognized over the term of the lease, using the straight-line method, as a reduction of operating lease income.

Proceeds from the sale of real estate are recognized in profit or loss when the sale is realized.

2.24 Taxation

The Company is taxed in accordance with Article 31(3) of Law 2778/1999, as replaced since 1.6.2017 by Article 46(2) of Law 4389/2016, which was replaced since 12.12.2019 by article 53 of Law 4646/2019, with a tax rate equal to 10% of the applicable reference rate of the European Central Bank increased by 1 percentage point on the average of its semi-annual investments plus liquid assets at current prices, as shown in the semi-annual investment tables provided for in Article 25(1) of Law 2778/1999.

In case of change in the Reference Rate, the new basis for calculating tax shall apply from the first day of the month after the change.

Given that the Company's tax liability is calculated based on its investments plus its liquid assets rather than its profits, no temporary differences arise and, therefore, no deferred tax assets and/or liabilities are generated.

2.25 Reclassifications and differences from rounding off

Any discrepancies regarding the amounts included in these financial statements, rounded where applicable to thousand euros, are due to this rounding off process.

3. Financial risk management

Due to its activities, the Company is exposed to financial risks such as market risk (changes in exchange rates, fair value risk from changes in interest rates, and cash flow risk), credit risk and liquidity risk. The Company's general risk management plan seeks to minimize the potential negative impact of the volatility of financial markets on the Company's financial performance.

Risk management is carried out by the Company's Management. The Company's Management identifies, assesses, and takes measures to hedge financial risks.

(a) Market Risk

Foreign exchange risk

Currency risk consists of a) financial risk (due to transactions held abroad), b) accounting risk (from currency translation in financial statements) and c) economic risk (change in business environment due to variation in exchange rates).

The Company's exposure to the above risks is small as international suppliers paid in foreign currency accounted for 6.7% during the closing year, and mainly concerns suppliers in currencies with a fixed exchange rate against the euro.

Meanwhile, almost all lease agreements involving the property in Sofia (the only property outside Greece) provide for rental fees linked to Euro (€); therefore, this risk does not apply to income.

Price risk

This risk or risk of change in market prices refers to the likelihood of the commercial value of properties and/or rental fees dropping, which may be due to:

a) developments in the real estate market in which the Company operates;

b) the overall (adverse) conditions of the Greek and international macroeconomic environment;

c) the characteristics of the properties of the Company's portfolio, and

d) events involving the Company's existing lessees.

To reduce non-financial instrument price risk, such as real estate price risk, the Company seeks to enter into long-term operating leases with tenants of high creditworthiness, which provide for annual adjustments of rents linked to the Consumer Price Index, and, in most cases, with an additional percentage increase (indicatively, CPI up to + 2%), while in case of negative inflation there is no negative impact on rents. The Company's rental income is not subject to seasonal fluctuations, except for certain individual leases where a percentage on turnover applies. Also, in the majority of leases where a variable rent is provided for, this is combined with a minimum guaranteed annual rent, which is paid in equal monthly instalments, and which is adjusted annually based on the CPI.

In addition, the Company is governed by the institutional framework for the operation of REICs, according to which:

(a) a periodic valuation of the fair value of its investment properties by an independent valuer is required; (b) a valuation of the value of the properties before acquisition or before sale by an independent valuer is required; (c) the construction, completion or repair of properties is permitted provided that the relevant costs do not exceed, in total, forty percent (40%) of the total value of the company's investment in real estate as it will be after completion of the works; and (d) the value of each property, at the time of acquisition or completion of the works, shall not exceed 25% of the value of the company's total investment. This regime contributes significantly to the prevention of and/or timely response to the risks involved.

Inflationary risk

The Company’s exposure to inflation risk is minimum as the largest part of annual adjustments of rental fees is associated with the Greek Consumer Price Index plus an additional percentage (e.g. up to 2%). Also, almost all lease agreements stipulate that in the case of a negative IAC, it is considered zero ("0").

Interest rate risk

The Company is exposed to interest rate risk, mainly due to its long-term, floating-rate borrowings and floating-rate current account credits. This leads to exposure to cash flow risk, due to interest rate curve variations. Any significant movements in interest rates may expose the Company to higher borrowing costs, lower investment yields or even decreased asset values. The Company takes no speculative positions of any kind on interest rates and uses derivatives solely for interest rate risk hedging purposes. Specifically, as a hedge against interest rate risk, the Company has entered into an Interest Rate Swap contract, to secure a fixed reference rate in relation to a long-term bond loan of € 21.3 million (on the date of activation) (see note 18).

On the other hand, the Company tries, to the extent possible, to secure fixed rate financing lines to stabilize its cash flows and facilitate capital budgeting. In this context, as of 31.12.2023, 65% of the Company's total borrowings (not including finance lease liabilities) are at fixed interest rates.

All of the Company's loans are denominated in euros (€). The fair value of the Company's floating rate loans (liability) approximates their carrying value. The fair value of the Company's fixed rate loans (liability) is estimated to be less than their carrying value. With regard to the Company's Green Bond, which has a fixed interest rate of 2.65%, is listed on the Athens Stock Exchange (ATHEX) and is traded in the Fixed Income Securities category of the ATHEX Regulated Market, its fair value, as of 31.12.2023, is estimated at 89.86% of its nominal value, according to ATHEX data.

For further disclosures on borrowings, see note 17.

(b) Credit risk

Credit risk is related to cash and cash equivalents (including, but not limited to, deposits with banks and short-term time deposits) and trade receivables (open customer credits).

Cash and cash equivalents

As far as credit risk associated with the placement of cash assets is concerned, it is noted that the Company only collaborates with major systemic Greek banks and foreign financial organizations that have a high credit rating.

Trade receivables

This particular risk is the risk that Company customers (primarily lessees) may default on their obligations. Such risk may be accentuated if a significant portion of Company income arises from a small number of lessees, a specific type of properties or a specific area.

This risk is greatly mitigated by (a) avoiding receivables concentration, (b) executing robust creditworthiness checks for customers via credit rating agencies, (c) setting relevant payment terms and credit limits per customer, (d) providing real or other security (e.g. guarantees for rental fees through bank deposits or letters of guarantee).

Factors that reduce the Company's exposure to credit risk are the following:

- a portfolio which consists of all types of properties (offices, shops, shopping centers, warehouse spaces, tourist, residential properties etc.) and there is no concentration of risk in any particular category;
- numerous, renowned lessees who are evaluated before any collaboration is launched as well as on a systematic basis throughout their relationship in order to identify any problems;
- higher concentration in one lessee with regard to the building where IKEA is located (on Kifissos Avenue in Egaleo), which accounts for 17.85% of the Company's rental revenue for the closing year, which is not expected to generate any problems and, finally,
- monitoring the balances of all customers, every two weeks, in order to record the data and make timely decisions about next moves, whenever it is established that the Company may face income collectability problems in the future.

For trade receivables the Company applies the simplified approach allowed by IFRS 9. Based on this approach, the Company recognises the expected lifetime losses over the lifetime of trade receivables.

To calculate ECLs, the Company grouped trade receivables and debit balances of suppliers based on their credit profile and balance maturity. The rates were applied to the amounts of receivables less the guarantees provided by customers.

(c) Liquidity risk

Liquidity risk is the risk that the Company will have insufficient funds to meet its financial commitments in a timely manner. Its two main elements are short-term cash flow risk and long-term funding risk. The latter includes the risk that loans may not be available when the business requires them or that such funds will not be available for the required term or at acceptable cost to the Company. Such risk may arise from seasonal fluctuations, business disruptions, unplanned capital expenditure, an increase in operational costs, a narrow funding market and other reasons causing inadequate cash management.

The Company constantly monitors cash flow needs and raises monthly rolling forecasts until the end of the running year to ensure sufficient cash on hand to meet its financial needs, whether be operating or capital.

Through monthly reports, the Company closely follows operating cash flow indicators, liquidity and leverage ratios and continuously assesses available funding, both in the local and international markets.

Finally, the Company mitigates liquidity risk by careful cash flow management including optimizing working capital and by maintaining unused, committed financing facilities from collaborating financial institutions. These allow the Company to easily meet any future requirements or contingencies. As of 31.12.2023, there was a credit line of € 23.25 million available from a Greek systemic bank for the financing of the Company's investment projects. At the time of writing, this limit was in the process of being renewed by the said bank, following a request by the Company, as its availability was contractually due to expire on 18.02.2024.

In addition to the above, on 05.10.2023, a common convertible bond loan agreement was signed for an amount of up to ten million five hundred thousand euros (€10,500,000), through the issue of ordinary registered bonds subject to forced conversion (into ordinary, registered, dematerialized shares with voting rights) on certain conditions, which will not be listed for trading on a regulated market, through cancellation of the pre-emptive rights of existing shareholders, and full coverage of the bond loan by the international financial institution “European Bank for Reconstruction and Development” (“EBRD”), for the purpose of financing the Company's environmentally certified projects.

The table below presents the cash flows that are payable by the Company owing to financial liabilities classified on the basis of the remaining contractual expiry dates on the reporting date. The amounts mentioned in the table are the contractual undiscounted cash flows.

31/12/2023

	Lease liabilities	Borrowings	Derivatives	Trade and other payables	Total
From 0 to 1 year	944,927	12,984,543	-	12,815,881	26,745,351
From 1 to 2 years	936,050	16,743,136	-		17,679,186
From 2 to 5 years	2,733,319	157,901,273	-		160,634,591
Later than 5 years	20,557,037	56,305,841	-		76,862,878
Total	**25,171,333**	**243,934,793**	**-**	**12,815,881**	**281,922,006**

31/12/2022

	Lease liabilities	Borrowings	Derivatives	Trade and other payables	Total
From 0 to 1 year	894,397	12,122,751	-	6,720,801	19,737,949
From 1 to 2 years	883,770	11,451,129	77,490	-	12,412,388
From 2 to 5 years	2,585,997	35,529,905	195,630	-	38,311,532
Later than 5 years	21,054,489	186,471,665	152,575	-	207,678,729
Total	**25,418,652**	**245,575,450**	**425,695**	**6,720,801**	**278,140,598**

4. Capital management

The Company's objectives, in terms of capital management, are to ensure its ability to remain a going concern, to maintain an optimal capital structure so as to reduce the cost of capital, in order to generate profits for Shareholders and benefits for other stakeholders.

