



ANNOUNCEMENT FOR THE AVAILABILITY OF THE PROSPECTUS

The company under the name "NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY" and the distinctive title "NOVAL PROPERTY" (hereinafter the "**Company**") announces that, as of 22.05.2024, the Company makes available to investors the prospectus approved at the meeting of the Board of Directors of the Hellenic Capital Market Commission dated 22.05.2024 (the "**Prospectus**"), which was prepared in accordance with Regulation (EU) 2017/1129, Delegated Regulations (EU) 2019/979 and (EU) 2019/980 and the applicable provisions of Law 4706/2020, as amended and in force, regarding the public offering in Greece (the "**Public Offering**") of up to 17,388,025 new, ordinary, registered, dematerialised, voting shares of the Company, of nominal value €2.50 each (the "**New Shares**"), which will be issued in the context of the Company's share capital increase by an amount up to €43,470,062.50, by payment in cash and the exclusion (abolition) of the pre-emption rights of existing shareholders, with the option of partial subscription (the "**Increase**"), and the listing, subject to the sufficient free float condition being met (the "**Listing**"), of all ordinary, registered, dematerialised, voting shares of the Company (the "**Shares**"), for trading on the Regulated Market of the Athens Exchange (the "**ATHEX**"), according to the decision of the Board of Directors (the "BoD") of the Company dated 17.05.2024 pursuant to the authorization granted to it by the decision of the extraordinary unsolicited general meeting of the Company's shareholders dated 04.09.2023.

After the completion of the Public Offering, the share capital of the Company will be further adjusted, based on the conversion into ordinary, registered dematerialized voting Shares of the Company, of the common and under terms mandatorily convertible registered bonds (the "**Conversion**") issued under the common and under terms mandatorily convertible bond loan (the "**Convertible Bond Loan or CBL**"), in accordance with the provisions of Law 4548/2018 and Law 3156/2003, the programme of which was signed by the Company on 05.10.2023 pursuant to the decision of the extraordinary unsolicited general meeting of its shareholders dated 04.09.2023 and the delegated decision of the Company's BoD dated 06.09.2023; on the date of approval of the Prospectus, i.e. on 22.05.2024 (the "**Prospectus Date**"), the CBL amounts to €10,050 million and was fully covered by the European Bank for Reconstruction and Development (the "**EBRD**"). The Conversion will take place on the same date as the certification of payment by the Board of Directors of the Company of the amount of the Increase via subsequent decision of the Board of Directors of the Company, and the issuance of 1,576,769 new ordinary, registered, dematerialised, voting shares of nominal value €2.50 each (the "**Converted Shares**"), in accordance with the terms of the CBL and assuming full subscription of the Increase, which will be acquired in their entirety by EBRD and do not constitute part of the Public Offering.

The Prospectus does not apply to the Conversion nor the issue and distribution of the Converted Shares.

The total number of the Company's Shares (i.e. 107,467,164 Shares existing on the Date of the Prospectus, up to 17,388,025 New Shares and 1,576,769 Converted Shares, assuming full coverage of the Increase); i.e. up to 126,431,958 Shares will be admitted for trading on the Regulated Market of the ATHEX, pursuant to the decision of the extraordinary unsolicited general meeting of shareholders of the Company dated 04.09.2023.

Information regarding the process for the participation of investors in the Public Offering can be found in section 4.5 "Terms and Conditions of the Public Offering and the Listing of Securities" of the Prospectus.

The expected timetable for the completion of the Public Offering and the Listing of all the Company's Shares on the Regulated Market of the ATHEX is set out below:

Event	Date
Approval of the Prospectus by the Board of Directors of the Hellenic Capital Market Commission	22.05.2024
Publication of the Prospectus - Posting on the websites of the Company, the Hellenic Capital Market Commission, the Athens Stock Exchange, the Joint Coordinators and Bookrunners and the Lead Underwriters	22.05.2024
Publication of the announcement regarding the availability of the Prospectus and the commencement of the Public Offering, in accordance with article 21 of Regulation (EU) 2017/1129, on the Daily Statistical Bulletin of the Athens Exchange and on the Company's website	22.05.2024
Publication of the binding Offering Price Range announcement on the Daily Statistical Bulletin of the Athens Exchange and the Company's website	28.05.2024
Commencement of Public Offering – subscription of investors through the EBB (10:00 Greek time)	29.05.2024
End of Public Offering - subscription of investors through the EBB (16:00 Greek time)	31.05.2024
Announcement of the Offering Price	31.05.2024
Release of investors' funds after the final allocation of New Shares to Qualified Investors and Retail Investors Decision of the BoD for the certification of the payment of funds raised in the context of the Public Offering accompanied by a report of an auditor or an auditing firm, assigned by the Board of Directors of the Company Decision of the BoD for the Conversion and corresponding adjustment of the Company's share capital due to the Conversion Delivery of the New Shares to investors through registration in Securities Accounts in the Dematerialized Securities System Delivery of the Conversion Shares to the EBRD to a Securities Account in the Dematerialised Securities System Publication of announcement regarding the outcome of the Public Offering, the Conversion and the commencement of trading of the Shares	04.06.2024
Commencement of trading of the Company's Shares on the ATHEX Regulated Market	05.06.2024

It is noted that the above timetable is dependent upon a series of uncertain factors and for this reason is subject to change. In such case, investors will be notified with a subsequent announcement on the Daily Statistical Bulletin and the Company's website.

