

INVITATION

of the Shareholders of the Société Anonyme "PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME"

General Commercial Register (GEMI) No.: 861301000 Tax Number: 094321237

Following its resolution taken in its meeting of June 1st, 2022, and in accordance with the provisions of the law and the Company's Articles of Association, the Board of Directors invites the Shareholders of the Company "PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME" at the Annual General Meeting to be held at 11:00 hours of Friday June 24th, 2022. According to Law 4548/2018, as in force, and in particular due to the assistance of an important reason, as provided in article 120 par. 3 of Law 4548/2018, ie the urgent need to take preventive measures to limit the spread of coronavirus COVID-19, the General Meeting will be held entirely with the participation of the shareholders remotely either in real time via video conference, or by mail and without the physical presence of the Shareholders, in accordance with articles 125 and 126 of Law 4548/2018 and article 12 of the Company's Articles of Association, in order to discuss and make decisions on the following items on the agenda:

Agenda

- 1. Approval of the Annual Financial Statements for the financial year 2021, along with the Board of Directors' Annual Report and the Auditors' Report.**
- 2. Approval, pursuant to article 108 of law 4548/2018, of the overall management for the financial year 2021 and discharge of the auditors.**
- 3. Election of Auditing Company for the financial year 2022 statutory audit and relevant authorization.**
- 4. Approval for the non-distribution of profits of the year 2021.**
- 5. Election of the Company's Independent Valuer for the financial year 2022 and relevant authorization.**
- 6. Submission for discussion and voting by the General Meeting of the Remuneration Report for the year 2021.**
- 7. Amortization of accounting losses, previous years, amounting to 67.279.462.99 euros of the company with an equal offset from the difference from the issuance of equity shares in accordance with article 35 par. 3 (b) Law 4548/2018 as amended by article 80 Law 4916/2022.**
- 8. Extension of Own Shares Acquisition Program.**
- 9. Approval of the fees and remuneration of the members of the BoD and the Committees for the financial year 2021 and determination of the same for the financial year 2022.**

10. Granting of permission, as per article 98 par. 1 of law 4548/2018 to the Members of the Board of Directors and Managers to participate on the board of directors and/or in the management of other companies.

11. Submission of the annual report of the activities of the Audit Committee for the corporate year from 01.01.2021 to 31.12.2021.

12. Other items

In the event that the quorum required by law is not achieved, the Board of Directors hereby Friday July 1st, 2022, such meeting to be held at the aforementioned venue.

A. Right to participate at the General Meeting:

The participation of the shareholders in the General Meeting will be done by audiovisual or other electronic means (teleconference) as well as by correspondence, in accordance with the provisions of articles 125 and 126 of Law 4548/2018 and article 12 of the Company's Articles of Association. Shareholders, journalists and any third party except the members of the Board of Directors, the Secretary and the persons in charge of conducting the said Meeting will not be allowed to enter the premises of the General Meeting.

Right to participate and vote at the general meeting have only the natural persons or legal entities who have the status of shareholder at the beginning of the fifth (5th) day prior to the original general meeting, i.e. on June 19th, 2022 (record date). The aforementioned record date applies in the case of postponed or repeated meeting, given that the adjourned meeting or repeated meeting is not more than thirty (30) days from the record date pursuant to article 124 par. 6 of law 4548/2018. It is noted that in the case of repeated general meeting no new invitation will be published, in accordance with the provisions of article 130 of law 4548/2018. For the Company, shareholders who are entitled to participate in the general meeting and to exercise the right to vote are those that are registered on the record date in the Dematerialized Securities System (DSS) of the company "HELLENIC CENTRAL SECURITIES DEPOSITORY (ATHEXCSD)" or the ones identified as such based on the relevant date through registered intermediaries or other intermediaries in compliance with the provisions of the legislation (Law 4548/2018, Law 4569/2019, Law 4706/2020 and Regulation (EU) 2018/1212) as well as the Rulebook of Operation of the Hellenic Central Securities Depository (Government Gazette B/1007/16.03.2021). Proof of shareholding status may be evidenced by any legal means and in any case based on information received by the Company electronically by ATHEXCSD, if the latter provides registration services, the participating and registered intermediaries in the central securities depository in any other case. A shareholder may participate in the General Meeting, based on the confirmations or notices of Articles 5 and 6 of Regulation

(EU) 2018/1212, provided by the intermediary, unless the General Meeting refuses such participation for a material cause, which justifies its refusal, in compliance with the relevant statutory provisions (Article 19 (1), Law 4569/2018 and Article 124, Law 4548/2018). Note that exercise of said rights does not presuppose blocking of the beneficiary's shares nor adherence to any other similar procedure, which restricts the possibility of the sale and transfer of such shares during the period between the record date and the relevant general meeting. The Shareholders may participate in the General Meeting in person or through a representative. Shareholders wishing to participate in the General Meeting through a representative must send the relevant representation authorization to the Company, no later than 48 hours before the scheduled meeting date of the General Meeting, ie by June 22, 2022 at 11:00 and until June 29, 2022 at 11:00 for the repeated General Assembly. Each shareholder can appoint up to three (3) representatives. Legal entities participate in the General Assembly by appointing as their representatives up to three (3) natural persons. However, if the shareholder holds shares of the Company, which appear in more than one securities account, this restriction does not prevent that shareholder from appointing different representatives for the shares appearing in each securities account in relation to the General Meeting. A representative acting for more than one shareholder may vote differently for each shareholder.