In line with similar practices in the sector, the Company monitors its capital using the gearing ratio. Such ratio is calculated by dividing total loans and borrowings (including lease liabilities) by total assets.

The legal regime governing REICs in Greece enables Greek REICs to obtain loans and be provided with credits by amounts that do not exceed 75% of their assets as a whole. Management aims to optimize the Company's funds through sound management of its credit facilities.

The Company calculates the following leverage ratios as at 31.12.2023 and 31.12.2022:

	31/12/2023	31/12/2022
Leverage ratios		
Total liabilities to total assets	36.2%	38.8%
Total borrowings to total assets (incl. lease liabilities)	34.1%	37.5%
Total borrowings to total investment property	38.5%	43.5%
Net borrowings to total investment property (incl. lease liabilities)	27.6%	28.1%

5. Determination of fair values

The Company provides the necessary disclosures on the measurement of fair value by deploying a three-level hierarchy.

- Financial assets traded on active markets with a fair value determined on the basis of quoted market prices applying on the reporting period for identical assets and liabilities (“Level 1”).
- Financial assets not traded on active markets with a fair value determined by applying valuation techniques and assumptions relying, directly or indirectly, on market inputs on the reporting date (“Level 2”).
- Financial assets not traded on active markets with a fair value determined by applying valuation techniques and assumptions which, in principle, are not based on market inputs (“Level 3”).

On 31 December 2023, the Company owns investment properties measured at fair value (note 8) and classified as Level 3.

On 31 December 2023, the Company held derivatives with a fair value of € 1,971 thousand, which are presented in current and non-current assets (note 18) and are fall under Level 2.

As of 31 December 2023, and 2022, the carrying value of trade and other receivables, cash and cash equivalents, and suppliers and other liabilities approximated fair value.

During the closing period, no transfers were made between levels 1 and 2, nor transfers in and out of level 3, in relation to the fair value measurement of investment properties.

6. Significant accounting estimates and judgements by Management

The estimates and judgements made by Management are re-examined continuously and are based on historical data and expectations about future events which are considered reasonable in light of current circumstances. Actual amounts may differ from these estimates.

The subjective judgments, estimates and assumptions made in the preparation of the Financial Statements are appropriate given the facts as of 31 December 2023 and are similar to those applied in the preparation of the Financial Statements for the year ended 31 December 2022.

Investment Properties values as at 31.12.2023 are appraised by independent valuers, who have used reasonable assumptions and appropriate data for the development of proper hypotheses on the determination of the investment property fair values. The most suitable indication of fair value lies in the present values applying in an active market for similar lease agreements and other contracts. Under current legislation on REICs, valuations of investment property must be supported by valuations carried out by independent valuers on 30 June and 31 December of each year. To make such a decision, the independent valuer takes into account data from various sources including:

(i) current prices in an active market for properties of a similar nature, condition or location (or subject to different lease agreements or other contracts), which have been adjusted where necessary;

(ii) recent prices for similar properties on less active markets, with suitable adjustments to reflect any changes in the economic conditions that took place from the date on which such transactions were held at those prices, and

(Iii) discounted cash flows based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (when possible) by external evidence such as current market rents for similar properties, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of these cash flows.

In applying discounted cash flow valuation techniques, assumptions are used, which are primarily based on market conditions prevailing at the date of the Financial Statements.

Key assumptions underlying the estimates used to determine fair value are those related to: the collection of contractual rents, expected future market rents, idle periods, maintenance obligations, as well as suitable discount rates and capitalization rates. These estimates are systematically compared with actual market inputs, with the transactions carried out by the Company and those announced by the market. Expected future rents are determined based on the current rents applying in the market for similar properties.

Finally, it is noted that when applying the valuation methods, the independent valuers choose the weight of each method in determining the final value, according to their discretion, taking into account the type of property, the available market data and any other factors that may influence the choice of the valuation method.

Although at the valuation date of 31.12.2023 the real estate markets are, according to independent valuers, operating with satisfactory transaction volumes and comparable data, the Company, for reasons of conservatism, and mainly due to geopolitical developments in Europe and the consequent impact on energy costs, inflationary trends and increased volatility, believes that real estate values are going through a period in which they should be monitored with a higher degree of caution.

Indicatively, in an inflationary environment, the value of a property is positively affected because the rents, and therefore the owner's income, increase due to high revaluations according to the Consumer Price Index, while it is negatively affected because the discount rate also follows an upward trend. In order for a property to maintain (or even increase) its value, the increase in rents must compensate for - outweigh the impact of the increased discount rate. This depends on various factors, such as, for example, the phase in which each market is in, the size and depth of the market, the evolution of each country's GDP, the requirements of investors, etc. How all of the above factors will ultimately play out is something that cannot be assessed with certainty at this stage.

The Company has made every effort to take into account all reasonable and reliable information available during the assessment of its investment properties' fair value as at 31.12.2023, while it will continue to assess and review the value of its investment properties with due diligence. For more information about the key assumptions, please refer to note 8 below.

7. Segment reporting

Segment reporting is based on the structure of the information to the Company's Board of Directors. The Company has identified five (5) operational segments:

- Offices

- Retail (Commercial spaces)

- Industrial properties (Warehouses / Logistics)

- Hotels

- Other. This segment includes residential properties, parking areas and land plots.

Operating segments

Year ended 31 December 2023	Offices	Retail	Industrial	Hotels	Other	Total
Rental income from investment property	8,892,168	14,889,175	2,688,833	2,651,020	217,501	**29,338,698**
Intersegment revenue	-	-	-	-	-	**-**
Total revenue	**8,892,168**	**14,889,175**	**2,688,833**	**2,651,020**	**217,501**	**29,338,698**
Direct property operating expenses	(884,020)	(1,309,132)	(649,160)	(158,350)	(61,403)	**(3,062,065)**
Taxes and duties related to investment property	(796,539)	(701,594)	(770,417)	(270,851)	(104,337)	**(2,643,738)**
Other operating expenses	(301,661)	(26,846)	(8,456)	(5,152)	(5,201)	**(347,315)**
Gain / (loss) from sale of assets	40		(4,625)		1,281	**(3,304)**
Other income	297,066	316,012	76,822	-	-	**689,900**
Property adjusted earnings before interest, tax, depreciation, and amortization (Property a-EBITDA)	**7,207,055**	**13,167,615**	**1,332,998**	**2,216,667**	**47,842**	**23,972,176**

Year ended 31 December 2022	Offices	Retail	Industrial	Hotels	Other	Total
Rental income from investment property	7,530,657	12,790,238	2,404,449	2,055,049	99,546	**24,879,940**
Intersegment revenue	-	-	-	-	-	**-**
Total revenue	**7,530,657**	**12,790,238**	**2,404,449**	**2,055,049**	**99,546**	**24,879,940**
Direct property operating expenses	(1,568,861)	(1,408,533)	(577,534)	(296,844)	(51,627)	**(3,903,398)**
Taxes and duties related to investment property	(738,489)	(641,200)	(765,610)	(191,047)	(38,333)	**(2,374,679)**
Other operating expenses	(90,462)	(72,840)	(4,994)	(2,099)	(67,284)	**(237,678)**
Other income	391,208	123,902	89,235	294,013	-	**898,358**
Property adjusted earnings before interest, tax, depreciation, and amortization (Property a-EBITDA)	**5,524,054**	**10,791,567**	**1,145,546**	**1,859,072**	**(57,698)**	**19,262,542**

As of 31.12.2023, the rental income of the "Retail" segment includes income of € 5,238 thousand from a single tenant, which represents 17.85% of the total rental income. The corresponding percentage, on 31.12.2022, was 20.15%.

	Offices	Retail	Industrial	Hotels	Other	Total
Assets per segment 31 December 2023						
Investment property	188,103,197	197,400,814	91,668,474	64,176,084	15,963,670	**557,312,240**
Total assets per segment	**188,103,197**	**197,400,814**	**91,668,474**	**64,176,084**	**15,963,670**	**557,312,240**
Unallocated assets						112,925,581
Total Assets						**670,237,821**
Assets include:						
Acquisitions / Improvements of investment property	13,186,444	1,604,495	8,271,670	3,085,904	521,794	**26,670,308**
Unallocated liabilities						**242,848,012**

	Offices	Retail	Industrial	Hotels	Other	Total
Assets per segment 31 December 2022						
Investment property	157,127,411	173,673,329	82,343,595	56,200,420	14,618,707	**483,963,462**
Total assets per segment	**157,127,411**	**173,673,329**	**82,343,595**	**56,200,420**	**14,618,707**	**483,963,462**
Unallocated assets						113,383,083
Total Assets						**597,346,545**
Assets include:						
Acquisitions / Improvements of investment property	15,688,877	4,740,992	2,890,208	4,198,701	8,235,913	**35,754,690**
Unallocated liabilities						**231,492,856**

Geographical Segments

Year ended 31 December 2023	Greece	Bulgaria	Total
Rental income from investment property	28,758,913	579,785	**29,338,698**
Intersegment revenue			**-**
Total revenue	**28,758,913**	**579,785**	**29,338,698**
Direct property operating expenses	(2,745,768)	(316,297)	**(3,062,065)**
Tax and duties related to investment property	(2,602,212)	(41,527)	**(2,643,738)**
Other operating expenses	(251,908)	(95,407)	**(347,315)**
Gain / (loss) from sale of assets	(3,304)		**(3,304)**
Other income	648,686	41,214	**689,900**
Property adjusted earnings before interest, tax, depreciation, and amortization (Property a-EBITDA)	**23,804,408**	**167,769**	**23,972,176**

