



Invitation

to the Annual General Meeting
of 26 March 2026 for the financial year 2025

INVITATION TO THE ANNUAL GENERAL MEETING 2026 OF SHAREHOLDERS OF NOVAVEST REAL ESTATE AG

Dear Shareholder

We hereby invite you to the Annual General Meeting of NOVAVEST Real Estate AG for the financial year 2025.

Date: Thursday, 26 March 2026, 9:30 a.m. (doors open at 9:00 a.m.)

Location: Metropol, Fraumünsterstrasse 12, 8001 Zurich

I. AGENDA AND PROPOSALS

1 APPROVAL OF THE MANAGEMENT REPORT, THE ANNUAL FINANCIAL STATEMENTS 2025 AND THE ANNUAL FINANCIAL STATEMENTS IN ACCORDANCE WITH SWISS GAAP FER

Proposal of the Board of Directors:

Approval of the management report, the annual financial statements in accordance with the Swiss Code of Obligations for the financial year 2025 and the annual financial statements in accordance with Swiss GAAP FER for the financial year 2025.

Explanation by the Board of Directors:

The Board of Directors submits the operational and financial management report, the annual financial statements in accordance with the Swiss Code of Obligations for the respective financial year and the annual financial statements in accordance with Swiss GAAP FER for the respective financial year to the Annual General Meeting for approval. PricewaterhouseCoopers AG, St. Gallen, as the Company's statutory auditor, has audited the annual financial statements in accordance with the Swiss Code of Obligations and the annual financial statements in accordance with Swiss GAAP FER and recommends in its auditor's reports that these financial statements be approved.

2 ADVISORY VOTE ON THE COMPENSATION REPORT 2025

Proposal of the Board of Directors:

Approval of the Compensation Report 2025 (pages 68 – 88 of the Annual Report 2025) (non-binding advisory vote).

Explanation by the Board of Directors:

The Board of Directors is required to submit the Compensation Report to the Annual General Meeting for an advisory vote. According to the statutory auditor's reports, the information provided

in the Compensation Report in accordance with Art. 734a-734f CO complies with Swiss law and the Articles of Association.

3 APPROPRIATION OF BALANCE SHEET RESULTS 2025

Proposal of the Board of Directors:

Appropriation of balance sheet results for the financial year 2025 as follows:

Annual profit 2025	CHF 9,155,530
Profit carried forward	CHF 15,371,817
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Balance sheet profit as of 31 December 2025	CHF 24,527,347
Transfer to statutory retained earnings	CHF 458,000
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To be carried forward to the new account	CHF 24,069,347
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Explanation by the Board of Directors:

The Annual General Meeting is responsible for the adoption of a resolution on the appropriation of balance sheet results. The Company is legally obliged to allocate 5 per cent of the annual profit to the statutory retained earnings. Instead of a dividend distribution, the Board of Directors proposes to the Annual General Meeting a capital reduction by means of a nominal value repayment under agenda item 7. Consequently, the Board of Directors proposes to carry forward the amount of CHF 24,069,347 to the new account.

4 DISCHARGE OF THE MEMBERS OF THE BOARD OF DIRECTORS AND THE EXECUTIVE BOARD

Proposal of the Board of Directors:

Granting discharge to the members of the Board of Directors and the Executive Board of the Company for their activities in the financial year 2025.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the discharge resolution. By discharging the members of the Board of Directors and the Executive Board, the Company and the approving shareholders declare that they will not hold the members of the Board of Directors and the Executive Board liable for the results of the financial year 2025 that were brought to the attention of the Annual General Meeting.

5 ELECTIONS

5.1 Board of Directors

Proposal of the Board of Directors:

Re-election of current members of the Board of Directors and election of two new members of the Board of Directors for a term of office ending at the closing of the next Annual General Meeting. The elections will take place individually.

- a) Re-election of Mr Thomas Sojak to the Board of Directors of the Company for a term of office ending at the closing of the next Annual General Meeting.
- b) Re-election of Mr Daniel Ménard to the Board of Directors of the Company for a term of office ending at the closing of the next Annual General Meeting.
- c) Re-election of Ms Floriana Scarlato to the Board of Directors of the Company for a term of office ending at the closing of the next Annual General Meeting.
- d) Election of Mr Adrian Nösberger to the Board of Directors of the Company for a term of office ending at the closing of the next Annual General Meeting.
- e) Election of Ms Salome Wieser to the Board of Directors of the Company for a term of office ending at the closing of the next Annual General Meeting.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the election of the members of the Company's Board of Directors. The term of office of the current members of the Board of Directors ends at the closing of the Annual General Meeting 2026. The Board of Directors notes that Mr Stefan Hiestand and Ms Claudia Suter will not stand for re-election as members of the Board of Directors. Thomas Sojak, Daniel Ménard and Floriana Scarlato are standing for re-election. Information on their professional backgrounds and skills can be found in the Annual Report (pages 44, 46 and 47 of the Annual Report 2025).