Shareholders who are entitled to participate at the general meeting may cast their vote either in person or by proxy. Each shareholder may appoint up to three (3) proxies. Legal entities participate at the general meeting by appointing up to three (3) natural persons as their representatives. However, if a shareholder holds shares in the Company, which appear in more than one securities' account, such restriction does not prevent such shareholder to appoint different proxy for the shares that appear in each securities' account in relation to the general 3 meeting. A shareholder may appoint a proxy for one or more general meetings and for specific timeframe. The proxy casts vote according to the instructions of the shareholder, if any. Non-compliance of the proxy with the received instructions does not affect the validity of the general meeting's resolutions, even if such proxy's vote was decisive for achieving the majority.

Forms of appointment of proxies are available to the shareholders on the Company's website: <http://www.premia.gr/>.

Forms of appointment as well as of revocation or replacement of the shareholder's representative are submitted to the Company's headquarters at the above address (59 Vas. Sofias street, Athens) or by post.

The proxy is obliged to notify the Company, prior to the commencement of the general meeting, of any specific fact, which might be useful to the shareholders, in their assessment of the risk the proxy serving interests other than their own. Conflict of interest may arise in particular in cases where the proxy: a) is a controlling shareholder of the Company or is a legal person or entity controlled by such shareholder; b) is a member of the Board of Directors or in general of the management of the Company or of a controlling shareholder, or of another legal person or entity controlled by such shareholder; c) is an employee or an auditor of the Company or of a controlling shareholder, or of

another legal person or entity controlled by a controlling shareholder; d) is a spouse or a first degree relative of a natural person referred to in cases a to c above.

B. Guidelines for the exercise of the voting rights through proxy:

Shareholders who are entitled to participate at the general meeting may cast their vote either in person or by proxy. Each shareholder may appoint up to three (3) proxies. Legal entities participate at the general meeting by appointing up to three (3) natural persons as their representatives. However, if a shareholder holds shares in the Company, which appear in more than one securities' account, such restriction does not prevent such shareholder to appoint different proxy for the shares that appear in each securities' account in relation to the general 3 meeting. A shareholder may appoint a proxy for one or more general meetings and for specific timeframe. The proxy casts vote according to the instructions of the shareholder, if any. Non-compliance of the proxy with the received instructions does not affect the validity of the general meeting's resolutions, even if such proxy's vote was decisive for achieving the majority.

Further instructions for participation in the General Meeting via video conference will be posted on the Company's website and will be sent by the Company via e-mail to the shareholders who have completed the above procedure and are entitled to Participate in the General Meeting or any Repeat.

C. Guidelines for remote participation (in person or by proxy) in the general meeting or/and exercise of voting right before the general meeting.

Without prejudice to the aforementioned provisions regarding appointment or revocation or replacement of proxy holders, any shareholder wishing to participate in the general meeting remotely, must fill in and submit to the Company the "Declaration Form of Remote Participation in the General Meeting - Proxy Holder Authorization", and must be submitted to the Company's headquarters at the above address , at least forty eight (48) hours prior to the scheduled general meeting, i.e. by June 22, 2022 and at 11:00 the latest.

Following verification of the shareholder's capacity, the shareholder (or its appointed proxy holder) shall be promptly furnished with instructions regarding attendance or/and voting during the general meeting. In case the shareholder (or its proxy holder) wishes to vote on the items of the agenda before the general meeting, it shall fill in the "Voting Form", which will be available on the Company's website and submit it to the Company via e-mail not later than twenty four (24) hours prior to the scheduled general meeting, i.e. by June 23rd , 2022 at 11:00 the latest. It is clarified that each shareholder may cast its vote either before or during the general meeting. Each shareholder (or its proxy holder) may attend the general meeting (and participate in the voting) remotely using electronic means, from the meeting's

commencement until its closing, by entering the link sent to the e-mail address identified in respective "Declaration Form of Remote Participation in the General Meeting - Proxy Holder Authorization". Each shareholder (or its proxy holder) may also address the general meeting by submitting questions either in writing at least forty-eight (48) hours prior to the scheduled general meeting.

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It is clarified that each shareholder may cast its vote either before or during the general meeting. Each shareholder (or its proxy holder) may attend the general meeting (and participate in the voting) remotely using electronic means, from the meeting's commencement, by entering the link sent to the e-mail address identified in respective "Declaration Form of Remote Participation in the General Meeting - Proxy Holder Authorization".

