REPORT ON THE ACTIVITIES OF THE AUDIT COMMITTEE OF PREMIA REIT FOR THE YEAR 2024

To:
the Board of Directors and the
Shareholders of the company
PREMIA REIT

Athens 03.04.2025

This report concerns the Audit Committee's activities for the year 2024 including the period from 01.01.2025 to the date of review of the annual report for the financial year 2024 (03.04.2025), in accordance with the provisions of Article 44 of Law 4449/2017 as in force, in order to demonstrate the substantial contribution and assistance of the Audit Committee in the compliance of the Company with the provisions of the current legislative and regulatory framework.

A. Purpose

The purpose of the Audit Committee in accordance with the applicable legislation is to support and assist the Board of Directors in the discharge of its duties with regard to the following matters:

(a) Monitoring the financial reporting process and making recommendations or proposals to the Board of Directors on its integrity,

(b) Monitoring the work of the Statutory Audit and informing the Board of Directors of its outcome and its contribution to the integrity of the financial reporting and what the role of the Audit Committee was in this process,

(c) Monitoring the effectiveness of the internal control systems, quality assurance, risk management and the internal audit unit with regard to financial reporting.

(d) Monitoring the independence of the Auditors, the suitability of the provision of Non-Audit Services by them and the selection process by proposing their appointment.

B. Composition - Rules of Procedure

By the decision of the Annual General Meeting of the company's shareholders dated 31.05.2024, the type of the Audit Committee, the number and qualities of its members were determined in accordance with Article 44 (1) (b) of Law 4449/2017 and a new three-member Committee was elected, whose term of office will coincide with the term of office of the Board of Directors of the Company, i.e. three years.

The members of the Audit Committee were appointed by the Board of Directors at its meeting of 31.05.2024. The Committee of the Company at its meeting on 31.05.2024, elected as its Chairman, the independent member of the Board of Directors Mr. Panagiotis Vroustouris and was constituted into a body.

The Audit Committee of the Company consists of the following three members who are also members of the Board of Directors:

Panagiotis Vroustouris s/o Konstantinou, Independent Non-Executive Member of the Board of Directors, Chairman of the Committee,

Frank Roseen s/o Anastasios, Non-Executive Board Member, Member of the Committee and,

Vasileios Andrikopoulos s/o Filippos, Independent Non-Executive Member of the Board of Directors, Member of the Committee.

The majority of the Committee's members are independent of the Company, as two of the three members are independent.

All members of the Audit Committee have sufficient knowledge in the sector in which the Company operates, i.e. the Real Estate sector, due to their professional status and experience. In particular:

(a) The independent non-executive director, Mr. Panagiotis Vroustouris, has sufficient knowledge in auditing and accounting due to his scientific training and professional experience. He holds the title of Certified Public Accountant, is a member of the

College of Certified Public Accountants - Accountants since 1984 and is President and CEO of MPI HELLAS SA in Greece. He is a Regular Auditor and consultant on International Financial Reporting Standards (IFRS) to public interest entities and other entities in the private and public sector. He has served as a member of the Accounting Regulatory Committee (ARC) in the European Union, the Accounting Standardization Council (ASC), the Supervisory Board of SOEL, the Hellenic Chamber of Commerce, the Insolvency Management Committee, as well as several legislative committees on accounting, auditing and tax issues.

(b) The non-executive member, Mr. Frank Roseen, holds an MBA from Stockholm University and has served for many years as General Manager and CFO of major European real estate companies. He is currently an executive member of the Board of Directors of the German company Around Town, one of the largest companies in the real estate sector in Germany.

(c) The independent non-executive member of the Board of Directors, Mr. Vasileios Andrikopoulos, has a degree in Business Administration from the Athens University of Economics and Business Administration, with postgraduate studies at Harvard Business School and INSEAD in Financial Management and Mergers and Acquisitions and has over 25 years of work experience in positions of high management responsibility. In particular, he has held positions of managing director and deputy managing director in various companies (KARAMOLEGOS BG S.A., GREEN COLA HELLAS and OLYMPIC BREWERY S.A., member of the CARLSBERG GROUP and NOVAL PROPERTY, member of the VIOKHALCO group) the latter of which is active in the real estate sector. He has also served as Financial Director of Western European Markets at DIAGEO Plc and as Special Advisor to the Prime Minister of Greece on Development and Entrepreneurship.