Brief profile of Adrian Nösberger

Born in 1968, Swiss nationality

Adrian Nösberger is Designated Chairman of the Board of Directors and a member of the Board of Directors of Schroder & Co Bank AG in Zurich. He joined Schrodgers in 2013 and headed Schroder & Co Bank AG Switzerland as CEO for about 13 years. Before joining Schrodgers, he was Head of Private Banking Switzerland and a member of the Executive Board at Bank Leu / Clariden Leu from 2003 to 2011. Prior to that, he worked at Bank Julius Bär (2001 to 2003) and McKinsey & Company (1996 to 2000). Mr Nösberger is currently President of the Association of Foreign Banks in Switzerland, a member of the Board Committee of the Swiss Bankers Association and a Board member of economiesuisse.

Education

Industrial and production engineer at the Swiss Federal Institute of Technology (ETH) Zurich

Brief profile Salome Wieser

Born in 1987, Swiss and Liechtenstein nationality

Salome Wieser is an attorney and legal partner at MME Legal Tax Compliance. She advises domestic and foreign clients on national and international M&A and private equity transactions in various industries, as well as on restructuring. Other areas of focus in her work include corporate governance issues and general corporate and commercial law, as well as construction and real estate law, particularly in the areas of contracts and real estate transactions. Her career as a lawyer includes previous positions as a partner at Ruoss Vögele (2020 to 2024), senior associate at BHR (2018 to 2020) and associate at MLL Legal (2014 to 2018).

Education

Bar exam, Master of Laws LL.M. from the University of Melbourne, MLaw from the University of Fribourg

5.2 Chairman of the Board of Directors

Proposal of the Board of Directors:

Re-election of Mr Thomas Sojak as Chairman of the Board of Directors of the Company for a term of office ending at the closing of the next Annual General Meeting.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the election of the Chairman of the Board of Directors. The term of office of the current Chairman of the Board of Directors ends at the closing of the Annual General Meeting 2026. The current Chairman of the Board of Directors is standing for re-election as Chairman of the Board of Directors.

5.3 Compensation Committee

Proposal of the Board of Directors:

Re-election of one current member of the Compensation Committee and election of one new member of the Board of Directors to the Compensation Committee for a term of office ending at the closing of the next Annual General Meeting. The elections will take place individually.

- a) Re-election of Mr Daniel Ménard as a member of the Company's Compensation Committee for a term of office ending at the closing of the next Annual General Meeting.
- b) Election of Ms Salome Wieser as a member of the Company's Compensation Committee for a term of office ending at the closing of the next Annual General Meeting.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the election of the members of the Compensation Committee of the Company's Board of Directors. The term of office of the current members of the Compensation Committee ends at the closing of the Annual General Meeting 2026. Mr Daniel Ménard is standing for re-election as a member of the Compensation

Committee. The Board of Directors also proposes that Ms Salome Wieser be elected as a member of the Compensation Committee to replace Claudia Suter, who is stepping down.

5.4 Independent Voting Representative (Proxy)

Proposal of the Board of Directors:

Re-election of jermann künzli rechtsanwälte, Zurich, as the independent voting representative of the shareholders (proxy) of the Company for a term of office ending at the closing of the next Annual General Meeting.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the election of the independent voting representative of the shareholders (proxy). The law firm jermann künzli rechtsanwälte fulfills the independence criteria and the Board of Directors proposes that jermann künzli rechtsanwälte will be re-elected for reasons of continuity.

5.5 Statutory Auditor

Proposal of the Board of Directors:

Re-election of PricewaterhouseCoopers AG, St. Gallen, as the Company's statutory auditor for a term of office ending at the closing of the next Annual General Meeting.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the election of the statutory auditor. Pursuant to the Articles of Association, the auditor is appointed for one financial year. Its mandate ends with the approval of the last annual financial statements. Consequently, the statutory auditor must be re-elected. PricewaterhouseCoopers AG, St. Gallen, fulfills the independence criteria and the Board of Directors proposes that PricewaterhouseCoopers AG, St. Gallen, be re-elected.