Year ended 31 December 2022	Greece	Bulgaria	Total
Rental income from investment property	24,311,320	568,620	**24,879,940**
Intersegment revenue	**-**	**-**	**-**
Total revenue	**24,311,320**	**568,620**	**24,879,940**
Direct property operating expenses	(3,496,589)	(406,809)	**(3,903,398)**
Tax and duties related to investment property	(2,334,565)	(40,114)	**(2,374,679)**
Other operating expenses	(175,168)	(62,511)	**(237,678)**
Other income	823,348	75,010	**898,358**
Property adjusted earnings before interest, tax, depreciation, and amortization (Property a-EBITDA)	**19,128,346**	**134,196**	**19,262,542**

	Greece	Bulgaria	Total
Assets per geographical segment 31 December 2023			
Investment property	550,611,989	6,700,251	**557,312,240**
Total assets per geographical segment	**550,611,989**	**6,700,251**	**557,312,240**
Unallocated assets			112,925,581
Total Assets			**670,237,821**
Assets include:			
Acquisitions / Improvements of investment property	26,659,817	10,491	**26,670,308**
Unallocated liabilities			**242,848,012**

	Greece	Bulgaria	Total
Assets per geographical segment 31 December 2022			
Investment property	477,699,946	6,263,515	**483,963,462**
Total assets per geographical segment	**477,699,946**	**6,263,515**	**483,963,462**
Unallocated assets			113,383,083
Total Assets			**597,346,545**
Assets include:			
Acquisitions / Improvements of investment property	35,754,690	-	**35,754,690**
Unallocated liabilities			**231,492,856**

The Company's Management uses the adjusted EBITDA (a-EBITDA) of the properties as a measure of the performance of the operating segments. Personnel expenses and part of other operating expenses and other income are monitored at the central administration level of the Company. The reconciliation between profit before interest, taxes, depreciation, and amortization (a-EBITDA of real estate) and Profit / (Loss) before income taxes is as follows:

	31/12/2023	31/12/2022
Property adjusted earnings before interest, tax, depreciation, and amortization (Property a-EBITDA)	**23,972,176**	**19,262,542**
Unallocated operating result	(6,153,327)	(6,444,619)
Adjusted earnings before interest, tax, depreciation, and amortization (a-EBITDA)	**17,818,849**	**12,817,923**
Gain / (loss) from fair value adjustment on investment property	47,639,595	18,208,010
Net loss from financial assets impairment	(97,826)	32,387
Depreciation and amortization	(237,632)	(204,014)
Finance income	2,014,641	56,844
Finance costs	(8,517,873)	(5,362,124)
Share of net profit of joint ventures accounted for using the equity method	8,839,780	(239,484)
Profit / (Loss) before income taxes	**67,459,534**	**25,309,542**

8. Investment property

	31/12/2023	31/12/2022
Beginning of the year	**483,963,462**	**416,292,765**
Acquisition of investment property	432,251	27,127,731
Subsequent expenditure on investment property	26,238,057	8,626,958
Acquisition through merger with subsidiaries	-	13,447,396
Gain / (loss) from fair value adjustment on investment property	47,639,595	18,208,010
Disposals	(1,128,344)	-
Modifications	167,219	260,601
End of the year	**557,312,240**	**483,963,462**

On 31.12.2023, the Company's investment property portfolio comprised of sixty-one (61) properties including, among others, office buildings, commercial premises, hospitality and residential properties, industrial buildings, and warehouses (logistics), as well as land for future development. Out of all properties held by the

Company, one is held under a long-term lease and one under a finance lease. Most of the latter is owner-occupied. Of these sixty-one properties, one is located in Sofia, Bulgaria and the remaining in Greece. In addition, one property is owned by NOVAL PROPERTY through joint holding in a company with another real estate investment company; such property is recorded under “Participations in joint ventures”. Improvements made to investment properties relate primarily to work in progress on the Company's development projects, including, among others, the new logistics building in Mandra Attica, the construction of which was completed at the end of the closing period, the construction of the new office building on Cheimarras Street in Maroussi, the reconstruction and conversion of an existing building into mixed residential and office use on Ardittou Street in Mets and the reconstruction of an existing office building on Kifissias Avenue in Maroussi.

On 07.09.2023, the Company acquired an unbuilt plot of 378.22 sq.m., at the junction of Cheimarras and Ymittou Streets in Maroussi, for a total price of €425 thousand. Such property is expected to be unified with an existing, adjacent property owned by NOVAL PROPERTY into an integral plot with a total surface area of 10,542.51 sq.m.

During the closing period, the Company sold the following properties:

- on 01.08.2023, a residential property of 87.71 sq.m. on a plot of 500.40 sq.m., located at "Trigono or Gefiri", in the Municipality of Mandra Eidyllia, Region of Attica. The transaction price amounted to €25 thousand.
- on 30.10.2023, an industrial building of 3,850.27 sq.m. on a plot of 9,736.66 sq.m., located at "Rapsista" in the Municipal Community of Anatoli, Municipality of Ioannina. The transaction price amounted to € 1.1 million.

The above two transactions are part of the Company's divestment strategy as regards specific properties and are consistent with the formation of an optimal investment property portfolio, in line with the trends of the real estate market.

Gains from revaluation of investment properties to fair values of € 47.6 million for the year 2023 (2022: € 18.2 million) largely reflect the inclusion in the fair value calculation models of a significant number of new leases, the renewal of existing leases based on current market prices, as well as the macroeconomic environment and real estate market trends and prospects.

The table below provides information regarding the fair value calculation of the investment properties per geographic area and business segment as of 31 December 2023 and 31 December 2022:

2023

Country	Use	Fair value	Valuation method	Discount rate (%)	Exit yield (%)
Greece	Offices	181,402,946	Comparative 40% - Income (DCF) 60%, Comparative 40% - Income (Direct Cap) 60%, Comparative 40% - Income (Direct Cap + DCF) 60%, Comparative 40% - Residual 60%, Comparative 60% - Residual 40%	7.8% - 10.37%	5.7% - 7%
Βουλγαρία	Offices	6,700,251	Comparative 15% - Income (DCF) 85%	10.50%	9.00%
Greece	Retail	197,400,814	Income (DCF) 100%, Comparative 20% - Income (DCF) 80%, Comparative 30% - Income (DCF) 70%, Comparative 40% - Income (DCF) 60%, Comparative 40% - Income (Direct Cap) 60%	9.75% - 11.5%	7.25% - 9%
Greece	Hotels	64,176,084	Comparative 20% - Income (DCF) 80%, Comparative 40% - Income (DCF) 60%, Comparative 60% - Income (Direct Cap) 40%, Comparative 80% - Residual 20%, Residual with DCF/Direct Cap 80% - Residual with DCF/Comparative 20%	7.7% - 10.98%	6% - 8.75%
Greece	Industrial	91,668,474	Comparative 30% - Income (DCF) 70%, Comparative 30% - Income (Direct Cap + DCF) 70%, Comparative 40% - Income (DCF) 60%, Comparative 40% - Income (Direct Cap + DCF) 60%, Comparative 50% - Income (DCF) 50%, Comparative 60% - Income (Direct Cap) 40%, Comparative 60% - Income (Direct Cap + DCF) 40%, Comparative 70% - Income (Direct Cap) 30%, Comparative 80% - Income (Direct Cap) 20%	8.7% - 12.5%	7% - 11%
Greece	Land	10,340,208	Comparative 100%, Comparative 30% - Residual 70%, Comparative 50% - Residual 50%, Comparative 60% - Income (Direct Cap) 40%, Comparative 80% - Residual 20%, Comparative 90% - Income (Direct Cap) 10%	7.87% - 9.65%	7% - 7.5%
Greece	Other	5,623,463	Comparative 50% - Residual 50%, Comparative 60% - Income (Direct Cap) 40%, Comparative 60% - Residual 40%, Comparative 80% - Depreciated replacement cost 20%, Comparative 80% - Income (Direct Cap) 20%, Residual 100%	8.57% - 9.11%	-
		557,312,240			

2022

Country	Use	Fair value	Valuation method	Discount rate (%)	Exit yield (%)
Greece	Offices	150,863,895	DCF/direct cap (60%) - Comparative (40%), DCF (60%) - Comparative (40%), Residual (40%) - Comparative (60%), Direct cap (60%) - Comparative (40%)	8.70% - 10.69%	5.7% - 7.35%
Βουλγαρία	Offices	6,263,515	DCF (85%) - Comparative (15%)	10.5%	9%
Greece	Retail	173,673,329	DCF (60%) - Comparative (40%), DCF (70%) - Comparative (30%), DCF (80%) - Comparative (20%), DCF (100%), Direct cap (60%) - Comparative (40%)	9.00% - 11.75%	5.70% - 9.00%
Greece	Hotels	56,200,420	DCF (60%) - Comparative (40%), DCF (80%) - Comparative (20%), Direct cap/ Depreciated replacement cost (40%) - Comparative / Depreciated replacement cost (60%), DCF /Direct cap (80%) - DCF /Comparative (20%), Residual (20%) - Comparative (80%)	8.50% - 10.64%	6.00% - 8.25%
Greece	Industrial	82,343,595	DCF/Direct cap (60%) - Comparative (40%), DCF (60%) - Comparative (40%), Direct cap (40%) - Comparative (60%), DCF/Direct cap (40%) - Comparative (60%), Direct cap (10%) - Comparative (90%), Direct cap (70%) - Comparative (30%), Direct cap (20%) - Comparative (80%), Residual (40%) - Comparative (60%), Residual (70%) - Comparative (30%), Direct cap (30%) - Comparative (70%), Direct cap (60%) - Comparative (40%), Direct cap (5%) – Comparative (95%)	9.50% - 12.50%	7.25% - 10.25%
Greece	Land	9,407,179	Direct cap (10%) - Comparative (90%), Residual (50%) - Comparative (50%), Residual (40%) - Comparative (60%), Residual (20%) - Comparative (80%), Comparative (100%)	8.19%-9.19%	7.15% - 9.00%
Greece	Other	5,211,527	Direct cap (40%) - Comparative (60%), Depreciated replacement cost (20%) - Comparative (80%), Residual (100%) , Direct cap (20%) - Comparative (80%), Residual (50%) - Comparative (50%)	8.20% - 8.90%	6.00%
		483,963,462			

In accordance with the applicable legislation on REICs, the values of investment properties are valued by independent, certified appraisers on 30 June and 31 December of each year. The fair value valuations of investment properties have taken into account their optimal use, given their legal status, technical characteristics and permitted uses. According to JMD 26294/B1425/19.7.2000, the estimates for the determination of methods for the valuation of real estate assets of REICs are based on at least two methods.