In the event that the final decision on the Listing by the ATHEX, regarding the satisfaction of the free float condition, is negative, the Increase and the Public Offering will be cancelled and the amount corresponding to the subscription value committed for each investor will be released no later than three (3) working days from the end of the Public Offering and investors will not receive New Shares of the Company.

The Prospectus, as approved by the Board of Directors of the Hellenic Capital Market Commission on 22.05.2024, will be available on the same day, in accordance with article 21, par. 2 of Regulation (EU) 2017/1129, in electronic form, on the following webpages:

- της «Hellenic Exchanges S.A., Athens Exchange»: athexgroup.gr/el/web/guest/companies-new-listings,
- The Company: <https://noval-property.com/ependytes/ipo-prospectus/>,

the Joint Coordinators and Bookrunners:

- National Bank of Greece S.A.: <https://www.nbg.gr/el/footer/enimerwtika-deltia>,
- Eurobank S.A.: <https://www.eurobank.gr/el/omilos/enimerosi-ependuton/enimerotika-deltia/enimerotika-deltia-sumboulos-anadoxos-trapeza-eurobank-ergasias-ae>,
- Alpha Bank S.A.: <https://www.alpha.gr/el/idiotes/ependuseis/xrimatistiriakes-upiresies/Enimerotika-deltia>,
- Piraeus Bank S.A.: <https://www.piraeusholdings.gr/novalipo>,

and the Lead Underwriters:

- Optima bank S.A.: <https://www.optimabank.gr/business/investment-banking/enimerotika-pliroforiaka-deltia>,
- Ambrosia Capital Hellas S.A.: <https://ambrosiacapital.gr/noval/>,
- AXIA Ventures Group Ltd: <https://www.axiavg.gr/prospectus/>,
- BETA Securities S.A. <https://betasecurities.com/wp-content/uploads/2024/05/noval-newsletter.pdf> ,
- Euroxx Securities S.A. ΑΕΠΕΥ: <https://www.euroxx.gr/gr/content/article/npr>,
- Παντελάκης Securities S.A.: <https://www.pantelakis.gr/pantelakis/services/noval>.

According to article 21 paragraph 5 of the Prospectus Regulation, the Hellenic Capital Market Commission shall publish on its website (http://www.hcmc.gr/el_GR/web/portal/elib/deltia) all prospectuses approved.

Moreover, throughout the period of the Public Offering, the Prospectus will be available free of charge to investors in hard copy, upon request, at the Company's Head Offices, 41, Olympioniki Tsiklitira Street & 67, Konstantinou Karamanli Street, Maroussi 151 25, at the branch network and headquarters of the Issuing Advisor and Joint Coordinator and Bookrunner "Eurobank S.A." (Othonos 8, Athens, P.C. 105 57), by the Issuing Advisor and Joint Coordinator and Bookrunner "National Bank of Greece S.A." (Aiolou 86, Athens, PC 105 59), the Joint Coordinator and Bookrunner "ALPHA Bank S.A." (Stadiou 40, Athens, PC 105 64), Joint Coordinator and Bookrunner "Piraeus Bank S.A." (Amerikis 4, Athens, PC 105 64), as well as the Lead Underwriters "Ambrosia Capital Hellas S.A." (Amerikis 18, 10671, Athens), "AXIA Ventures Group Ltd." (4, Vasilissis Sofias Avenue, Athens, P.C. 10674), "BETA SECURITIES S.A" (29, Alexandras Avenue & Braila, Athens, PC 11473), "EUROXX SECURITIES S.A." (Palaiologou 7, Chalandri, PC 15232) and "PANTELAKIS SECURITIES S.A." (Ethnikis Antistaseos 57B, Chalandri, PC 15231).

Investors interested in further information and clarifications regarding the Prospectus may contact the Company's offices on working days and hours at 41, Olympioniki Tsiklitira & 67, Konstantinou Karamanli Street, Maroussi 151 25, tel: 216 8608088, 216 8608095 (responsible Aikaterini Apergi and Georgios Karapanagiotis).

Athens, 22.05.2024

NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY