

## Announcement

### Resumption of Adjourned Extraordinary General Meeting of Shareholders

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**26 November 2024**

C.O. Cyprus Opportunity Energy Public Company Ltd (“GAS”, “the Company”) hereby announces that the Extraordinary General Meeting (“EGM”) of the Company’s shareholders that was adjourned on 5 November 2024, will reconvene at 5:30 pm on Monday, 2 December 2024 at the premises of Prochoice Chrimatistiriaki, Patsias 25, Apt 202, Ariandis 21, 7060 Livadia, Larnaca.

The reconvened EGM will assess and potentially approve:

- Special Resolution 4 from the EGM agenda that was published on the CSE website on 18 October 2024 relating to the issue of ordinary shares for the acquisition of the total share capital of Wellbeingway Investment Limited,
- Ordinary Resolution 1 for the appointment of new members on the Company’s Board of Directors, and
- Ordinary Resolution 2 for the appointment of statutory auditors.

Ahead of the reconvened EGM of 2 December 2024, the Company hereby presents some useful information on Wellbeingway Investment Limited, its business, financial status and intentions, in order for shareholders to be in the best possible position to assess its prospects.

**Wellbeingway Investment Limited** was incorporated in Cyprus on 11 June 2009 under registration number HE251037. Its principal activities include investing in subsidiary companies and providing advisory services.

Wellbeingway currently operates as the parent company of one wholly-owned subsidiary, incorporated in Lebanon under the name Riviera Invest SAL.

Through this subsidiary, Wellbeingway aims to engage in the acquisition and development of real estate projects in prominent touristic locations in France and Italy. These properties will subsequently be rented on a seasonal basis via the Airbnb Luxe platform, creating attractive investment opportunities.

The company’s inaugural project, *Riviera Invest*, is situated in Alpes-Maritimes, specifically in the village of Beaulieu-sur-Mer, a picturesque municipality near Nice and Monaco. The project involves a residential compound, strategically located to offer exceptional sea views and a spacious garden. Following the planned redevelopment, the property is anticipated to become a highly desirable residence.

While the property currently requires substantial renovation, it holds significant potential to be transformed into a unique “domain” of exceptional value in the region. Renovation efforts will include enhancements to the façade and the installation of all necessary

systems and high-end equipment, with the objective of creating premium residential units.

The acquisition cost of the real estate complex is approximately €18 million, with an estimated €5 million allocated for renovation works. Wellbeingway has already secured the requisite bank financing to fund both the acquisition and the development.

The permitting process and renovation works are projected to take 24 months. Upon completion, the company estimates the annual rental income from the property to range between €1.5 million and €1.6 million.

This initiative represents Wellbeingway's first investment project on the French Riviera, serving as a test case for identifying and executing similar opportunities in the region in the future.

This announcement is published in compliance with the relevant provisions of Cyprus Stock Exchange Regulations.



Andreas Leonidou  
Director

**C.O. Opportunity Energy  
Public Company Ltd**