NOVAL PROPERTY

re: purpose growth

FINANCIAL RESULTS H1 **2026**

Table of contents

1 Company Overview

2 Financial Performance & Capital Structure

3 Portfolio Overview

4 Future Prospects

5 Appendix

Company Overview

H1 2026 Performance Snapshot

Key highlights

- **Completed** and **delivered** to the market the prime office building 'K199' located at Kifissias Avenue in Marousi, Attica
- Continued the **strong momentum** across our retail portfolio, **delivering solid growth** in both visitor traffic and consumer sales
- **Maintained high occupancy levels, long WAULT** and attractive **Annualized Gross Rental yields**, underpinning resilient results and sustainable value creation
- Distributed an increased dividend payment for fiscal year 2025 at **€0.07 per share (+63% YoY)**

Key portfolio metrics (1)

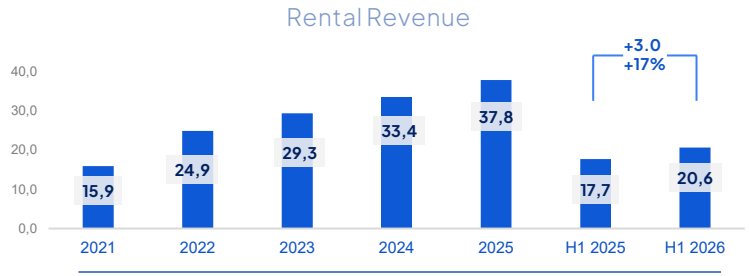
€707mn GAV (2)	60 / 339,000* Properties/sqm GLA (3) (* excl. land plots)	€41.9mn Annualized Gross Rental Income (3)
7.0% Gross Rental Yield (3)(4)	8.3 years WAULT (5)(4)(7)	97.3% Occupancy (3)(4)

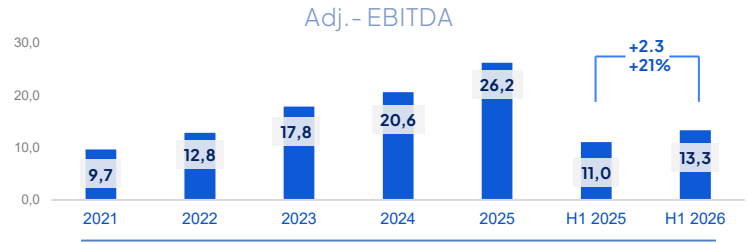
Key Financials (1)

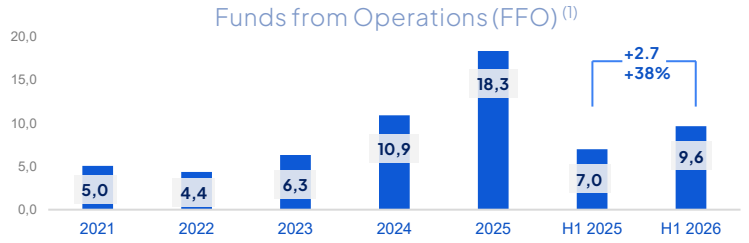
€564mn (YE 2025: €555mn) NAV	€19.7mn (H1 2025: €24.1mn) EBITDA	€13.3mn (H1 2025: €11.0mn) Adj. EBITDA (6)(7)
€9.6mn (FY 2025: €7.0mn) FFO (7)	26.9% (YE 2025: 27.8%) LTV (3)(7)	20.3% (YE 2025: 20.7%) Net LTV (3)(7)

Financial Performance & Capital Structure

H1 2026 Financial Results







Based on data as reported in the Financial Statements in accordance with IFRS

- **Solid rental revenue growth** continuing in 2026 (+17% vs. H1 2025), driven by strong contributions from the **office** and **retail** asset classes (+€1.6mn and +€0.9mn respectively vs. H1 2025), followed by the **residential** and **industrial** asset classes (+0.3mn and +0.1mn respectively vs. H1 2025).

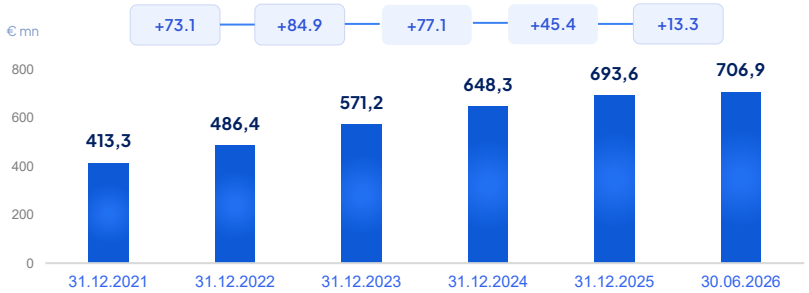
- Continued momentum across our retail assets, with **increased footfall** (+5% vs. H1 2025) and **consumer sales** (+12% vs. H1 2025), highlighting the **effectiveness of our strategy** to enhance the customer experience and transform our properties into attractive and resilient **lifestyle destinations**.