Each shareholder (or its proxy holder) may also address the general meeting by submitting questions either in writing at least forty-eight (48) hours prior to the scheduled general meeting to the Company's headquarters or via e-mail or during the meeting through electronic means.. The members of the board of directors, as well as the persons provided under paragraphs 1 and 2 of article 127 of law 4548/2018, may participate in the general meeting remotely, as per above.

D. Minority Rights:

According to article 121 paragraph 4 of law 4548/2018, the shareholders are being informed that, amongst others, they have the following rights provided for in article 141 paragraphs 2, 3, 6 and 7 of law 4548/2018:

- i) Article 141 paragraph 2 of law 4548/2018: At the request of shareholders representing 1/20 of the paid-up share capital, the board of directors is obliged to include additional items in the agenda of the general meeting, provided that the relevant request is received by the board of directors at least fifteen (15) days prior to the general meeting. The additional items must be published or disclosed under the responsibility of the board of directors in accordance with article 122 of law 4548/2018 at least seven (7) days prior to the general meeting. The request to include additional items in the agenda must be accompanied by a justification or by a draft decision to be adopted by the general meeting. The revised agenda must be published in the same manner as the previous agenda, thirteen (13) days

before the date of the general meeting and at the same time must be also made available to shareholders on the Company's website, along with the justification or the draft decision submitted by the shareholders, in accordance with article 123 paragraph 4 of law 4548/2018. If these additional items are not published, the requesting shareholders are entitled to request the adjournment of the general meeting in accordance with article 141 paragraph 5 of law 4548/2018 and to make the publication themselves, in accordance with the second subparagraph of this paragraph (and article 141 paragraph 2 of law 4548/2018) at Company's expense.

- ii) Article 141 paragraph 3 of law 4548/2018: Shareholders representing 1/20 of the paid-up share capital, have the right to submit draft decisions which have been included in the initial or revised agenda of the general meeting. Such request must be furnished to the board of directors at least seven (7) days before the date of the general meeting, and said draft decisions are made available to the shareholders according to the provisions of article 123 paragraph 3 of law 4548/2018 at least six (6) days before the general meeting.
- iii) Article 141 paragraph 6 of law 4548/2018: Following a request submitted to the Company by any shareholder at least five (5) full days prior to the general meeting, the board of directors is obliged to provide to the general meeting the requested specific information on the Company's affairs, to the extent that this 5 may be useful for the assessment of the items on the agenda. The board of directors may provide a single response to shareholders' requests with the same content. The obligation to provide information does not apply in the event that the information requested is already available on the Company's website, especially in the form of questions and answers. At the request of shareholders representing 1/20 of the paid-up share capital, the board of directors is obliged to announce to the ordinary general meeting the amounts that have been paid during the last two years to each member of the board of directors or to the Company's managers, as well as any benefits that were granted to them for any reason or on the basis of their contract with the Company. In all the above cases, the board of directors may refuse to provide such information for substantive ground, as recorded in the minutes. Such a reason may be, in the circumstances, the representation of the requesting shareholders to the board, in accordance with articles 79 or 80 of law 4548/2018. In the cases of this paragraph, the board of directors may respond in a single application to shareholders with the same content.
- iv) Article 141 paragraph 7 of law 4548/2018: At the request of shareholders representing at least one tenth (1/10) of the paid-up capital which is submitted to the Company within the period referred to in article 141 paragraph 6 of law 4548/2018, the board of directors is obliged to provide to the general meeting information on the course of the corporate affairs and assets of the Company. The board of directors may refuse to provide

such information for substantive ground, as recorded in the minutes. Such a reason might be, as the case may be, the representation of the applicant shareholders on the Board, in accordance with articles 79 or 80 of law 4548/2018, provided that the respective members of the board of directors have received relevant information sufficiently.

- v) Article 141 paragraph 8 of law 4548/2018: In the cases referred to in article 141 paragraphs 6 and 7 of law 4548/2018, any question as to the merits or not of the grounds of refusal on the part of the board of directors to provide the requested information, shall be resolved by court's decision, issued in interim injunction proceedings. By the same decision, the court obliges the Company to provide the information denied. The decision is not subject to any legal remedies.
- vi) At the request of shareholders, representing one twentieth (1/20) of the paid-up capital, the vote on an item or items on the agenda shall take place by open ballot.

In all above cases, the requesting shareholders must prove their capacity as shareholders, as well as the number of shares they hold, during the exercise of their right, except for in case of the first subparagraph of paragraph 6 of article 141 of law 4548/2018. Proof of shareholder status is made by any legal means and in any case based on information received by the company from the central securities depository, if it provides registration services, or through the participating and registered intermediaries in the central securities depository in any other case.

E. Information of par. 3 and 4 of article 123 of Law 4548/2018.

The full text of the documents and draft decisions to be submitted to the General Meeting as well as the information of par. 3 and 4 of article 123 of law 4548/2018, as in force, are available at the offices of the Company, and on the website www.premia.gr but also by contacting the Shareholder Service Department at 210 6967600.

Athens, June 1st, 2022

The Board of Directors