The table below provides a breakdown of the Company's investment properties per business segment and geographic area as of 31 December 2023 and 31 December 2022:

31/12/2023								
Country	**Greece**						**Bulgaria**	
Segment	**Offices**	**Retail**	**Hotels**	**Industrial**	**Land**	**Other**	**Offices**	**Total**
Level	3	3	3	3	3	3	3	
Fair value at the beginning of the year	**150,863,895**	**173,673,329**	**56,200,420**	**82,343,595**	**9,407,179**	**5,211,527**	**6,263,515**	**483,963,462**
Acquisitions	-	-	-	-	432,251	-	-	**432,251**
Subsequent expenditure	13,175,954	1,604,495	3,085,904	8,271,670	30,978	58,565	10,491	**26,238,057**
Gain / (loss) from fair value adjustment on investment property	17,363,097	21,955,771	4,889,759	2,157,834	469,799	377,089	426,245	**47,639,595**
Disposals	-	-	-	(1,104,625)	-	(23,719)	-	**(1,128,344)**
Modifications	-	167,219	-	-	-	-	-	**167,219**
Fair value at the end of the year	**181,402,946**	**197,400,814**	**64,176,084**	**91,668,474**	**10,340,208**	**5,623,463**	**6,700,251**	**557,312,240**

31/12/2022								
Country	**Greece**						**Bulgaria**	
Segment	**Offices**	**Retail**	**Hotels**	**Industrial**	**Land**	**Other**	**Offices**	**Total**
Level	3	3	3	3	3	3	3	
Fair value at the beginning of the year	**121,257,012**	**163,649,638**	**43,159,045**	**77,504,037**	**2,872,867**	**1,797,960**	**6,052,207**	**416,292,765**
Acquisitions	13,893,248	1,502,194	3,640,123	96,702	4,564,450	3,431,015	-	**27,127,731**
Subsequent expenditure	1,795,629	3,238,798	558,578	2,793,506	108,950	131,498	-	**8,626,958**
Acquisition through merger	-	-	7,535,981	2,819,636	3,070,614	21,164	-	**13,447,396**
Gain / (loss) from fair value adjustment on investment property	13,918,007	5,022,099	1,306,694	(870,286)	(1,209,701)	(170,110)	211,308	**18,208,010**
Modifications	-	260,601	-	-	-	-	-	**260,601**
Fair value at the end of the year	**150,863,895**	**173,673,329**	**56,200,420**	**82,343,595**	**9,407,179**	**5,211,527**	**6,263,515**	**483,963,462**

Sensitivity analysis

If, on 31 December 2023, the discount rate used in the discounted cash flow analysis varied by +/-10%, the fair value of the investment properties would be estimated to be € 19.6 million lower (-3.67%) or € 23.4 million higher (+4.39%), respectively.

If, on 31 December 2022, the discount rate used in the discounted cash flow analysis varied by +/-10%, the fair value of the investment properties would be estimated to be € 19 million lower (-4.19%) or € 20.8 million higher (+4.56%), respectively.

If, on 31 December 2023, the exit yield rate used in the discounted cash flow analysis varied by +/-10%, the fair value of the investment properties would be estimated to be € 14.5 million lower (-2.84%) or € 17.1 million higher (+3.37%), respectively.

If, on 31 December 2022, the exit yield rate used in the discounted cash flow analysis varied by +/-10%, the fair value of the investment properties would be estimated to be € 13.7 million lower (-3.13%) or € 16.7 million higher (+3.82%), respectively.

If, on 31 December 2023, the ERV/Market rent per sq.m. used in the discounted cash flow analysis varied by +/-10%, the fair value of the investment properties would be estimated to be € 18.3 million higher (+3.76%) or € 15.4 million lower (-3.18%), respectively.

If, on 31 December 2022, the ERV/Market rent per sq.m. used in the discounted cash flow analysis varied by +/-10%, the fair value of the investment properties would be estimated to be € 17.6 million higher (+4.23%) or € 17.7 million lower (-4.25%), respectively.

On 31 December 2023, the Company had contractual liabilities in connection with future acquisition, construction or development of investment properties amounting to approximately € 34.7 million (2022: € 25.6 million). Such liabilities are the result of the Company's projects in progress, whether these are under construction (see relevant references in various sections of this document) or in the design stage and relate mainly to contractors and to a lesser extent to designers. They also include the obligation of NOVAL PROPERTY to contribute to THE GRID's own participation in the development project of the office and retail complex in Maroussi, under the new financing scheme.

On the Company’s properties (land and buildings) there are as of 31.12.2023 encumbrances totaling € 127.2 million (2022: € 127.2 million), which secure a portion of the Company's long-term loan liabilities with a principal balance of € 73,823 million (2022: € 77,485 million).

The last valuation of the fair value of the Company's investment properties was carried out by independent appraisers with a reference date of 31 December 2023, as provided for by the relevant provisions of L. 2778/1999, as in force. For evaluating the Company’s portfolio, most valuations used the discounted cash flow (DCF) method and the comparative method.

9. Property, plant and equipment

	Improvements on right of use property	Machinery	Furniture and equipment	Vehicles	**Total**
Cost					
Balance 1 January 2022	**207,390**	**2,748,671**	**730,170**	**17,273**	**3,703,504**
Acquisitions	97,262	-	55,816	-	153,078
Balance 31 December 2022	**304,652**	**2,748,671**	**785,985**	**17,273**	**3,856,581**
Accumulated depreciation					
Balance 1 January 2022	**-**	**(2,623,950)**	**(399,145)**	**(17,273)**	**(3,040,368)**
Depreciation expense	-	(8,889)	(61,296)	-	(70,185)
Balance 31 December 2022	**-**	**(2,632,839)**	**(460,441)**	**(17,273)**	**(3,110,553)**
Net book value on 31 December 2022	**304,652**	**115,832**	**325,544**	**-**	**746,028**

Cost					
Balance 1 January 2023	**304,652**	**2,748,671**	**785,985**	**17,273**	**3,856,581**
Acquisitions	30,608	-	133,372	-	163,981
Disposals	-	-	(926)	-	(926)
Balance 31 December 2023	**335,260**	**2,748,671**	**918,431**	**17,273**	**4,019,636**
Accumulated depreciation					
Balance 1 January 2023	**-**	**(2,632,839)**	**(460,441)**	**(17,273)**	**(3,110,553)**
Depreciation expense	-	(8,798)	(66,596)	-	**(75,393)**
Disposals	-	-	926	-	**926**
Balance 31 December 2023	**-**	**(2,641,636)**	**(526,111)**	**(17,273)**	**(3,185,020)**
Net book value on 31 December 2023	**335,260**	**107,035**	**392,320**	**-**	**834,615**

10. Right-of-use assets

(i) Analysis of right-of-use balance

	31/12/2023	31/12/2022
Right of use assets		
Land	1,558,578	1,558,578
Buildings	923,907	874,299
Vehicles	268,238	153,201
Total	**2,750,723**	**2,586,077**

(ii) Right-of-use additions

	31/12/2023	31/12/2022
Buildings	120,378	119,695
Vehicles	193,712	97,380
Total	**314,090**	**217,075**

(iii) Right-of-use depreciation

	31/12/2023	31/12/2022
Buildings	(70,769)	(54,127)
Vehicles	(59,051)	(46,400)
Total	**(129,820)**	**(100,527)**

The Company's rights of use assets presented in the note do not include properties that meet the definition of investment property.

11. Intangible assets

	Software	Other	Total
Cost			
Balance 1 January 2022	**249,833**	**94,119**	**343,952**
Balance 31 December 2022	**249,833**	**94,119**	**343,952**
Accumulated amortization			
Balance 1 January 2022	**(78,066)**	**(18,824)**	**(96,890)**
Amortization expense	(24,897)	(8,405)	(33,302)
Balance 31 December 2022	**(102,963)**	**(27,229)**	**(130,192)**
Net book value on 31 December 2022	**146,870**	**66,890**	**213,760**
Cost			
Balance 1 January 2023	**249,833**	**94,119**	**343,952**
Balance 31 December 2023	**249,833**	**94,119**	**343,952**
Accumulated amortization			
Balance 1 January 2023	**(102,963)**	**(27,229)**	**(130,192)**
Amortization expense	(24,897)	(7,522)	(32,419)
Balance 31 December 2023	**(127,860)**	**(34,751)**	**(162,611)**
Net book value on 31 December 2023	**121,973**	**59,368**	**181,341**

12. Participations in joint ventures

On 28 January 2021, the Company acquired 50% of the share capital (with corresponding voting rights) of the newly established company "THE GRID S.A." (THE GRID), at a cost of € 225 thousand, which was paid in cash. On 31.12.2023, and after increases of the company's share capital paid in cash, which were completed by then, the share capital of THE GRID S.A. amounts to € 23,350 thousand. (€ 23,214 thousand considering related expenses).