- The **€3mn YoY increase** in rental revenue is driven by €2.2mn from **new leases** (75%), €0.4mn from **indexation** increases (14%) , €0.2mn from **turnover rents** (7%) and €0.1mn from **renewals & renegotiations** (4%)

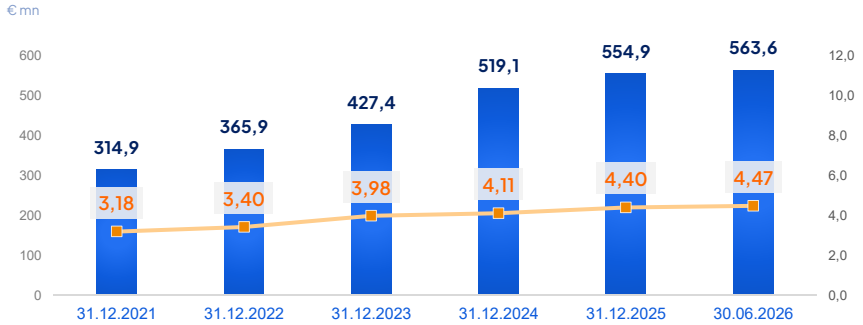
- **Double digit growth** (+21% vs. H1 2025) in **operational profitability** (Adj.-EBITDA) driven by robust rental revenue expansion, led to higher **operating cash flows** (FFO +38% vs. H1 2025)

H1 2026 Financial Results

Gross Asset Value (GAV) [1]



Net Asset Value (NAV) & NAV per share [2]



- **Investment portfolio grew** by **€13mn** in H1 2026 (+2% vs. 31.12.2025) mainly driven by **capital expenditure** of €2.9mn, **Fair Value gains** of €7.4mn and an increase of €3.0mn in the **JV Participation and related shareholder loan**

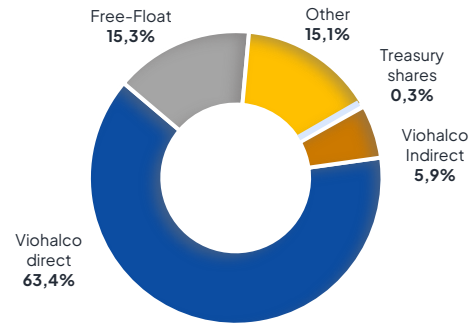
- **Net asset value increased** by **€8.7mn** in H1 2026, representing a **+2% rise** compared with 31.12.2025, following the €8.9mn dividend distribution to shareholders and the €0.4mn progress of the **share buyback program**

Capital Structure

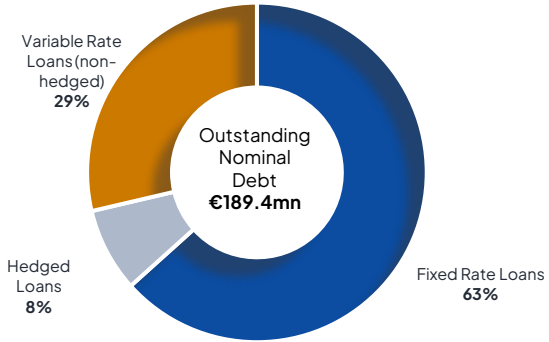
Debt Key Figures [1] (in € mn unless otherwise stated)

Cash and Cash equivalents	45,5
Gross Debt (excl. Lease Liabilities)	185,8
Gross LTV (%)	26.9%
Net LTV (%)	20,3%
Weighted Average cost of Debt (WACD %) [2]	2,9%

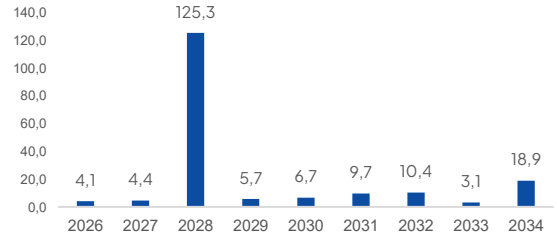
Shareholder Structure [5]



Outstanding Nominal Debt Split by Rate Type [2,4]



Annual Debt Amortization Schedule [2]



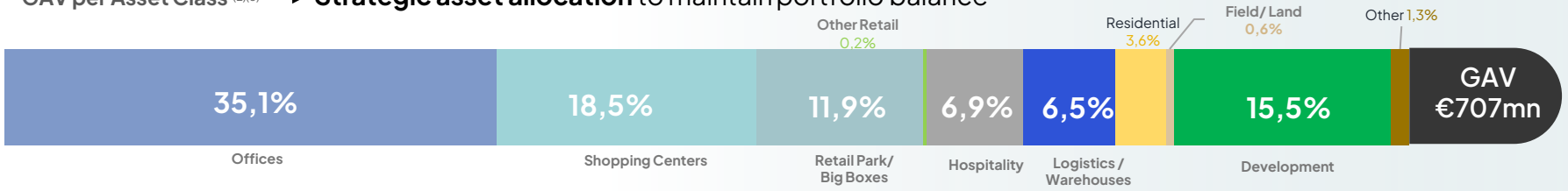
Portfolio Overview

Attractive Risk-adjusted returns from a well-balanced portfolio

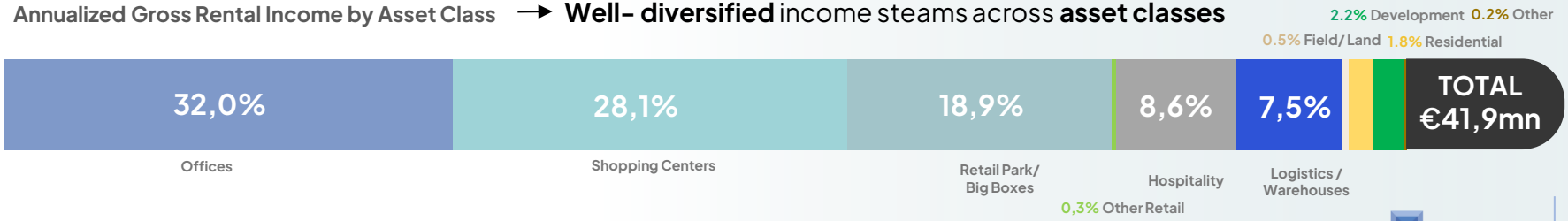
Average Gross Rental Yield per Asset Class [1][3] → **Continued yield generation** from our income-producing asset classes

