

EPH European Property Holdings PLC ("The Company")

Registered as a company continuing in the Republic of Cyprus under registration number HE 430786, having its registered office at 18 Monis Machaira, Office 101, CY – 3020 Limassol, Cyprus

MINUTES OF THE ANNUAL GENERAL MEETING OF THE SHAREHOLDERS OF THE COMPANY

dated 30 August 2023

HELD at 11:00 am (Cyprus Time) at Hotel Four Seasons, 67-69 Amathus Avenue, 4532 Limassol, Cyprus

SHAREHOLDERS

PRESENT: AURORA VALUE FUND represented via proxy by Raimond Schuster,
VALARTIS PROPERTY HOLDINGS LTD represented via proxy by Gustav Stenbolt,
LIONSHARE OPPORTUNITIES FUND represented via proxy by Franz Glatzl,
REAL ESTATE PORTFOLIO FUND represented via proxy by Walfried Kraher.

DIRECTORS: Gustav Stenbolt, Elected Chairman of the Board of Directors
Vera Christodoulou,
Michael Cuthbert,
Tomasz Dukala,
Olga Melnikova,
Gerrit Straub.

SECRETARY: Michaella Neophytou

Other attendees: Marcel Meyer of Deloitte AG, Switzerland and George Lakkotripis of Primus Audit & Tax, Cyprus.

Gustav Stenbolt is elected by the Board of Directors to be the Chairman of the General Meeting. The Chairman declared the meeting open at 11am (Cyprus Time). The Chairman noted that, in accordance with the provisions of the Company's Articles of Association, a quorum was present and more specifically that 4 shareholders were present by proxies and/or in person representing 89.9% of the issued shares of the Company.

The Chairman stated that the Notice and the Agenda of the Annual General Meeting has been timely sent to all members. The Chairman requested that the Notice and the Agenda be considered as read and the General Meeting consented.

The Register of Directors' Shareholdings was presented and remained open and available for inspection throughout the Meeting.

Following the above, the General Meeting proceeded with the following ordinary businesses:

ITEM 1: The Annual Report.

The Management Reports, the Audited Annual Financial Statements of the Company and the Audited Consolidated Financial Statements of the Company for the year ended 31 December 2022 and the Auditors' Reports (by Deloitte AG, Switzerland and by Primus Audit & Tax, Cyprus) were considered as submitted and read. The Auditors presented key financial data of the Annual Report and read their audit opinion to the members.

The members were provided with the opportunity to impose questions on the Annual Report. No specific questions were imposed by the members present

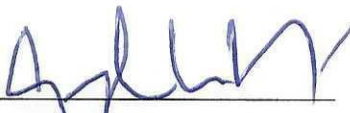
ITEM 2: Election of the Board

<p>The Chairman referred to the appointment of Vera Christodoulou and Gerrit Straub as directors of the Company by resolutions of the Board of Directors. Both directors expressed their willingness to be appointed by the General Meeting as directors of the Company for a term of up to three-year term in accordance with the Company's Articles of Association. The Chairman proposed that the General Meeting shall resolve for the appointment of the two directors for a term of two years in accordance with the Company's Articles of Association.</p> <p>The following resolutions were approved by way of ordinary resolutions:</p>	
<p>1. That Vera Christodoulou be and is hereby appointed as director of the Company for a term of two years from and including the date of the Annual General Meeting, in accordance with the Company's Articles of Association.</p>	<p>In favour: [4] Against: [-] Abstained: [-]</p>
<p>2. That Gerrit Straub be and is hereby appointed as director of the Company for a term of two years from and including the date of the Annual General Meeting, in accordance with the Company's Articles of Association</p>	<p>In favour: [4] Against: [-] Abstained: [-]</p>

ITEM 3: Appointment of Auditors.

<p>The Chairman referred to the recommendation of the Board of Directors to re-appoint Deloitte AG, Zurich, Switzerland together with Primus Audit & Tax, Cyprus as Auditors of the Company.</p> <p>After consideration of the recommendations of the Board of Directors, the following resolutions were approved by way of ordinary resolutions:</p>	
<p>That Deloitte AG, Zurich, Switzerland together with Primus Audit & Tax, Cyprus be and are hereby appointed as auditors of the Company.</p>	<p><u>VOTED:</u></p> <p>In favour: [4] Against: [-] Abstained: [-]</p>
<p>The Board of Directors of the Company shall be and is hereby authorised to determine the exact terms of engagement of the auditors of the Company and to fix their remuneration.</p>	<p><u>VOTED:</u></p> <p>In favour: [4] Against: [-] Abstained: [-]</p>

There being no other business the meeting came to an end at 12:00 am (Cyprus Time).



Gustav Stenbolt
Chairman



Michaella Neophytou
Secretary