On 8 December 2021, following a highest-bid tender, THE GRID acquired a land plot, located at Cheimarras & Amarousiou-Chalandriou Street, in Marousi, covering a total area of 16,119.28 sq.m., on which the development of a modern complex of office and shop buildings is already underway, covering a total area of approximately 62,000 sq.m., which is to adopt sustainability and bioclimatic design principles and will be certified according to an international environmental rating standard. More specifically, following the completion of the excavation and shoring works, on 28.12.2023 a contract was signed with the Contractor for the "CONSTRUCTION OF A FIVE-STOREY OFFICE BUILDING COMPLEX WITH THREE UNDERGROUND PARKING SPACES AT 10-12 CHEIMARAS STREET, AMAROUSIOU - CHALANDRIOU AVENUE AND GRAVIAS STREET".

The Company accounts for its participation in THE GRID using the equity method, initially recognising it at acquisition cost and subsequently increasing or decreasing this with the Company's share on the profits or losses incurred post-acquisition.

On 31.12.2023, the value of the equity accounted joint venture has changed as follows:

	2023	2022
Balance 1 January	**11,262,663**	**8,252,147**
Increase in share capital	2,400,000	3,250,000
Profit / (loss) for the period	8,839,780	(239,484)
Balance 31 December	**22,502,442**	**11,262,663**

The period's profit is due to the increase in the fair value of THE GRID's property as of 31 December 2023, which has also affected THE GRID's Equity, on the basis of which NOVAL PROPERTY's participation in this joint venture is calculated.

A summary of THE GRID's financial position is set out below:

	31/12/2023	31/12/2022
Assets		
Investment property	70,555,302	39,549,817
Trade and other receivables	740,216	1,022,141
Cash and cash equivalents	731,109	4,278,522
Total assets	**72,026,627**	**44,850,480**
Equity		
Share Capital	23,214,363	18,441,163
Retained earnings	21,654,885	3,975,325
Total equity	**44,869,247**	**22,416,488**
Liabilities		
Borrowings	19,750,718	19,691,186
Deferred tax liabilities	6,081,373	1,115,839
Trade and other liabilities	1,325,289	1,626,967
Total liabilities	**27,157,379**	**22,433,992**
Total equity and liabilities	**72,026,627**	**44,850,480**

As part of the refinancing of its investment plan, THE GRID signed on 08.09.2023 a new bond loan with Piraeus Bank, with the participation of the Recovery and Resilience Fund, for a total amount of up to €127 million. This bond loan, after refinancing part (€ 2.6 million) of the 16.11.2021 bond loan with the same bank, will finance the development of the company's office and shop complex. The remaining capital (€ 17.4 million) will be repaid with THE GRID's own funds, which will be contributed by its shareholders (in proportion to their shareholding in the company's share capital, i.e. 50% - 50%) in the form of a subordinated bond loan, which will be issued by the company and covered by the shareholders (see the relevant section in the subsequent events of this document). Following the full repayment of the bond loan of 16.11.2021, the collateral for such loan will be removed and the collateral for the bond loan of 08.09.2023 will be automatically converted to first rank. It is noted that on 31.12.2023, the specific property bears two encumbrances in favour of PIRAEUS BANK, namely, a) a first rank pre-notation of mortgage up to the amount of € 104.16 million (100%) as part of financing through a bond loan signed on 16.11.2021 and b) a second rank pre-notation of mortgage up to the amount of € 152.39 million (100%) as part of financing through a bond loan signed on 08.09.2023.

It is noted that NOVAL PROPERTY's participation in 30% of the purchase price of the land plot was covered by the Company's own funds, while up to 31.12.2023, a total amount of € 5.6 million had been used from the funds raised from the Green Bond, in proportion to the Company's participation in the share capital increases of THE GRID.

13. Trade and other receivables

Receivables analysis

	Current assets		Non-current assets	
	31/12/2023	31/12/2022	**31/12/2023**	31/12/2022
Rent receivables from investment property	338,651	592,847	-	-
Rent receivables from investment property – related parties	270,455	20,731	-	-
Doubtful customers	3,060	-	-	-
Less: Loss allowance	(80,085)	(73,964)	-	-
Other assets	224,521	217,961	-	-
Guarantees	105,000	506,713	166,705	147,758
Receivables from related parties	-	1,154	-	-
Total trade and other financial receivable	**861,601**	**1,265,443**	**166,705**	**147,758**
Prepaid expenses	3,252,815	77,940	-	-
Receivables from the Greek State	2,288,682	2,559,173	-	-
Accrued income	1,348,275	938,427	2,188,935	2,409,668
Total other receivables	**6,889,772**	**3,575,540**	**2,188,935**	**2,409,668**
Total	**7,751,373**	**4,840,983**	**2,355,640**	**2,557,426**

Movement of provision for impairment

Balance 1 January 2022	**(106,351)**
Reversal of impairment	32,387
Balance 1 January 2023	**(73,964)**
Impairment loss	(97,826)
Write-off receivables	91,705
Balance 31 December 2023	**(80,085)**

The fair value of trade and other receivables, as at 31.12.2023, are considered to approximate their carrying value.

The fair value of the collaterals relating to trade receivables amounts to € 974,350.

Prepaid expenses mainly include advances to suppliers for construction projects in progress.

Receivables from the Greek State, of a total amount of €2.3 million, mainly relates to credit VAT, which the Company expects to gradually offset against income VAT.

Accrued income

In accordance with IFRS 16 "Leases", rental income (less the value of any incentives provided by the lessor) is recognized on a straight-line basis over the term of the lease. Accordingly, adjustments to rents made during the term of the lease contracts are spread over the entire term of the lease.

The said item mainly refers to the implementation of the accounting standards on the treatment of long-term lease contracts which aims to evenly amortize the expected rental income, based on the respective contracts, and distinguish them to long-term and short-term.

Accrued income under Current assets mainly relates to accrued income from floating rents. Under non-current assets, the corresponding item relates to the recognition of rental income on a straight-line basis over the term of the lease, as indicated above.

14. Cash and cash equivalents

The Company's cash and cash equivalents consist of cash, sight deposits and short-term time deposits with domestic and foreign banking institutions.

	31/12/2023	31/12/2022
Cash	2,119	2,321
Sight deposits	26,576,032	19,313,821
Term deposits	48,000,000	69,000,000
Total	**74,578,151**	**88,316,143**

The sight deposits mentioned above also include bank account balances pledged as collateral in the framework of associated long-term bank financing. The total balance of the said pledged accounts amounts to € 4,811 thousand on 31 December 2023 (31.12.2022: €4,045 thousand). Long-term bond loans are serviced through the said bank accounts and at minimum the interest and principal amount of the upcoming payment period of each loan is accumulated in them. Any amount exceeding the minimum calculated amount is free to be used by the Company, following a relevant request to the bank and as long as no event of default has taken place, in accordance with the specific terms of each Bond Loan Contract.

The fair value of the Company's cash and cash equivalents as at 31.12.2023 is considered to approximate their carrying value.

15. Share Capital

During the closing period, the General Meeting of Shareholders approved the increase of the Company's share capital by forty (40) euros, through payments in cash and the issue of forty (40) new ordinary registered shares with voting rights, with a nominal value of €1 each, as well as the corresponding amendment to article 5 of the Company's Articles of Association on share capital. As of 31.12.2023, the Company's share capital amounts to two hundred and sixty-eight million six hundred and sixty-seven thousand nine hundred and ten euros (€ 268,667,910).

At the Extraordinary General Meeting of the Company's Shareholders of 04.09.2023, a resolution was adopted to increase the nominal value of the Company's shares from € 1 per ordinary, registered, voting share to €2.50 per ordinary, registered, voting share, while reducing the total number of shares from 268,667,910 to 107,467,164 ordinary, registered, voting shares by consolidating the number of old shares of the Company at a rate of 2.5 old shares to one (1) new share (reverse split 2.5:1), and amend Article 5 of the Company's Statutes accordingly.

16. Reserves

	Fair value reserve	Tax-exempt reserve	Extraordinary reserve	Hedging reserve	**Total**
Balance 1 January 2022	351,078	316,823	1,169,950	-	**1,837,851**
Other comprehensive income	(351,078)	-	-	1,036,950	**685,872**
Transfer to profit and lost	-	-	-	(47,116)	**(47,116)**
Balance 31 December 2022	**-**	**316,823**	**1,169,950**	**989,834**	**2,476,607**
Balance 1 January 2023	**-**	**316,823**	**1,169,950**	**989,834**	**2,476,607**
Other comprehensive income	-	-	-	(396,135)	**(396,135)**
Transfer to profit and lost				(492,573)	**(492,573)**
Balance 31 December 2023	**-**	**316,823**	**1,169,950**	**101,126**	**1,587,899**

The reserves of € 1,587,899, as at 31.12.2023, refer:

A. For an amount of € 316,823 to specially taxed reserves of the merged entities, which were transferred to the Company in the context of the corporate transformation for its incorporation on 15/10/2019, as follows:
   i. reserves from NOVAL S.A. of € 78,539, and
   ii. reserves from BET S.A. of € 238,284.
B. Extraordinary reserves and specially taxed reserves, equal to € 1,169,950, which were transferred to the Company as a result of the merger with METEM S.A.
C. A hedging reserve of € 101,126. The cash flow hedge reserve is used to recognize the effective portion of gains or losses on derivatives that are designated and qualify as cash flow hedges, as described in note 2.18. The amounts are then reclassified to the income statement, as appropriate, as described in note 2.18.