Offices	Retail	Hospitality	Logistics/ Warehouses	Residential	Field/ Land	Avg Gross Rental Yield
5,4%	9,2%	7,4%	6,8%	2,9%	4,7%	7.0%

GAV per Asset Class [2][3] → **Strategic asset allocation** to maintain portfolio balance



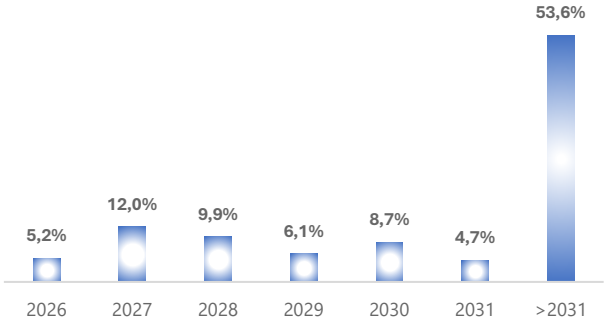
Annualized Gross Rental Income by Asset Class → **Well- diversified** income steams across **asset classes**



Healthy lease terms and **diversified** tenant mix that support **stable cash flows**

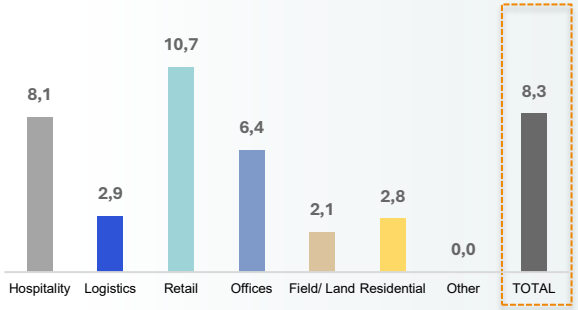
Annualized Gross Rental Income Expirations

(as a % of total) (1)

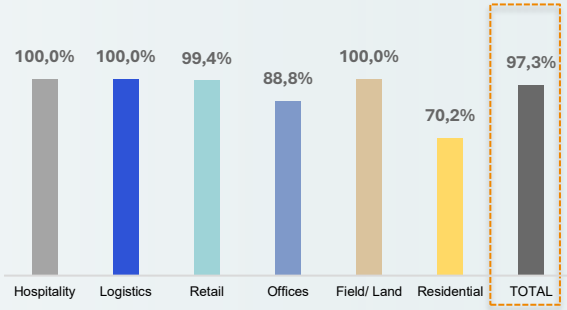


WAULT per Asset Class

(years) (1) (2) (3)



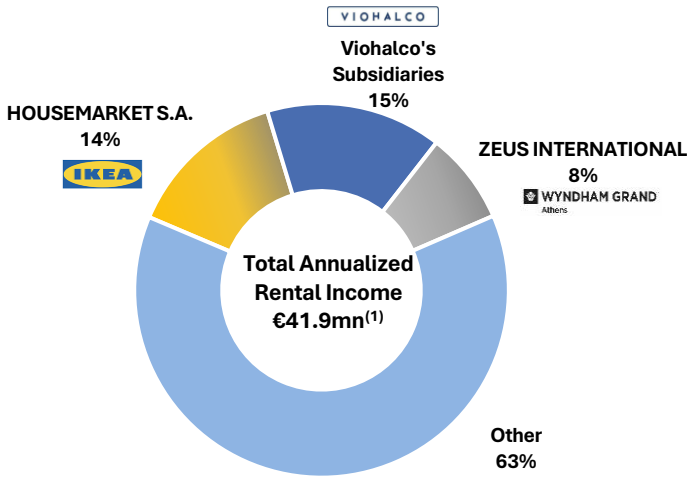
% Occupancy Rate per Asset Class (2)



- **8.3 WAULT** based on the minimum contractual expiration of the leases (excluding tenant extension rights) (3)
- **99%** of base rents are indexed to inflation rate, providing protection against inflation

Healthy lease terms and **diversified** tenant mix that support **stable cash flows**

Strong and Diversified Tenant Mix



Tenant Mix (Indicative)

Portfolio Highlights

River West/ RW Open
ATHENS

GAV (1): €130.7 mn
GLA: 38,009 sqm
Completion: 2011/2021

Mare West
CORINTH

GAV (1): €21.7 mn
GLA: 13,048 sqm
Completion: 2015

IKEA
ATHENS

GAV (1): €62.2 mn
GLA: 25,124 sqm
Completion: 2008

The Orbit
ATHENS

GAV (1): €102.7 mn
GLA: 17,832 sqm
Completion: 2019

Butterfly
ATHENS

GAV (1): €15.0 mn
GLA: 2,621 sqm
Completion: 2019

16 Chimarras
ATHENS

GAV (1): €44.3 mn
GLA: 6,092 sqm
Completion: 2025

Kifisias 199
ATHENS

GAV (1): €28.1 mn
GLA: 4,291 sqm
Completion: 2026

Arditos House ATHENS

GAV (1): €23.4 mn
GLA: 2,675 sqm
Completion: 2025

Mandra
ASPROPYRGOS

GAV (1): €11.4 mn
GLA: 9,814 sqm
Completion: 2024

Wyndham Grand 5* Hotel
ATHENS

GAV (1): €43.8 mn
GLA: 23,525 sqm
Completion: 2016

Projects **in progress**

“The Grid” 10-12, Chimarras str.