6 COMPENSATION

6.1 Total Compensation of the Board of Directors 2027

Proposal of the Board of Directors:

Approval of the maximum aggregate amount of compensation for the members of the Board of Directors of CHF 400,000 (including social security contributions and employer's contributions) for the financial year 2027.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the approval of the maximum aggregate amount of compensation for the members of the Board of Directors for the next financial year. In the reporting year 2025, based on a comparison with a peer group of 11 Swiss real estate companies, the Board of Directors decided to increase the previous compensation in two stages (in 2025 and 2027). The proposed maximum amount of CHF 400,000 represents an

increase of CHF 50,000 over the maximum amount already approved for the 2026 financial year. Details of the compensation for the reporting year 2025 can be found in the Compensation Report.

6.2 Total Compensation of the Executive Board 2027

Proposal of the Board of Directors:

Approval of the maximum aggregate amount of compensation for the members of the Executive Board of CHF 900,000 (including social security contributions and employer's contributions) for the financial year 2027.

Explanation by the Board of Directors:

The Annual General Meeting is responsible for the approval of the maximum aggregate amount of compensation for the members of the Executive Board for the next financial year. The proposed maximum aggregate amount of compensation for the members of the Executive Board takes into account a medium-term succession solution for the position of CEO and the introduction of a long-term incentive with a performance period of three years. Details of the compensation for the reporting year 2025 can be found in the Compensation Report.

7 CAPITAL REDUCTION THROUGH NOMINAL VALUE REPAYMENT

Proposal of the Board of Directors:

Reduction of the share capital by means of a reduction of the nominal value of the registered shares in accordance with the following provisions:

- 1) Reduction of the share capital from CHF 217,149,035.25 by CHF 14,747,826.75 to a new total of CHF 202,401,208.50 by reducing the nominal value of each registered share from CHF 21.35 to CHF 19.90.
- 2) Repayment of the reduction amount of CHF 1.45 per registered share (totalling CHF 14,747,826.75) in cash to the shareholders.
- 3) As a consequence of the reduction of the nominal value of the registered shares, Art. 3 para. 1 of the Articles of Association will read, upon entry of the capital reduction in the commercial register, as follows (the old amounts are ~~struck through~~, the new amounts are highlighted in *blue italics*). Art. 3 para. 2 of the Articles of Association remains unchanged:

"Article 3 – Share Capital and Shares

The share capital of the Company amounts to ~~CHF 217,149,035.25~~ *CHF 202,401,208.50* (~~two hundred and seventeen million one hundred and forty nine thousand thirty five Swiss francs and twenty five centimes~~ *two hundred and two million four hundred and one thousand two hundred and eight Swiss francs and fifty centimes*) and is divided into 10,170,915 registered shares with a nominal value of ~~CHF 21.35~~ *CHF 19.90* (~~twenty one Swiss francs and thirty five centimes~~ *nineteen Swiss francs and ninety centimes*)."

Explanation by the Board of Directors:

In view of the proposed capital reduction, the Company will publish a notice to creditors in the Swiss Official Gazette of Commerce (SOGC) in accordance with Art. 653k para. 1 CO by the end of March 2026. Creditors will be able to file their claims and demand their claims be secured within 30 days of the date of publication of the notice to creditors in SOGC. The share capital reduction may only be carried out after this period has expired, the claims filed have been secured and the audit confirmation from PricewaterhouseCoopers AG, branch St. Gallen, has been received. Subject to these conditions, the payout of the reduction amount to the shareholders is expected to take place mid-June 2026. The nominal value repayment to the shareholders is not subject to Swiss withholding tax.

8 RENEWAL OF THE CAPITAL BAND

Proposal by the Board of Directors:

Renewal of the current capital band, subject to approval of the share capital reduction by means of a nominal value reduction according to agenda item 7 and subject to the execution of this capital reduction by replacing the current provisions of the Articles of Association regarding the capital band (Art. 3a para. 1 of the Articles of Association) (the old amounts are ~~struck through~~; the new amounts are highlighted in *blue italics*). Art. 3a para. 2 and para. 3 of the Articles of Association remain unchanged:

“Article 3a – Capital Band

The Board of Directors is authorised, up to ~~24 March 2030~~ *26 March 2031* or until the capital band falls away at the lower limit of ~~CHF 217,149,035.25~~ *CHF 202,401,208.50* and the upper limit of ~~CHF 257,842,348.75~~ *CHF 240,330,807.50*, corresponding to 12,076,925 fully paid-up registered shares with a nominal value of ~~CHF 21.35~~ *CHF 19.90* each, to increase the share capital at any time and in any amount. The capital increases may be carried out in the maximum amount of ~~CHF 40,693,313.50~~ *CHF 37,929,599.00* by issuing a maximum of 1,906,010 fully paid-up registered shares with a nominal value of ~~CHF 21.35~~ *CHF 19.90* each. Capital decreases are excluded within the scope of the capital band.”