17. Borrowings

The Company's borrowings are broken down as follows:

	31/12/2023			31/12/2022		
	Current	Non-current	Total	Current	Non-current	Total
Secured						
Bond loans	3,962,767	70,919,490	74,882,257	3,584,247	74,653,382	78,237,629
Total secured borrowings	**3,962,767**	**70,919,490**	**74,882,257**	**3,584,247**	**74,653,382**	**78,237,629**
Unsecured						
Bank loans	3,458,841	-	3,458,841	3,442,237	-	3,442,237
Bond loans	3,515,352	14,942,618	18,457,970	3,229,678	8,349,000	11,578,678
Green bond	229,667	117,604,936	117,834,603	229,667	117,165,810	117,395,477
Total unsecured borrowings	**7,203,860**	**132,547,554**	**139,751,414**	**6,901,582**	**125,514,810**	**132,416,392**
Total borrowings	**11,166,627**	**203,467,044**	**214,633,671**	**10,485,829**	**200,168,192**	**210,654,022**

The maturity of the Company's long-term loan liabilities is as follows:

	31/12/2023	31/12/2022
Between 1 and 2 years	11,274,064	6,090,666
Between 2 and 5 years	140,788,302	17,642,996
Over 5 years	51,404,678	176,434,531
Total	**203,467,044**	**200,168,192**

Summary of bond loans at year end:

Contractual amount	Start date	Maturity date	31/12/2023	31/12/2022
14,000,000	27/10/2020	27/10/2032	12,808,138	13,445,925
5,773,000	30/10/2020	1/09/2025	2,800,420	3,841,773
5,773,000	30/10/2020	2/03/2026	2,882,726	3,895,131
5,773,000	30/10/2020	1/09/2025	2,800,420	3,841,773
23,000,000	31/10/2019	31/10/2031	18,765,042	20,253,910
120,000,000	6/12/2021	6/12/2028	117,834,603	117,395,477
4,700,000	28/02/2022	28/02/2025	3,799,192	4,742,933
2,750,000	28/02/2022	28/02/2034	2,731,222	2,750,683
37,000,000	28/02/2022	28/02/2034	36,778,663	37,044,178
10,050,000	1/12/2023	12/12/2026	9,974,404	-
	Total		**211,174,830**	**207,211,785**

As of 31.12.2023, the Company's long-term borrowings relate to:

- secured bank bond loans for specific properties, the development of which they had financed;
- unsecured bank bond loans, assumed by the Company as general successor of METEM following the latter's absorption by the Company;
- the Green Bond issued by the Company on 06.12.2021 (as set out in various parts of this document);

and

- an ordinary bond loan subject to forced conversion on certain conditions from the European Bank for Reconstruction and Development (EBRD) as explained below.

The Company's short-term borrowings relate to:

- the short-term portion of the Company's long-term bond loans, and
- unsecured loan, concluded through revolving loan agreement that was used as interim financing for the Company's capital expenditures.

During the financial year 2023, the Company performed the following operations in relation to its financing:

- On 05.10.2023 a contract was signed for a common convertible bond loan of up to ten million five hundred thousand euros (€10,500,000), through the issue of ordinary registered bonds subject to forced conversion (into ordinary, registered, dematerialized shares with voting rights, the number of which depends on various factors), which will not be listed for trading on a regulated market, through cancellation of the pre-emptive rights of existing shareholders, and full coverage of the bond loan by the international financial institution “European Bank for Reconstruction and Development” (“EBRD”), for the purpose of financing the Company's projects. In this context, on 1.12.2023, an amount of € 10,050,000 was disbursed.
- On 29.12.2023, the Company made an early partial repayment of the principal amount of € 1 million of series B bonds, maturing on 28.02.2025, of the "Program for the issuance of a joint bond loan of up to EUR 69,000,000 with Contracts of appointment of a Payment Administrator and Agent of the Bondholders", dated 18.02.2022, between NOVAL PROPERTY and NATIONAL BANK OF GREECE. Such payment took place after the refund of construction VAT and in accordance with the provisions of the above-mentioned bond loan of 18.02.2022.

The Company's obligations to comply with covenants within the framework of its borrowings relate to the following loans:

- Bond loans in connection with THE ORBIT office complex, under which the aggregate of the annual rents on which a pledge will be established, and which will be granted to the Bondholders’ Agent shall be at least equal to the product of the sum of the annual principal and interest payments on such loans multiplied by a factor of 1.2. The confirmation of the amount of the aforementioned sum of the annual rentals is made at the end of January of each year, based on the invoices issued by the Company in the given month in relation to the rentals of the specific property and on the basis of which the sum of the annual rentals of the given year will be estimated.

This condition is fully met in January 2024.

- Bond loans in relation to the River West - IKEA - River West Open shopping complex, where the LTV ratio (loan balance to the value of the properties that bear an encumbrance as collateral under this loan, i.e. to the fair value of the River West shopping center and the IKEA hypermarket) is less than 75%.

This condition is fully met on 31.12.2023.

- Green Bond / Key Issuer Obligations:
    - Leverage ratio ≤ 0.60

[Total bank borrowings, including the Green Bond / adjusted Assets (Total Assets less lease liabilities and intangible assets)]

This condition is fully met on 31.12.2023.

- Secured debt/adjusted assets ≤ 0.50x

  [Total collateralised borrowings / Adjusted Assets (Total Assets less lease liabilities and intangible assets)]

This condition is fully met on 31.12.2023.

- Existence of Free Assets / starting not later than the first anniversary of the Issue Date / market value of at least 20% of the outstanding principal amount of the Bonds, reaching 100% thereof, not later than the fifth anniversary of the Issue Date.

This condition is fully met on 31.12.2023.

- Obligation to maintain a DSRA account, in which the following amounts will be held: (a) €100,000 to cover reasonable costs and expenses of the Bondholders' Agent, (b) the amount required for the repayment of interest on the Bonds due in the immediately succeeding Interest Period.

This condition is fully met on 31.12.2023.

It is noted that during the closing period, the Company did not default on any of its obligations arising from its financing / commitments.

The movement of net borrowing is as follows:

	Borrowings	Lease liabilities	Total
Balance 1 January 2022	**229,264,163**	**16,164,446**	**245,428,609**
New loans	4,515,750	-	**4,515,750**
Repayments	(23,532,791)	(317,084)	**(23,849,875)**
Amortization of borrowing costs	445,637	-	**445,637**
New leases	-	97,380	**97,380**
Leases terminations	-	(2,807,936)	**(2,807,936)**
Modifications	-	374,581	**374,581**
Other changes	(38,737)	-	**(38,737)**
Balance 31 December 2022	**210,654,022**	**13,511,387**	**224,165,409**
Balance 1 January 2023	**210,654,022**	**13,511,387**	**224,165,409**
New loans	9,918,750	-	**9,918,750**
Repayments	(6,814,291)	(318,546)	**(7,132,837)**
Amortization of borrowing costs	466,389	-	**466,389**
New leases	-	191,682	**191,682**
Leases terminations	-	(19,927)	**(19,927)**
Modifications	-	298,957	**298,957**
Other changes	408,801	-	**408,801**
Balance 31 December 2023	**214,633,671**	**13,663,554**	**228,297,225**

18. Derivative financial instruments and hedge accounting

	31/12/2023	31/12/2022
Cash flow hedge derivatives		
Non-current assets	1,366,349	2,372,926
Current assets	604,946	487,078
Total	**1,971,295**	**2,860,003**

After evaluating the effectiveness of the hedge accounting relationship using the hypothetical derivative method, the Company concluded that there is a high economic correlation between the hedging instruments (interest rate swap) and the hedged items (variable interest rate payments). For the years ended on 31 December 2023 and 31 December 2022, respectively, there was no ineffectiveness and the entire change in fair value of the derivative was recorded in other comprehensive income. The derivative is valued using a discounted contractual future cash flow model with an interest rate curve on 31 December 2023 and 31 December 2022, respectively, for the remaining term of the derivative.

The derivatives held by the Company are classified as Level 2.

19. Defined benefit obligations

Under the current legislation in Greece, employees are entitled to compensation in cases of dismissal or retirement, the amount of which is determined on the basis of the employees' regular earnings in the running month before the dismissal or retirement, the years of service and the manner of termination of their employment contract (dismissal with notice, dismissal without notice or retirement). The compensation payable in case of retirement is 40% of the amount which would have been paid in case of dismissal.

The change in the defined benefit obligation over the year is as follows:

(i) Movement of Liability

	2023	2022
Opening balance for the year	**55,166**	**38,219**
Current service cost	26,314	21,576
Past service cost	-	17,011
Termination Benefits / Settlement Costs	9,269	(16,318)
Finance cost	2,014	76
Total amount recognized in profit or loss	**37,597**	**22,345**
Actuarial (Gain) / Loss from change in demographic assumptions	900	-
Actuarial (Gain) / Loss from change in financial assumptions	(7,107)	(10,846)
Actuarial (Gain) / Loss from change in experience assumptions	1,359	5,449
Total amount recognized in other comprehensive income	**(4,848)**	**(5,398)**
Benefit payments	(15,000)	-
Closing balance for the year	**72,915**	**55,166**

The main actuarial assumptions applied for the accounting purposes are described below:

(ii) Actuarial assumptions

	2023	2022
Discount rate	3.10%	3.65%
Inflation	2.00%	2.80%
Salary growth rate	2.50%	3.30%
Plan duration (years)	8.64	9.33

The sensitivity analysis for each significant actuarial assumption which shows how the defined benefit obligation would have been affected by the following changes is as follows:

(iii) Sensitivity analysis of actuarial assumption

	Impact on defined benefit obligation 31 December 2023		
	Change in assumption	Increase in assumption	Decrease in assumption
Discount rate	0.50%	(4.09%)	4.32%
Salary growth rate	0.50%	4.32%	(4.14%)

	Impact on defined benefit obligation 31 December 2022		
	Change in assumption	Increase in assumption	Decrease in assumption
Discount rate	0.50%	(4.39%)	4.64%
Salary growth rate	0.50%	4.63%	(4.43%)

20. Trade and other payables

	2023	2022
Current liabilities		
Trade payables	6,019,710	2,033,899
Social security obligations	93,532	88,074
Payables to related parties	854,411	460,156
Other creditors	659,116	609,556
Accrued expenses	1,732,465	1,020,561
Deferred rental income	36,563	-
Other tax and duties payable	507,580	649,100
Rental guarantees	2,912,503	1,859,455
Total	**12,815,881**	**6,720,801**

The line item of trade payables refers primarily to designers and contractors' expenses for the construction projects on investment property currently in progress. The increase, compared to balance on 31.12.2022, is mainly due to balances outstanding based on certifications of works.