Marousi, ATHENS

DESCRIPTION
Development of an office campus (through the JV “The Grid S.A. at 50%”)

GBA	Est. Acquisition & CAPEX*	GLA
61,520 sqm	c. €73.7mn	27,854 sqm + 577 parking spaces

EXPECTED CERTIFICATION
LEED Platinum / Energy Performance Certificate (Highest level)

STATUS
Construction Completed / Leasing Status: c. 48% of office space GLA

*Noval’s percentage 50%

252, Pireos str.

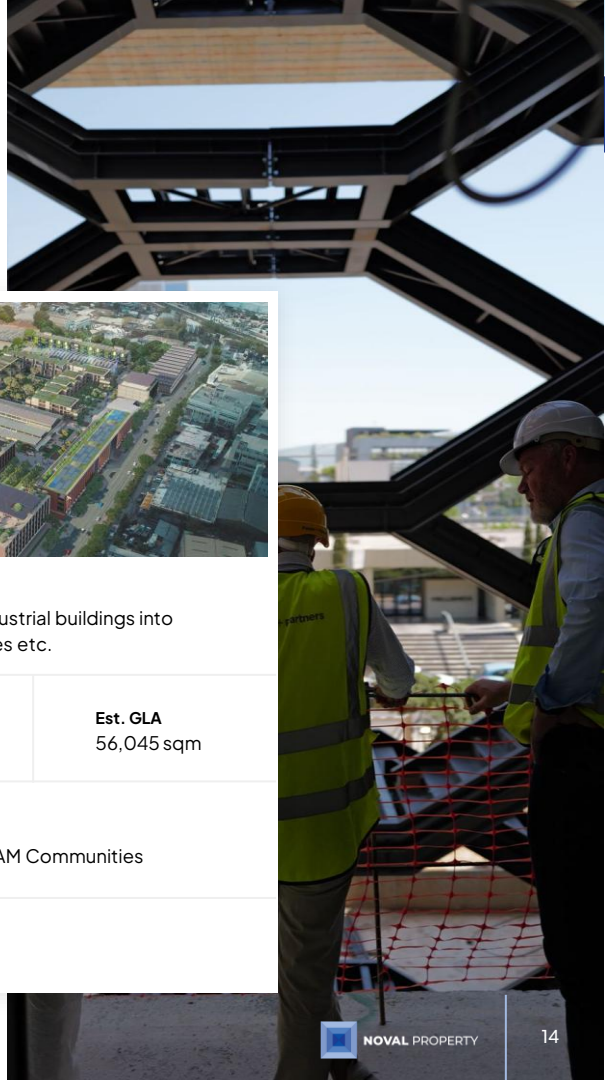
Tavros, ATHENS

DESCRIPTION
Urban regeneration and repurposing of former industrial buildings into offices, hotel, residences, museum, sports facilities etc.

Est. GBA	Est. CAPEX	Est. GLA
106,000 sqm	c. €250mn	56,045 sqm

EXPECTED CERTIFICATION
LEED/LEED Neighborhood Development or BREEAM Communities

STATUS
Permitting and concept design phase



Future Prospects

Focused Strategy, Strong Expectations 2026

CONFIRMED

Focused on **delivering and leasing up** our ongoing projects

Advancing the development of **our captive pipeline**

Selectively target new investments to complement **our portfolio**

Growth catalysts

- Consumer sales of our retail assets continue to grow
- Successful lease-up performance
- Decrease/ stabilization of interest rates

Potential challenges

- Timely completion of our developments
- Stable economic environment

Thank you

NOVAL PROPERTY

re: purpose growth

Appendix

Financials | Statement of Financial Position – IFRS

Amounts in € '000s	31.12.2020	31.12.2021	31.12.2022	31.12.2023	31.12.2024	31.12.2025	30.06.2026
Assets							
Non-current assets							
Investment property	377.028	416.293	483.963	557.312	616.703	657.588	666.787
Property and equipment	539	663	746	835	799	7.177	7.022
Rights of use	2.596	2.825	2.586	2.751	2.773	425	278
Intangible assets	269	247	214	181	146	89	75
Participations in JV	-	8.252	11.263	22.503	31.063	32.398	34.971
Shareholders' loan to JV	-	-	-	-	9.586	10.395	10.395
Derivatives	-	-	2.373	1.366	1.094	1.021	911
Other long-term assets	1.303	2.446	2.557	2.356	3.891	3.750	3.638
	381.734	**430.726**	**503.702**	**587.304**	**666.054**	**712.843**	**724.078**
Current assets							
Trade and other assets	12.398	8.159	4.841	7.752	7.024	6.579	6.563
Shareholders' loan to JV							425
Derivatives	-	-	487	605	364	270	322
Cash and cash equivalents	4.531	129.092	88.316	74.578	72.789	47.648	45.496
	16.929	137.250	93.644	82.935	80.177	54.497	52.807
Total assets	**398.664**	**567.976**	**597.347**	**670.239**	**746.231**	**767.341**	**776.885**
Equity							
Share capital	247.322	247.322	268.668	268.668	316.080	316.080	316.080
Share Premium	-	-	5.956	5.956	6.643	6.643	6.643
Statutory Reserve	-	-	-	-	-	2.050	2.050
Treasury shares	-	-	-	-	-	(671)	(1.103)
Reserves	4.062	1.838	2.477	1.588	1.075	1.989	1.931
Retained earnings	30.536	65.745	88.753	151.178	195.302	228.809	237.956
Total equity	**281.920**	**314.904**	**365.854**	**427.390**	**519.099**	**554.899**	**563.556**
Liabilities							
Long – term liabilities							
Borrowings	62.469	172.184	200.168	203.467	184.420	180.281	178.935
Lease Liabilities	16.090	15.817	13.208	13.314	13.871	13.750	13.458
Derivatives	1.026	382	-	-	-	-	-
Retirement benefit obligations	29	38	55	73	78	77	88
Other Non-current liabilities	-	-	-	-	2.758	2.844	2.908
	79.613	188.420	213.431	216.854	201.127	**196.952**	**195.389**
Short – term liabilities							
Borrowings	27.483	57.081	10.486	11.167	11.506	7.353	6.830
Trade and other payables	8.809	6.969	6.721	12.816	12.340	6.479	9.489
Current tax liabilities	511	255	551	1.662	1.725	1.175	1.160
Lease Liabilities	328	348	303	350	434	483	461
	37.131	64.652	18.061	25.995	26.005	15.490	17.940
Total liabilities	**116.744**	**253.072**	**231.493**	**242.849**	**227.132**	**212.442**	**213.329**
Total equity and liabilities	**398.664**	**567.976**	**597.347**	**670.239**	**746.231**	**767.341**	**776.885**