Explanation by the Board of Directors:

If the Annual General Meeting resolves to reduce the share capital during the period in which the Board of Directors is authorised to increase the share capital under the capital band, the resolution on the capital band lapses in accordance with the Swiss Code of Obligations. Consequently, the capital band provided for in Art. 3a para. 1 of the current Articles of Association will lapse upon the approval of capital reduction by means of a nominal value reduction in accordance with agenda item 7. The Board of Directors, therefore, proposes to renew the current capital band to be able to flexibly adjust the Company's capital structure to new circumstances in the future as well.

9 PARTIAL AMENDMENT TO THE ARTICLES OF ASSOCIATION

Proposal and explanation by the Board of Directors:

The Board of Directors proposes to amend the Articles of Association of the Company. The purpose of the amendments to the Articles of Association is, on the one hand, to create the statutory basis for the payment of variable compensation to the Executive Board. On the other hand, the Articles of Association are to be amended so that Nova Property Fund Management AG, Pfäffikon SZ, is no longer mentioned in the Articles of Association and no longer enjoys any special statutory protection but is treated as a third party.

In this context, the Articles of Association were reviewed and updated in their entirety, resulting in further individual amendments. The amended provisions of the Articles of Association are listed below (the proposed deletions from the current version are ~~struck through~~, the proposed amendments are highlighted in *blue and italics*). The following wordings on the Articles to be changed are a translation of the German version. The legally binding version is the German version of the Articles of Association.

9.1 Amendment of Art. 21, Art. 21b, Art. 21c and Art. 21d of the Articles of Association

“Article 21 – Term of contracts underlying compensation

The term of fixed-term mandate and employment contracts with members of the Board of Directors and members of the Executive Board may have a fixed term of up to one year. The notice period for permanent employment or mandate contracts with members of the Board of Directors or Executive Board is limited to a maximum of twelve months.

~~The term of fixed term contracts existing on 31 December 2013 that form the basis for the compensation of members of the Board of Directors and Executive Board may not exceed one year from 1 January 2016.~~

~~The notice period for permanent contracts existing on 31 December 2013 that form the basis for the compensation of members of the Board of Directors, and the Executive Board may not exceed one year from 1 January 2016.~~

~~The term of fixed term contracts concluded after 31 December 2013 that form the basis for the compensation of members of the Board of Directors and Executive Board, as well as the notice period for contracts concluded after 31 December 2013 that form the basis for the compensation of members of the Board of Directors and Executive Board, may not exceed one year.”~~

“Article 21b – Principles of compensation of the Board of Directors and Executive Board

Compensation within the meaning of these Articles of Association shall be deemed to be all non-capitalizable direct or indirect benefits provided by the Company to the members of the Board of Directors and the Executive Board, namely compensation in accordance with the *provisions of the law and ordinances* against excessive compensation at listed stock corporations.

The members of the Board of Directors receive a fixed compensation in cash *and/or in shares*, which is based on the expected time commitment of the individual Board members, including any activities in the Compensation Committee or other committees. Upon presentation of the relevant receipts,

they are also entitled to reimbursement of expenses, whereby reimbursement of expenses does not constitute compensation in the above sense and does not require approval by the General Meeting. The Company may pay reimbursement of expenses in the form of lump-sum allowances.

Members of the Executive Board may receive variable compensation in addition to fixed compensation. Variable compensation for members of the Executive Board may be paid in the form of cash, shares, options, entitlements or other similar financial instruments. Variable compensation may be dependent on the Company's results and on the achievement of certain financial parameters, which take into account short-, medium- or long-term strategic goals. The Board of Directors or, if delegated to it, the Compensation Committee shall determine the relevant parameters, performance targets and their achievement. Furthermore, the Board of Directors or, if delegated to it, the Compensation Committee shall determine the performance period and the allocation and expiry conditions. In particular, they may stipulate that, due to the occurrence of certain events determined in advance, such as a change of control or the termination of an employment, the vesting and exercise conditions shall continue to apply, the performance period shall be accelerated, shortened or cancelled, and compensation shall be paid on the assumption that the target values have been achieved, or compensation shall be forfeited. The Company may purchase on the market any registered shares of the Company that are required for variable compensation.

