

PREMIA

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PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

COMMENTS OF THE BoD ON THE ITEMS OF THE AGENDA

Item 1. Approval of the Annual Financial Statements for the financial year 2021, along with the Board of Directors' Annual Report and the Auditors' Report.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The BoD recommends the approval of the Annual Financial Statements of the Company, along with the relevant Board of Directors' Annual Report and the Certified Auditor's Report for the financial year 2021 (01/01/2021 to 31/12/2021). The Company's Annual Financial Statements and the relevant Board of Directors' and Auditor's Reports are available on the Company's website <http://www.premia.gr>.

Item 2. Approval, pursuant to article 108 of law 4548/2018, of the overall management for the financial year 2021 and discharge of the auditors.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The BoD proposes the approval of the overall management taken place by the BoD during the financial year 2021 and the discharge of the auditors.

Item 3. Election of Auditing Company for the financial year 2022 statutory audit and relevant authorization.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The BoD proposes the appointment of the auditing company "Ernst & Young SA", for the statutory audit of the Company for the year 2022, from which a regular and a substitute auditor will be appointed, as well as the authorization of the BoD for the determination of their remuneration in accordance with the applicable legislation.

Item 4. Approval for the non-distribution of profits of the year 2021.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The BoD proposes the non-distribution of profits of the year 2021.

Item 5. Election of the Company's Independent Valuer for the financial year 2022 and relevant authorization.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

Pursuant to article 22 par. 7 of law 2778/1999, as in force, the Company is obliged to appoint an independent valuer for the valuation of its investments. The BoD recommends for the financial year 2022 the appointment of the company "SAVILLIS HELLAS S.A." as the independent valuer, to assess the value of the Company's investments for the financial year 2022, as well as the provision of authorization to the BoD to determine their remuneration. The distribution of the portfolio assets to each valuer as well as the assignment of new assets to either valuer should be made by the BoD at its free discretion. Finally, the BoD proposes to the General Meeting to authorize the BoD to appoint an additional valuer, if deemed either necessary or in the Company's best interest and to negotiate and agree its remuneration.

Item 6. Submission for discussion and voting by the General Meeting of the Remuneration Report for the year 2021.

The BoD submits to the shareholders the Remuneration Report of the members of the BoD for the financial year 2021, which includes a comprehensive overview of the total remuneration received by the members of the BoD and the Committees in the financial year 2021, in accordance with the specific provisions of article 112 of Law 4548/2018.

It should be clarified that the shareholders' vote on the Remuneration Report is of advisory nature, in accordance with article 112 par. 3 of Law 4548/2018.

Item 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.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The Board of Directors proposes the Amortization of Accounting losses, previous years, amounting to 67,279,462.99 relating to accounting losses until 31/12/2020 with an equal offset from the difference from the issuance of premium shares in accordance with article 35 par.3 (b) Law 4548/2018 as amended by article 80 Law 4916/2022.

Item 8. Extension of Own Shares Acquisition Program.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The Board proposes the extension of the program for the acquisition of own shares of the Company (art. 49 of law 4548/2018 and in application of Regulation EU / 596/2014 and the delegated Regulation EU / 1052/2016) decided by it from 20.11. 2020 Extraordinary General Meeting of the Company for an additional twenty-four (24) months according to the following terms:

Acquisition of own shares of the Company, corresponding to a maximum of 10% of the total paid-up share capital of the Company, within a period of 24 months from the date of the relevant decision by the General Meeting, with a range of purchase prices from 0, 50 euros per share (minimum) up to 4.00 euros per share (maximum) in compliance with the applicable legal and regulatory framework.

Item 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.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The BoD recommends the approval of the remuneration and indemnities paid to the members of the Board of Directors and the Committees for their participation in the Board of Directors and its Committees during the year 2021.

Moreover, the BoD recommends to this Annual General Meeting to approve the remuneration and indemnities to be paid by the Company to the Members of the BoD and the Committees for their participation in the BoD and the Committees for the financial year 2022.

It is noted that both the remuneration and indemnities paid during the financial year 2021, as well as those proposed for pre-approval for the financial year 2022 are in line with the Remuneration Policy of the Company.

Item 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.

Required quorum: 1/5 of the paid-up share capital

Required majority: 50% of the represented capital plus one vote

The BoD proposes to provide permission, according to article 98 par. 1 of law 4548/2018, to the members of the Company's Board of Directors and its Directors, to participate in the Board of Directors and / or the management of other companies.

Item 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.

The Chairman of the Audit Committee of the Company will inform the General Meeting of Shareholders regarding the operation of the Audit Committee in the Company during the corporate year 2021 and will submit to the TSG the annual report of the Audit Committee.

Item 12. Other items

Discussion of issues that will not be put to vote and any other announcements.