Any deviations in the total amounts are due to rounding

Financials | Income Statement – IFRS

Amounts in € '000s	01.01 – 31.12.2020	01.01 – 31.12.2021	01.01 – 31.12.2022	01.01 – 31.12.2023	01.01 – 31.12.2024	01.01 – 31.12.2025	01.01 – 30.06.2026
Continuing Operations							
Revenue	13.876	15.937	24.880	29.339	33.417	37.788	20.650
Net gain / (loss) from fair value adjustment of investment property	(4.323)	27.475	18.208	47.640	24.497	20.188	6.384
Impairment of right of use assets	-	(61)	-	-	-	-	-
Direct property related expenses	(2.681)	(3.247)	(4.987)	(3.062)	(2.884)	(1.908)	(1.173)
Property taxes – levies	(2.076)	(2.590)	(2.534)	(2.787)	(2.904)	(3.212)	(2.563)
Personnel expenses	(1.360)	(2.618)	(3.546)	(3.915)	(5.351)	(4.318)	(1.890)
Other operating expenses	(900)	(1.058)	(1.990)	(2.469)	(2.198)	(2.127)	(1.712)
Net Impairment loss on financial assets	(59)	(31)	32	(98)	(221)	(300)	(49)
Gains / (losses) on derecognition of financial assets measured at amortized cost	-	-	-	-	-	(89)	-
Gain/(Loss) from derecognition of financial assets carried at amortized cost	(248)	-	-	-	-	-	-
Gain/(Loss) from property sale	-	101	-	(3)	6	(0)	1
Depreciation of property and equipment	(126)	(199)	(204)	(238)	(389)	(430)	(299)
Other income	625	3.126	996	716	714	219	11
Operating profit	**2.727**	**36.835**	**30.854**	**65.123**	**44.686**	**45.811**	**19.359**
Interest income	2	1	57	2.015	5.906	3.008	835
Finance costs	(3.947)	(3.430)	(5.362)	(8.518)	(8.315)	(6.659)	(3.311)
Portion of gain/(loss) from participation in joint ventures	-	2.227	(239)	8.840	8.561	1.335	2.265
Profit before tax	**(1.218)**	**35.633**	**25.310**	**67.460**	**50.837**	**43.494**	**19.148**
Taxes	(324)	(429)	(830)	(2.853)	(3.573)	(2.501)	(1.151)
Profit after tax	**(1.542)**	**35.204**	**24.479**	**64.607**	**47.264**	**40.993**	**17.997**

Any deviations in the total amounts are due to rounding

NAV break-down, a-EBITDA & FFO

Amounts in € '000s	31.12.2019	31.12.2020	31.12.2021	31.12.2022	31.12.2023	31.12.2024	31.12.2025	30.06.2025	30.06.2026
Shareholders' Equity	253.688	281.920	314.904	365.854	427.390	519.099	554.899	533.195	563.556
Number of Shares*	90.143	98.929	98.929	107.467	107.467	126.432	126.432	126.432	126.032
NAV per share* in €	**2,81**	**2,85**	**3,18**	**3,40**	**3,98**	**4,11**	**4,39**	**4,22**	**4,47**

Funds from Operations (FFO) (amounts in '000 €)	01.01-30.06.2026	01.01-30.06.2025
Profit / (Loss) after tax	**17.997**	**19.711**
Plus: Depreciation	299	154
Plus / (Less): Share of loss / (profit) from participations in joint ventures	(2.265)	744
Plus / (Less): Loss / (Profit) from investment property fair value adjustment	(6.384)	(13.244)
Plus / (Less): Loss / (Profit) from sale of investment properties	(1)	(0)
Plus / (Less): Net loss / (gain) from modification of terms of loan agreements	245	162
Less: Capitalization of interest	(219)	(260)
Plus: Amortization of debt issuance costs	49	117
Plus: Net impairment loss of non-financial assets	0	89
Plus / (Less) : Adjustments for non-cash and non-recurring items	(87)	(93)
FFO	**9.633**	**6.980**

Adjusted EBITDA (Adj.-EBITDA) (amounts in '000 €)	01.01-30.06.2026	01.01-30.06.2025
Profit / (Loss) before tax	**19.148**	**21.046**
Plus / (Less): Loss / (Profit) from investment property fair value adjustment	(6.384)	(13.244)
Plus: Depreciation	299	154
Less: Financial Income	(835)	(1.056)
Plus / (Less): Loss/ (gain) from modification of terms of loan agreements	0	0
Plus: Financial Expenses	3.311	3.225
Plus / (Less): Share of loss / (profit) from participations in joint ventures	(2.265)	744
Plus / (Less) Net non-recurring expenses/ (income)	(21)	(43)
Plus / (Less) : Net impairment loss of financial assets	49	117
Plus: Net impairment loss of non-financial assets	0	89
a-EBITDA	**13.301**	**11.033**