~~The Company pays Nova Property Management AG a management fee for the administration and management of the Company's property portfolio. On the other hand, the Company pays Nova Property Management AG a transaction commission for each purchase or sale of a property or for any other change in the property portfolio as a result of the acquisition of or sale to real estate companies, provided that the acquirer or seller is not controlled directly or indirectly by the Company.~~

~~The amount of the management commission is calculated as a certain percentage of the total value of the property portfolio as stated in the Company's audited balance sheet as at 31 December of each calendar year. The transaction commission for each property purchase or sale or for each takeover or transfer of companies or parts thereof amounts to 1.00 % of the corresponding purchase or sale price of the property purchased or sold or of the Company or part of the Company taken over or transferred. The management commission and transaction commission paid to Nova Property Management AG correspond to the maximum amount which the Company incurs as indirect compensation for members of the Executive Board. The reimbursement of expenses is included in this payment to Nova Property Management AG. Any performance-related compensation paid to members of the Executive Board is paid from this maximum amount paid to Nova Property Management AG, consisting of the management fee and transaction fee.~~

Compensation for consulting services provided by members of the Board of Directors or the Executive Board ~~personally or through companies closely associated with them~~ for the benefit of the Company or other group companies is generally subject to the provisions on compensation for members of the Board of Directors or the Executive Board and must be approved by the General Meeting, *provided that the provision of services is directly related to their position as a member of the Board of Directors or Executive Board.* ~~An exception applies only to compensation in favour of companies in which the members of the Board of Directors or Executive Board do not have a controlling position and provided that this compensation is paid in cash at market rates. However, this compensation must be disclosed separately in the compensation report."~~

“Article 21c – Vote on compensation

The Board of Directors shall submit the compensation of the members of the Board of Directors and the Executive Board in accordance with Article 21b above to the General Meeting for approval each year, as follows:

- a) A maximum total amount for the compensation of the members of the Board of Directors and the Executive Board for the coming financial year, with the exception of compensation for consulting services subject to approval in accordance with Article 21b paragraph 5 4 above;
- b) The compensation for consulting services subject to approval in accordance with Article 21b paragraph 5 4 above for the past financial year.

The Board of Directors may submit additional proposals relating to the same or other periods for approval to the General Meeting.

If the General Meeting does not approve the compensation of the members of the Board of Directors and/or the Executive Board, the Board of Directors may submit new proposals at the same General Meeting. If it does not submit any new proposals or if these are rejected, the Board of Directors may convene an Extraordinary General Meeting and submit new proposals to it. In addition, the Board of Directors may also, in such case, submit a proposal to the General Meeting to approve an amount for extraordinary compensation for the period until the Extraordinary General Meeting.

If, in the course of the financial year for which the compensation has been approved by the General Meeting, it becomes apparent that the total amounts approved will probably not be sufficient to pay the contractually agreed compensation, the Board of Directors may convene an Extraordinary General Meeting and submit new proposals to it or pay the corresponding shortfalls anyway, subject to approval by the next Annual or Extraordinary General Meeting.”

“Article 21d – Additional amount for new members of the Executive Board

An additional amount is available for compensation of members of the Executive Board who are appointed after the General Meeting has voted on compensation, ~~or for existing members of the Executive Board whose percentage of full-time employment is increased.~~

The additional amount for each new member of the Executive Board may not exceed ~~100 %~~ **200 %** of the amount allocated to the former member of the Executive Board with the same function and *the same workload*, which was approved by the General Meeting for the corresponding financial year within the maximum total amount of compensation for the Executive Board, *whereby a maximum of 100 % of the additional amount for regular compensation and for any proven one-off disadvantage arising from the change of position, may be used.*

If the new member of the Executive Board does not replace a former member of the Executive Board, the additional amount for the new member of the Executive Board corresponds to the average compensation of a member of the Executive Board. The average compensation of a member of the Executive Board corresponds to the maximum total amount approved by the General Meeting for the members of the Executive Board divided by the number of members of the Executive Board on the date of approval by the General Meeting.