Amounts payable to related parties and accrued expenses are increased compared to the previous year, following the increase in the Company's operating activity.

Other taxes and charges mainly relate to withholding taxes and EN.F.I.A.

Guarantees relate to cash deposits from the Company's lessees in the context of lease agreements. The increase in this item between the previous and the current year is due to the payment of guarantees for new leases.

The fair values of trade and other payables are estimated to be equal to their carrying values.

21. Rental income from investment property

The total amount of rental income for the reporting period originates from the Company's investment property operating leases. The Company leases the properties of its investment portfolio under medium-/long-term operating leases.

Rental fees are adjusted per annum in accordance with the terms of each contract with respect to the Consumer Price Index increased (for the majority of them) by 0%-2%. In addition, in relation to commercial premises (stores) and hospitality properties, those are leased on variable rent, which is linked to the turnover of the lessees. Such rentals are primarily settled on an annual basis, but there are leases that require monthly settlement.

	31/12/2023	31/12/2022
Retail	14,889,175	12,790,238
Offices	8,892,168	7,530,657
Hotels	2,651,020	2,055,049
Industrial (warehouses)	2,688,833	2,404,449
Other	217,501	99,546
Total	**29,338,698**	**24,879,940**

During the closing period, revenues from the leaseback of part of the property on Tsiklitira Street included in the rights of use assets was € 44 thousand. (31.12.2022: € 54 thousand).

Cumulative future rental fees which are receivable based on non-cancellable operating lease agreements, including future adjustments based on CPI, are as follows:

	31/12/2023	31/12/2022
No later than 1 year	30,238,170	21,757,551
Later than 1 year and no later than 2 years	28,634,129	19,495,240
Later than 2 years and no later than 3 years	27,936,364	18,316,303
Later than 3 years and no later than 4 years	26,273,973	16,524,920
Later than 4 years and no later than 5 years	24,107,810	15,670,434
Later than 5 years	120,407,774	77,317,365
Total	**257,598,220**	**169,081,813**

The increase in cumulative future rental fees which are receivable on 31.12.2023, apart from the foreseeable contractual rental adjustments, is mainly due to the new leases signed (during 2023), which are activated after the end of the closing year and are related to the Company's properties which are completed and gradually handed over to their tenants for use.

22. Direct property operating expenses and taxes and duties related to investment property

Direct costs related to investment properties include the following:

	31/12/2023	31/12/2022
Electricity	204,577	514,636
Insurance	659,341	580,444
Rentals	6,607	8,053
Brokerage fees	350,804	583,752
Promotion and advertisement expenses	46,513	375,472
Third party fees	928,653	1,748,364
Maintenance fees	70,574	80,997
Shared utility expenses	624,036	835,054
Other expenses	170,959	260,657
Total	**3,062,065**	**4,987,429**

Energy cost has been decreased, as a combined result of a reduction in consumption and vacant rental space, but also due to changes in the management of energy bills in some properties.

Promotion and advertising costs are less in the closing period, as a significant part of these costs have been transferred to the shared building charges of commercial properties and are no longer borne by the Company.

Third party fees appear decreased as a result of the different needs of the Company between its operating and investing activities.

Direct property operating expenses recognized in the income statement include € 191 thousand (2022: € 776 thousand), which relate to non-leased investment properties. This item is reduced compared to the previous financial year, mainly due to the leasing of a significant part of these properties.

Taxes and duties related to investment property include various taxes and duties (such as VAT, municipal taxes, stamp duty), but mainly the unified property ownership tax (ENFIA), amounting to approximately € 2.1 million for the closing period (2022: € 1.9 million).

23. Personnel expenses

	31/12/2023	31/12/2022
Salaries	3,275,593	2,644,101
Social security expenses	402,902	358,644
Other short-term benefits	199,239	521,069
Cost of defined benefit / pension plans	37,597	22,345
Total	**3,915,331**	**3,546,159**

24. Other operating expenses

	31/12/2023	31/12/2022
Electricity	53,090	1,478
Insurance	2,161	-
Vehicles rental cost	29,588	10,922
Promotion expenses	336,325	159,993
Third party fees	1,414,417	1,199,124
R&D expenses	37,511	221,430
Telecommunication expenses	19,862	24,355
Subscriptions	33,063	20,132
Foreign currency exchange differences	29,038	37,380
Maintenance expenses	113,642	178,050
Travel expenses	42,830	15,007
Shared utility expenses	128,932	5,920
Other expenses	228,412	116,318
Total	**2,468,871**	**1,990,109**

Other operating expenses include, among other, expenses of the property at 41 Tsiklitira Street in Marousi, where the Company's administrative office is located.

Promotion costs have increased, mainly due to expenditure in the context of sustainable development actions.

R&D relates to research and study services during the process of evaluating the acquisition and investment in new properties, within the scope of the Company's exclusive activities in the real estate sector.

25. Finance costs

	31/12/2023	31/12/2022
Income		
Interest income from sight deposits	700	377
Interest income from term deposits	2,013,941	56,467
Total income	**2,014,641**	**56,844**
Expenses		
Interest expense	7,779,538	6,886,677
Expenses for bank guarantees	28,987	33,394
Other bank commissions	109,916	43,201
Interest expense on lease liabilities	599,432	650,878
(Gain) / loss from derivatives	-	(2,252,025)
Total expenses	**8,517,873**	**5,362,124**
Finance cost (net)	**(6,503,232)**	**(5,305,280)**

The change in (Gains) / Losses from derivatives is due to the fact that the Company did not apply cash flow hedge accounting before 01.07.2022.

26. Taxes

According to par. 3 of article 31 of Law 2778/1999, as replaced since 1.6.2017 by par. 2 of article 46 of Law 4389/2016, which was replaced since 12.12.2019 by Article 53 of Law 4646/2019, Real Estate Investment Companies (REICs) are subject to tax at a rate of ten per cent (10%) of the applicable reference rate of the European Central Bank, increased by one (1) percentage point and calculated on the average investments plus cash, at current prices, as shown in the semi-annual investment tables provided for in article 25(1) of Law 2778/1999.

In case of change in the Reference Rate, the new basis for calculating tax shall apply from the first day of the month after the change.

Current tax liabilities include short-term liabilities to tax authorities with respect to the above payable tax. At regular intervals Management evaluates its position on issues relating to the tax authorities and forms provisions where necessary for amounts which are expected to be paid to the tax authorities.

Given that the Company’s tax liability is calculated based on its investments, plus cash, rather than its profits, no temporary differences arise and, therefore, no deferred tax assets and/or liabilities are generated.

Income tax for the year ended on 31.12.2023 amounts to € 2,852,637 (2022: €830,387). In the Company's Statement of Financial Position, the item current income tax liabilities relates to the provision for income tax for the second half of the closing period.

27. Earnings / (losses) per share

Year ended on 31 December	2023	2022
Profit attributable to the ordinary equity holders	64,606,897	24,479,155
Weighted average number of ordinary shares after the reverse split	107,467,164	103,326,559
Basic and diluted earnings per share (expressed in € per share)	**0.60**	**0.24**
Number of shares assuming Primary Listing of the shares on the ASE through a share capital increase and a 25% dispersion	143,289,531	137,768,745
Diluted earnings per share, assuming Primary Listing of the shares on the ASE through a share capital increase and a 25% dispersion (expressed in € per share)	**0.45**	**0.18**

Due to the Company's obligation, in accordance with article 23 of the REICs Law (L. 2778/1999), as in force, to list its shares on the Athens Stock Exchange until 15.10.2024 (see the relevant section of this document), adjusted earnings per share figures are presented, assuming a Primary Listing of the Company's shares on the Stock Exchange through a share capital increase and a 25% dispersion. It is noted that this ratio is not required under IFRS.

28. Contingent liabilities and commitments

Tax liabilities

Upon the Company's establishment, on 15.10.2019, any tax liabilities that may arise in relation to the merging companies, namely "NOVAL S.A. - GREEK INDUSTRIAL, INDUSTRIAL, TOURIST AND COMMERCIAL COMPANY" and "VET S.A. - TOURIST, REAL ESTATE, INDUSTRIAL COMMERCIAL METAL COMPANY", were transferred due to universal succession.

With respect to "NOVAL S.A. - GREEK INDUSTRIAL, TOURIST AND COMMERCIAL COMPANY", the tax authorities have audited the company's books and records for the years up to 31.12.2009. The company has not been audited by the tax authorities for the financial year 2010. In respect of the tax audit of 2010, pursuant to decision no. 1738/2017 of the Council of State, the State's right to conduct a tax audit has been statute-barred due to the lapse of five years from submission of the income tax return. In accordance with management's assessment, no provision has been recognized for unaudited fiscal years as differences that may arise are not significant.

Moreover, the years 2011, 2012, 2013 have been audited as per the provisions of article 82 para 5 of Law 2238/94. The Company has undergone a tax audit for the years 2014-2018 by Certified Public Accountants as required by the provisions of Article 65a of Law 4174/2013, as amended by article 56 of Law No 4410/2016 and the relevant unqualified Tax Compliance Reports have been issued.