Any deviations in the total amounts are due to rounding

**Number of shares has been adjusted for the reverse split 1/2.5 that took place in 2023*

Analysis per Type of Asset

(in '000 €)*	Number of Properties [1]	Fair Value 30.06.2026[2]	% of Total	GLA[3] (sqm)	% of Total	Annualized rental income 30.06.2026[4]	% of Total	WAULT (years) [8] *Contractual termination*	WAULT (years) [8,9] *Minimum contractual termination*	WAULT (years) [8,10] *Maximum contractual termination*	Gross yield (%) [5]	Occupancy rate (%) [6]
Retail (Shopping Centers / Retail Park / Big Box)	6	216.273	30,6%	78,4	23,1%	19.820	47,3%	10,7	8,2	12,7	9,2%	99,4%
Office buildings[11]	10	247.789	35,1%	48,8	14,4%	13.406	32,0%	6,4	5,7	9,2	5,4%	88,8%
Hospitality	3	48.887	6,9%	26,1	7,7%	3.604	8,6%	8,1	8,1	8,1	7,4%	100,0%
Industrial (Warehouses and Logistics)	10	46.252	6,5%	100,5	29,6%	3.159	7,5%	2,9	2,9	4,0	6,8%	100,0%
Residential	2	25.272	3,6%	3,1	0,9%	736	1,8%	2,8	2,4	4,2	2,9%	70,2%
Field/ Land plots	2	4.025	0,6%	0,0	0,0%	189	0,5%	2,1	2,1	4,4	4,7%	100,0%
Subtotal	**33**	**588.498**	**83,2%**	**256,9**	**75,7%**	**40.914**	**97,6%**	**8,3**	**6,9**	**10,3**	**7,0%**	**97,3%**
Development	14	63.805	9,0%	57,9	17,1%	907	2,2%					
Other[7]	12	8.841	1,3%	24,5	7,2%	90	0,2%					
Total	**59**	**661.144**	**93,5%**	**339,3**	**100,0%**	**41.911**	**100,0%**					
Loan and Participation (JV)	1	45.791	6,5%	-	0,0%	-	0,0%					
Total	**60**	**706.935**	**100,0%**	**339,3**		**41.911**	**100,0%**					

Any deviations in the total amounts are due to rounding
Source: Company data

(1) The categorization is based on the main use of each property, except for the category "Development" and "Other"
(2) Represents the fair value of the properties analyzed in Appendix section "Geographical Sector Analysis & Gross Asset Value"
(3) Refers to Gross Leasable Area and not Gross Building Area (as disclosed in the Company's Investment Schedule)
(4) Annualized rent is based on the monthly contractual rent in effect as of 30 June 2026, annualized by multiplying it by 12. It excludes future CPI indexation and includes estimated turnover rent of €4.7 million
(5) Gross Yield is calculated as the Annualized Rent for a property or portfolio category divided by its Fair Value. For the purposes of calculating the Gross Yield, properties included in category "Development" and "Other" are not included
(6) Occupancy rate is calculated for all categories except "Development" and "Other"
(7) Category "Other" includes properties that are utilized below their maximum capacity at the date of this report.
(8) WAULT is calculated for all categories, except Development and Other
(9) Based on the minimum contractual termination of the leases, taking into account early termination rights
(10) Based on the maximum contractual termination of the leases, taking into account all the unilateral extension rights of the tenants
(11) The two office properties at "Chimaras 16 &Amarousiou Chalandriou, Marousi" are accounted as one asset, following the same classification with the Investment Schedule

Geographical Sector Analysis & Gross Asset Value

(amounts in '000 €)	Number of Properties	Fair Value at 30.06.2026 (1)	% of total	G.L.A. (sq.m.) (2)	% of total	Annualized Rental Income (3)	% of total	Occupancy rate (4)
Greece (Total)	**58**	**654.096**	**98,9%**	**335,6**	**98,9%**	**41.753**	**99,6%**	**98,3%**
Attica	*38*	*595.952*	*90,1%*	*220,2*	*64,9%*	*38.233*	*91,2%*	*97,7%*
Thessaloniki	*4*	*10.102*	*1,5%*	*45,5*	*13,4%*	*701*	*1,7%*	*100,0%*
Rest of Greece	*16*	*48.042*	*7,3%*	*69,9*	*20,6%*	*2.820*	*6,7%*	*99,1%*
Bulgaria	*1*	*7.048*	*1,1%*	*3,6*	1,1%	*158*	0,4%	*31,6%*
Total	**59**	**661.144**	**100,0%**	**339,3**	**100,0%**	**41.911**	**100,0%**	**97,3%**
Participation (JV)	*1*	45.791						
Total	**60**	**706.935**		**339,3**		**41.911**		

Gross Asset Value (amounts in '000 €)	**30.06.2026**
Investment Property (5)	666.787
(Less) Lease Liability (6)	(12.681)
Owner occupied Property at Fair Value (7)	6.032
IFRS adjustment	1.005
Total Investments without JV participation	**661.144**
"Grid" participation	34.971
Shareholders' Loan to the "Grid"	10.820
Total Investments including JV participation (GAV)	**706.935**

Loan to Value (LTV) (%)	**30.06.2026**
Total Debt Liabilities (incl. Leases) (5)	190.398
Gross Asset Value (GAV)	706.935
LTV	**26,9%**