The Committee's Rules of Procedure are posted on the Company's website. The Committee shall meet at the Company's headquarters or by videoconference and its discussions and decisions shall be recorded in minutes.

C. Meetings

During the above reporting period the Commission held 16 meetings, in which all members participated. All the minutes of the Committee with the analysis of the items and the attached data were submitted to the Board of Directors of the Company, where they were discussed in order to be updated, adapted and fully comply with the applicable legislation and best practices. The meetings of the Commission are as follows:

1. Meeting of 18 January 2024, with agenda items:

(a) the presentation of the schedule and progress of the audit of the annual financial statements for the financial year 2023 by the Auditors,

(b) the approval of additional fees for the Auditors.

2. Meeting of 31 January 2024, with agenda items:

(a) the 2023 Audit Committee self-assessment,
(b) the evaluation of the Internal Control System,
(c) the Internal Audit Report for Q4 2023 / Follow up of internal audit findings 2023,
(d) the summary of the work of the internal audit unit for the year 2023; and
(e) the 2023 report and the presentation of the Compliance Unit's annual plan for the year 2024.

The above assessments did not disclose any material deficiencies.

3. Meeting of 26 February 2024, with agenda items:

(a) the review of the Investment Statement as at 31.12.2023; and
(b) the review of the flash note statement for the financial information for the financial year 2023.

4. Meeting of 26 March 2024, with agenda items:

(a) the review of the financial statements for the period 01.01.2023 - 31.12.2023 and the other information contained in the Annual Report of the Board of Directors and the presentation of the audit by the Auditors; and

(b) the approval of the Audit Committee's activities for the financial year 2023.

5. Meeting of 8 May 2024, with agenda items:

(a) the Internal Audit Report for the Q1 2024,

(b) the recommendation to the Board of Directors of the Company for the election of auditors for the financial year 2024; and

(c) the recommendation to the Board of Directors for approval for publication of the key financial figures for the first quarter of 2024.

6. Meeting of May 31 2024, with the sole item on the agenda:

(a) the constitution of theAudit Committee into a Body.

7. Meeting of 3 June 2024 with agenda item:

(a) tthe non-audit engagement of the regular auditor for the financial year 2024, the audit firm of E&Y.

8. Meeting of 30 July 2024 with agenda items:

a) the examination of the Investment Statement of 30.06.2024,

b) the approval of the internal audit report for Q2 2024.

9. Meeting of 19th September 2024 with agenda item:

(a) the examination of the interim financial information report (financial statements) as at 30.06.2024.

10. Meeting of 4 November 2024 with agenda items:

(a) the review of the interim financial information report (financial statements) as at 30.09.2024; and

(b) the approval of the Q3 2024 internal audit report.

11. Meeting of 22 November 2024 with agenda item:

(a) the assignment of work to the auditing company E&Y.

12. Meeting of 31 December 2024 with agenda items:

(a) the approval of the financial year 2025 internal audit plan,
(b) the self-assessment of the Audit Committee,
(c) the self-assessment of the Compliance Unit,
(d) the self-assessment of the Internal Audit Unit,
(e) the evaluation of the Corporate Governance System.

The above assessments did not disclose any material deficiencies.

The internal audit program for fiscal year 2025 was designed to cover important issues such as the acquisition of new investments, loan obligations, review of policies and regulations in the Operating Rules and Regulations of the Company. Company, remuneration and other benefits to members of management, non-financial reporting, the financial reporting process, monitoring of the lease collection process, related party transactions and other issues.