For VET S.A. - TOURIST, REAL ESTATE, INDUSTRIAL COMMERCIAL METAL COMPANY, the years 2011, 2012 and 2013 have been audited in accordance with the provisions of Article 82 para 5 of Law No 2238/94. The Company has undergone a tax audit for the years 2014-2018 by Certified Public Accountants as required by the provisions of Article 65a of Law 4174/2013, as amended by article 56 of Law No 4410/2016 and the relevant unqualified Tax Compliance Reports have been issued.

Circular No. 1006/5.1.2016 states that companies for which an unqualified tax certificate has been issued are not excluded from ordinary tax audits by the competent tax authorities for violations of tax law.

During the merger of the Company with "METEM S.A. Metal Trading and Investments in Real Estate Societe Anonyme" (METEM), any tax liabilities that may arise were transferred due to universal succession. Specifically, for the years 2016-2020, METEM underwent a tax audit by Certified Public Accountants, as provided for in the provisions of article 65A of Law 4174/2013 and the relevant unqualified tax certificate was issued. It is noted that METEM has closed its tax years until 2009. No provision has been made for unaudited tax years. METEM has not been tax audited for tax years 2010-2016. Under current legislation, decision 1738/2017 of the Council of State, the right of the Tax Authority to carry out a tax audit is limited to the last five years from the submission of the income tax return; therefore, it is limited to years 2019-2020. Any differences arising from a future tax audit are not expected to have a material impact on the Company's financial statements.

During the merger of the Company with "METALLOURGIA ATTIKIS REAL ESTATE SINGLE-MEMBER S.A." and "MEDITERRANEAN ENTERPRISES SINGLE-MEMBER HOLDINGS AND REAL ESTATE INVESTMENT COMPANY" any tax liabilities that may arise were transferred due to universal succession. "METALLOURGIA ATTIKIS REAL ESTATE SINGLE-MEMBER S.A." has not been audited by the tax authorities for financial years 2021-2022. "MEDITERRANEAN ENTERPRISES SINGLE-MEMBER HOLDINGS AND REAL ESTATE INVESTMENT COMPANY" has not been audited by the tax authorities for financial years 2009-2022. Under current legislation, decision 1738/2017 of the Council of State, the right of the Tax Authority to carry out a tax audit is limited to the last five years from the submission of the income tax return; therefore, it is limited to years 2019-2022. Any differences arising from a future tax audit are not expected to have a material impact on the Company's financial statements.

For the years 2019-2023, the Company has undergone a tax audit by Certified Public Accountants as required by the provisions of article 65A of Law 4174/2013. The audit of 2023 is in progress and no significant findings are expected.

Capital commitments

On 31 December 2023, the Company had capital commitments for the development of investment property amounting to € 25.9 million (31.12.2022: €25.6 million).

Pending litigations

There are no pending litigations against the Company, nor other contingent liabilities on 31 December 2023, which would affect its financial position.

29. Transactions and balances with related parties

(i) Transactions with the parent company

	Note	**31/12/2023**	31/12/2022
Sale of services		117,566	221,514

	31/12/2023	31/12/2022
Liabilities from rental guarantees	16,985	16,985

(ii) Other related parties

	31/12/2023	31/12/2022
Sale of services	3,995,464	4,136,212
Purchase of services	3,152,143	2,944,253

		31/12/2023	31/12/2022
Receivables	13	270,455	21,885
Payables	20	854,411	460,156
Liabilities from rental guarantees		846,198	347,572

Services to and from related parties as well as sales and purchases of goods are performed under the terms applicable to non-related parties.

Other related parties concern mainly companies, in which the Company's main shareholder participates and over which the latter exercises significant influence.

(iii) Board of Directors' and Managers' Fees

	31/12/2023	31/12/2022
BoD fees, payroll, and other short-term benefits	1,222,275	1,569,835

In 2023, the fees and benefits of board members and executive directors include the fees and benefits that have been paid up to the date of this report and relate to the closing period.

30. Dividend distribution

The Ordinary General Meeting held on 08.06.2023 approved the distribution of dividend of EUR 0.00814 per share for the fiscal year 2022. Such dividend, of a total amount of € 2,186,956.46, was paid in full to the beneficiaries on 14.06.2023.

31. Auditors' Fees

Auditors' fees during the closing period are as follows:

	2023	2022
Audit fees	75,000	70,620
Tax audit fees	10,600	10,000
Other audit fees	14,900	14,000
Other permitted non-audit fees	75,000	33,000
Total	**175,500**	**127,620**

32. Events after the reporting period

Progress of ongoing projects

Up to the date hereof, and in relation to the above-mentioned development projects of the Company, the following applied:

- Office building at 16 Cheimarras Street & Amaroussiou-Chalandriou, in the Municipality of Maroussi: the masonry and electro-mechanical network works continue, while preparatory works on the facades have started.
- Mixed-use building, at 40-42 Ardittou Street, in Mets: phase B works have started.
- Office building at 199 Kifissias Avenue, Maroussi: the structural reinforcement works of the load-bearing structure, in the framework of the first phase of the construction of the building, are in the process of completion.
- Office complex at 10-12 Cheimarras Street & Amarousiou-Chalandriou, at "Soros" location in Maroussi (THE GRID): the works on the load-bearing structure of the buildings have started, after the signing of the construction contract with the Contractor at the end of the closing period.

Investment Property Portfolio

In January 2024, the modern logistics building in Mandra, Attica, which was designed and developed by NOVAL PROPERTY, was handed over to the tenant for use. The property, with a total built-up area of 9,814 sq.m., was fully leased before the start of construction, while the total investment cost amounted to approximately EUR 8 million. This is an innovative and environmentally sustainable investment, which started in January 2023 and consists of the construction of a high standard Logistics Centre with a large dry cargo storage capacity, aiming to be the first LEED GOLD certified logistics building in Greece.

On 09.02.2024, Noval Property proceeded to the sale of two horizontal properties (offices) of a total surface of 76.20 sq.m. at 20-22 Tzortz Street in Athens. The said sale is part of NOVAL PROPERTY's divestment strategy as regards to specific properties and is in the context of forming the optimal investment property portfolio in line with the trends of the real estate market. The value of the transaction amounted to € 79,500.

Participations in joint ventures

On 12.01.2024, a joint subordinated bond loan agreement (shareholders bond loan) was signed between THE GRID and its shareholders, namely MAVANI HOLDINGS LIMITED (a company of the investment entity BROOK LANE CAPITAL) and NOVAL PROPERTY, up to the amount of € 20.5 million, through which the shareholders of THE GRID are expected to contribute their own participation (in the ratio of 50% - 50%) to the financing scheme for the development of a modern office building in Maroussi Attica by THE GRID.

In this context, on 18.01.2024, following THE GRID's request, the first disbursement of the said bond loan took place with the company issuing and its shareholders covering a total amount of € 17.55 million (i.e. € 8,775 million each shareholder). A major part of the first disbursement (€ 17.4 million) was used, on 22.01.2024, for the partial repayment of the existing balance of the 16.11.2021 bond loan between THE GRID and Piraeus Bank.

On 26.02.2024, the first disbursement of the 08.09.2023 bond loan of THE GRID with Piraeus Bank, and with the participation of the Recovery and Resilience Fund, for a total amount of € 12.6 million, took place. Of the total amount, € 2.6 million were used for the full repayment (through refinancing) of the 16.11.2021 bond loan with Piraeus Bank, while the remaining amount refinanced the costs of THE GRID project, which had already been covered by the company's own funds. Following the full repayment of the bond loan signed on 16.11.2021, the collateral for such loan is scheduled to be removed and the collateral for the bond loan signed on 08.09.2023 will be automatically converted to first rank. This first disbursement marks the activation of the new financing scheme for the investment, with the participation of the Recovery and Resilience Fund.

The construction works of the investment are in progress, following the contract signed on 28.12.2023 with the Contractor, TERNA S.A., for the "CONSTRUCTION OF A FIVE-STOREY OFFICE BUILDING COMPLEX WITH THREE UNDERGROUND PARKING SPACES AT 10-12 CHEIMARAS STREET, AMAROUSIOU - CHALANDRIOU AVENUE AND GRAVIAS STREET".

Use of funds raised from the Green Bond

As of 01.01.2024 and up to the date hereof, the Company had proceeded to the use of an additional amount of € 11,322 thousand from the Green Bond funds to cover capital expenditures in relation to Green Investments, as provided for in Annex no. 5 of Article 2.1 (iii) of the Green Bond Scheme, which is contained in the Prospectus dated 24.11.2021.

The Company will inform the Athens Stock Exchange and the Hellenic Capital Market Commission regarding the use of the funds raised up to their final disbursement. In addition, and in particular, the Company undertakes to inform the investors, the Shareholders, the Capital Market Commission, and the Athens Stock Exchange of any changes in the use of the funds raised, as well as any additional relevant information, in accordance with the provisions of the Capital Market legislation.

Geopolitical Developments

Up to the date hereof, the war in Ukraine and the consequent impact on energy costs, inflationary trends and rising interest rates continue to affect global markets and economic developments in general, creating adverse conditions in the real estate markets in our country and internationally. Although the Company does not have direct exposure to the above countries, and although the potential impact of these events after the reporting period cannot be assessed at this time, as there is no reliable estimate of future developments, the Company continues to monitor developments and plans to take appropriate actions where deemed appropriate.

Apart from the above, there are no other events after the date of the annual, individual, and economic interest financial statements that have a material impact on the financial position of the Company.

Athens, 04 March 2024

Declared by

The Chairman of the BoD	The Vice-Chairman of the BoD and CEO	The Chief Financial Officer & Executive Board Member	The Head of Accounting and Reporting
Meletios Fikioris	Panagiotis Kapetanakos	Ekaterini Apergi	Maria Tzava
ID Card No AK 511386	ID Card No AO 552181	ID Card No AP 148458	ID Card No X067438
			LICENCE 0100979, GRADE A