Net Loan to Value (Net LTV) (%)	**30.06.2026**
Total Debt Liabilities (incl. Leases)	190.398
Less: Cash and Cash equivalents	(45.496)
Less: Restricted cash	(1.708)
Total Net Debt Liabilities	**143.194**
Gross Asset Value (5)	706.735
Net LTV	**20,3%**

Any deviations in the total amounts are due to rounding
Source: Company data

(1) Represents the fair value of the properties analyzed in Appendix section "Geographical Sector Analysis & Gross Asset Value"

(2) Refers to Gross Leasable Area and not Gross Building Area (as disclosed in the Investment Schedule)

(3) Annualized rent is based on the monthly contractual rent in effect as of 30 June 2026, annualized by multiplying it by 12. It excludes future CPI indexation and includes estimated turnover rent of €4.7 million

4) Occupancy rate is calculated for all categories except "Development" and "Other"

(5) Amount of Total debt liabilities includes nominal debt value and eligible leases

(6) Amount represents the lease liability related to property "Proodou Str.1-3-5, Aigaleo" and a parking lot at "Floias 4 Str., Marousi", as reported in the Financial Statements according to IFRS

(7) Amount represents fair value of the owner occupied property "Chimaras 16 &Amarousiou Chalandriou, Marousi"

Glossary

Financials		
1	**Adj. EBITDA**	Earnings Before Interest, Tax, Depreciation and Amortization adjusted for (gain)/loss from fair value adjustment of investment property, gain/loss from impairment on financial assets, (gain)/loss from sale of investment property, non-recurring (income)/expense and (gain)/ loss from equity method investments
2	**Adjusted Total Assets**	Total Assets excluding Intangible Assets (excl. goodwill) and leasing obligations
3	**CAPEX**	Capital Expenditure
4	**EBITDA**	Earning Before Interest, Taxes, Depreciation, Amortization
5	**FFO**	Funds From Operations is calculated as Net Income plus Depreciation & Amortization, Plus/(Minus) Loss/(Gain) from Fair Value Adjustment of Investment Property, Plus /Minus Loss/(Gain) from Participation in Joint Ventures, Plus/(Minus) Property Sales Losses /(Gain), Plus/ Minus Non-Recurring Loss/Gain, Minus Interest Income
6	**GAV**	Gross Asset Value refers to Fair Value of Investment Property & Participations
7	**GBA**	Gross Built Area
8	**GLA**	Gross Leasable Area
9	**LTV**	Loan To Value (Bank Debt & Green Bond incl. Leases)/ Investment Property based on Investment Schedule & Participations
10	**Net LTV**	Net Loan To Value (Bank Debt & Green Bond, incl. Leases Minus Cash and Cash Equivalents)/ Investment Property based on Investment Schedule & Participations
11	**Market Cap**	Market Capitalization
12	**NAV**	Net Asset Value (Total Equity)
13	**WAULT**	Weighted Average Unexpired Lease Term
Other		
1	**c.**	circa
2	**bn**	Billion
3	**BoD**	Board of Directors
4	**CBD**	Central Business District
5	**CEO**	Chief Executive Officer
6	**CFO**	Chief Financial Officer
7	**CIO**	Chief Investment Officer
8	**FDI**	Foreign Direct Investment
9	**GDP**	Gross Domestic Product
10	**GGB**	Greek Government Bond
11	**Ind.**	indicatively
12	**mn / m**	Million
13	**REIC**	Real Estate Investment Company (Trust)
14	**SEE**	Southeastern Europe
15	**sqm**	Square metres
16	**TBD**	To Be Defined
17	**YoY**	Year on Year

Footnotes

p.5	**(1)** As of and for the 6m-period ending 30.06.2026, unless otherwise stated. **(2)** Gross Asset Value refers to Investment Schedule adding the participation of 50% in the JV "THE GRID SA" (€34mn) and the Shareholder Loan (€11mn) **(3)** Company data **(4)** Based on annualized contracted rent in relation to income-producing assets only **(5)** Based on the contractual expiration of the leases, excluding break options **(6)** Main difference from EBITDA is due to Fair Value gains, 6.4mn **(7)** Refer to appendix for detailed calculations
p.8	**(1)** Starting with the fiscal year 2024, the Company has elected to include interest income earned on deposits in the calculation of Funds from Operations in line with general practices applied in the sector it operates. The amount for the period ending 31 December 2025 is at EUR 1.1 million (31December 2024: EUR 2.2 million)
p.9	**(1)** Gross Asset Value refers to Investment Schedule adding the participation of 50% in the JV "THE GRID SA" (€34mn) and the Shareholder Loan (€11mn) **(2)** Number of shares has been adjusted for the reverse split 1/2.5 that took place in 2023
p.10	**(1)** All data as reported in the Financial Statements in accordance with IFRS, unless otherwise stated. **(2)** Company data **(3)** Lease liabilities concerning three properties as well as other operational lease liabilities **(4)** Excluding Lease liabilities **(5)** The Company commenced its Share Buyback Program in September 2025 and completed it in February 2026, reaching its target of 400,000 treasury shares
p.12	All data as of 30.06.2026. Any deviations in total percentages are due to rounding. **(1)** Income producing assets only **(2)** Gross Asset Value refers to Investment Schedule adding the participation of 50% in the JV "THE GRID SA" (€34mn), including the SH Loan (€11mn) **(3)** Company Data in terms of Gross Asset Value and Annualized Rental Income **(4)** Category "Other" includes non-core properties from all asset classes, that are not held for development as well as owner-occupied property. This asset category is not included in the income-producing portfolio. **(5)** Category "Development" includes properties from all asset classes, that are held for development or to be repurposed. This asset category is not included in the income-producing portfolio.
p.13	**(1)** Company data as of 30.06.2026. Any deviations in total percentages are due to rounding **(2)** WAULT in terms of Annualized Gross Rental Income in regards to income-producing portfolio only. Occupancy in regards to income-producing portfolio only. **(3)** Based on the minimum contractual expiration of the leases, excluding break options.
p.14	**(1)** Company data as of 30.06.2026. Any deviations in total percentages are due to rounding
p.15	**(1)** All data as of 30.06.2026 in accordance with the Investment Schedule. **(2)** The annualized rent is calculated as the current monthly rent agreed under each lease agreement as of 30.06.2026 multiplied by 12 months (without considering the future CPI, including provision of variable rent of approximately €4.7mn).

Disclaimer

Important Notice

THIS DOCUMENT MAY ONLY BE USED IN CONJUNCTION WITH AND SUBJECT TO THE TERMS OF THIS NOTICE

By viewing or receiving this Presentation (as defined below), you agree to be bound by the following limitations/terms of use of the Presentation:

This corporate presentation (the Presentation) has been prepared by NOVAL PROPERTY (the **Company**) for informational purposes only.

The Presentation contains general background information about the Company and no representation or warranty, explicit or implied, is made concerning, and no reliance should be placed on, the accuracy, fairness or completeness of this information. The Presentation is not intended to be relied upon as legal, accounting, regulatory, tax or other advice, does not take into consideration the goals, or the legal, accounting, regulatory, tax or financial situation or the needs of any particular investor and does not form the basis for an informed investment decision. The opinions presented herein are based on general information collected at the time of drafting of the present document and are subject to change without notice. Neither the Company nor any company of the Company's Group or any of their respective affiliates, advisers, officers, managers or representatives of the above companies, accepts any liability whatsoever for any loss or damage arising from any use of the Presentation or its contents or otherwise arising in connection with the Presentation and explicitly disclaim any and all liability whatsoever arising from the Presentation and any error contained therein and/or omissions arising from it or from any use of the Presentation or its contents or otherwise in connection with it.

The information presented or contained in the Presentation may refer to past dates specified in the Presentation, is valid as of the date of the Presentation, is subject to change without notice and its accuracy is not guaranteed. Unless specifically attributed to the Company, data included in the Presentation was obtained from various external data sources, and the Company has not verified such data independently. Accordingly, the Company makes no representations as to the accuracy or completeness of that data, and such data involves risks and uncertainties and is subject to change based on various factors.

Financials contained in this presentation are either historical financial information that are extracted from the Audited Financial Statements of the Company or other financial information based solely on Company's management's accounts and estimates which have not been audited, reviewed or verified by the Company's statutory auditor or any other independent auditing or accounting firm. This presentation also includes certain non-IFRS financial measures and other metrics which have not been subject to any financial audit for any period. The inclusion of such financial information in this presentation should not be regarded as a representation or warranty by the Company, its affiliates, advisors or representatives or any other person as to the accuracy or completeness of such information's portrayal of the financial condition or results of operations by the Company, they should not be regarded as an indication, forecast or representation by the Company or any other person regarding the Company's future performance and should not be relied upon in the context of any investment decision.

The Presentation contains statements about future events and expectations that are forward-looking. Such estimates and forward-looking statements are based on current expectations and projections of future events and trends, which affect or may affect the Company or the Company's Group. Words such as "believe," "anticipate," "plan," "expect," "target," "estimate," "project," "predict," "forecast," "guideline," "should," "aim," "continue," "could," "guidance," "may," "potential," "will," as well as similar expressions and the negative of such expressions respectively are intended to identify forward-looking statements, but are not the exclusive means of identifying these statements. These forward-looking statements reflect current views, subjective judgements and assumptions as to future events and conditions, and are subject to risks and uncertainties. Unexpected events may occur. Therefore, there can be no assurance that developments will transpire as forecast. No person has any responsibility to update or revise any forward-looking statement based on the occurrence of future events, the receipt of new information, or otherwise.

The Presentation does not constitute a recommendation for investment to any securities or form part of and should not be construed as, an offer, or invitation, or solicitation of an offer, to subscribe for or purchase any securities in any jurisdiction or an inducement to enter into investment activity.

Neither the Presentation nor anything contained herein shall form the basis of any contract or commitment. This Presentation is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution would be contrary to law or regulation. In particular this document and the information contained herein does not constitute or form part of, and should not be construed as, an offer or sale of securities and may not be disseminated, directly or indirectly, in the United States, except to persons that are "qualified institutional buyers" as such term is defined in Rule 144A under the United States Securities Act of 1933, as amended (the "Securities Act"), and outside the United States in compliance with Regulation S under the Securities Act. Each person is strongly advised to seek its own independent advice in relation to any investment, financial, legal, tax, accounting or regulatory issues. The Presentation should not be construed as legal, tax, investment or other advice. Analyses and opinions contained herein may be based on assumptions that, if altered, can change the analyses or opinions expressed. Nothing contained herein shall constitute any representation or warranty as to future performance of any security, credit, currency, rate or other market or economic measure. The past performance of the Company and/or the Company's Group is not indicative of future results. No reliance may be placed for any purpose whatsoever on the information contained in the Presentation or on its completeness, accuracy or fairness. The Presentation does not constitute a recommendation for investment to any securities and it does not form part of any offer whatsoever for the sale or a suggestion of an offer for the purchase of any securities.

NOVAL PROPERTY

re: purpose growth

Χειμάρρας 16Β,151 25 Μαρούσι, Αττική I +30 2168608086