13. Meeting of 27 January 2025 with agenda items:

(a) the presentation of the schedule and progress of the audit of the annual financial statements for the financial year 2024 by the Auditors,
(b) the approval of additional fees for the Auditors,
(c) the 4th quarter 2024 internal audit report,
(d) the procedures for monitoring financial reporting,
(e) the annual report for the year 2024 and the presentation of an annual planning for the year 2025 of the regulatory compliance unit,
(f) the annual report of the internal audit unit for the financial year 2024; and
(g) the operating procedures of the regulatory compliance unit.

14. Meeting of 20 February 2025 with agenda item:

(a) the review of the Investment Statement as at 31.12.2024.

15. Meeting of 27February 2025 with agenda items:

(a) the review of the flash note statement for the financial data for the 2024 financial year; and
(b) the discussion and approval of the Company's Environmental Management Policy.

16. Meeting of 3 April 2025 with agenda items:

(a) the review of the financial statements for the period 01.01.2024- 31.12.2024 and the other information contained in the Annual Report of the Board of Directors and the presentation of the audit by the Auditors; and
(b) the approval of the Audit Committee's activities for the financial year 2024; and
(c) the approval of additional fees for the Auditors.

D. Sustainable development policy

The Board of Directors of the company has developed a Sustainable Development Policy that covers all its activities and concerns all stakeholders: Employees, Partners and Key Suppliers. Key principles of the Sustainable Development Policy are: Responsibility, Prevention, Environmental and Social Sensitivity and Regulatory Compliance.

The members of the Audit Committee, both from their position as members of the Committee and from their position as members of the Board of Directors, actively contribute to the Company's Sustainable Development Policy, i.e. a development that aims at long-term growth, is based on stable and sound foundations and is oriented towards cutting-edge investments with prospects and sustainability, avoiding opportunistic business activities.

In this context, the members of the Audit Committee monitor and play an active role in the management's decisions on new and particularly important investments, in the constantly growing areas of school infrastructure logistics through concession contracts with the Greek State, in the serviced apartments and hotels sector and in properties in new sustainable business sectors such as wineries and mineral water bottling, as well as in their required financing, which is carried out with a balanced distribution between equity and debt capital, always in line with the benchmarks of the international markets.

The Committee was actively involved and assisted the management in the Human Resources management processes that are crucial for the sustainable development of the company. The Company systematically invests in creating an excellent working environment. In 2024, it received the Great Place to Work certification, which was obtained following an assessment using the appropriate methodology and a successful response to the Trust Index test.

The Commission's tasks included monitoring and enhancing regulations, policies and procedures on corporate governance issues, ensuring compliance with health and safety provisions, continuing to promote equal opportunities for all regardless of belief, gender and diversity, and establishing a Human Rights Policy.

The Commission monitored compliance with environmental legislation, noting that all the company's properties are strictly enforcing all environmental protection regulations.

The company submitted a sustainability report according to the criteria of EPRA sustainability standards (sBPR) and participated in the 2024 EPRA Annual Report Survey.

In addition, it participated for the first time in an evaluation according to the GRESB (Global Real Estate Sustainability Benchmark) criteria.
In the context of harmonization with the provisions of the National Climate Law (Law 4936/2022), the company has proceeded to submit an Energy Footprint Report with 2023 as a reference year.

The report has been verified according to the emission categories of EN ISO 14064-3:2019, it is satisfactory and there are no material inaccuracies in the declared total emissions.

Also in 2024 it participated in the "ATHEX ESG Index" based on published general and sectoral indices and submission of a relevant document to the Athens Exchange.

The Company applies and aligns with the 17 UN Sustainable Development Goals (SDGs) and the ESG disclosure guide of the Stock Exchange.

E. Conclusions

In view of the above, the Audit Committee is satisfied that the Company's Management acts responsibly, respects the market rules, invests in cutting-edge areas, focuses on trusting relationships with its customers, suppliers, lenders and partners, seeking the greatest possible benefit for all, always operating within the framework of responsible business and sustainable development.

The Chairman	The Member	The Member
Vroustouris Panagiotis	Frank Roseen	Vasileios Andrikopoulos