~~In the event that, the percentage of full-time employment of an existing member of the Executive Board is increased, the additional amount for the member of the Executive Board concerned shall~~

~~correspond to a maximum of 150 % of the average compensation of a member of the Executive Board. The average compensation of a member of the Executive Board corresponds to the maximum total amount approved by the General Meeting for the members of the Executive Board divided by the number of members of the Executive Board on the day of approval by the General Meeting.~~

The additional amount may only be used if the total amount of compensation for members of the Executive Board approved by the Annual General Meeting is insufficient to cover the compensation of new members of the Executive Board until the end of the relevant financial year.

The General Meeting shall not vote ~~retrospectively~~ on any additional amount used.”

9.2 Deletion of Art. 21g of the Articles of Association

“Article 21g – Participation plans

~~If equity securities, conversion rights and option rights are to be allocated to members of the Board of Directors and the Executive Board, this must be included in the Articles of Association in order to be permissible.”~~

9.3 Introduction of a new Art. 21g of the Articles of Association

“Article 21g – External administrative services

The Board of Directors may delegate further administrative tasks in whole or in part to third parties, in particular by concluding a management contract with a legal entity. The Company is entitled to pay an appropriate commission or compensation for the performance of these tasks. In general, these compensations are not subject to approval by the General Meeting.”

II. DOCUMENTATION

Since 19 February 2026, the Annual Report 2025, including the management report, the annual financial statements in accordance with the Swiss Code of Obligations, the annual financial statements in accordance with Swiss GAAP FER, the Compensation Report for the financial year 2025 and the statutory auditor’s reports, are available for inspection to shareholders at the Company’s registered office at Feldeggstrasse 26, 8008 Zurich. On 19 February 2026, the Annual Report 2025 was also published on the Company’s webpage and can be accessed at <https://www.novavest.ch/de/investor-relations/finanzberichte/>.

III. PARTICIPATION IN THE ANNUAL GENERAL MEETING, ADMISSION CARDS AND VOTING MATERIAL

Shareholders who are entered in the Company’s share register with voting rights on 4 March 2026 at 5:00 p.m. CET are entitled to exercise their voting rights themselves or by proxy. They can request their admission card or the admission card for proxies and the voting materials for the Annual General Meeting on 26 March 2026 by sending the registration form enclosed with this invitation **by 13 March 2026 (date of receipt)** to the following address:

Computershare Switzerland Ltd
Novavest Real Estate AG
P.O. Box
4601 Olten
Switzerland

Alternatively, the shareholders can request their admission card or the admission card for proxies and the voting materials for the Annual General Meeting on 26 March 2026 by sending scanned copies by email to generalversammlung@computershare.ch **by 13 March 2026, 5:00 p.m. (receipt) at the latest.**

If a second signature is required for a legally valid proxy to be granted, this is mandatory for valid registration and receipt of the admission card or for the legally valid granting of proxy to the independent proxy.

Shareholders who are registered in the Company's share register with voting rights by 5:00 p.m. on 4 March 2026 are entitled to vote. No transfers of shares entitling the holder to exercise voting rights at the Annual General Meeting will be made in the share register between 4 March 2026, 5:00 p.m., and 26 March 2026 inclusive.

Admission cards will be sent out from 18 March 2026 onwards. Admission cards that have already been issued will lose their validity if the corresponding shares are sold before the date of the Annual General Meeting and the sale is reported to the share register of the Company. Shareholders who sell their shares before the Annual General Meeting are no longer entitled to vote for these shares. In the event of a partial sale, the admission card sent must be exchanged at the entrance control on the day of the Annual General Meeting.

IV. POWERS OF ATTORNEY

Pursuant to Art. 13 para. 2 of the Articles of Association, each shareholder eligible to vote may be represented at the Annual General Meeting by an authorised representative, who need not to be a shareholder, by means of a written power of attorney. The power of attorney must be issued by means of a signed registration form for the Annual General Meeting, whereupon the authorised representative will be sent an admission card. The authorised representative must present the admission card at the entrance.

Shareholders eligible to vote also have the option of being represented at the Annual General Meeting by the independent voting representative (proxy), jermann künzli rechtsanwälte, Zurich, represented by Andreas Jermann, attorney-at-law. The power of attorney must be issued either by sending the signed registration form for the Annual General Meeting and the completed and signed instruction form by post **by 24 March 2026 at the latest (date of receipt)** using the enclosed reply envelope to:

Computershare Switzerland Ltd
Novavest Real Estate AG
P.O. Box
4601 Olten
Switzerland

or by sending scans of these two documents electronically by e-mail to generalversammlung@computershare.ch by **24 March 2026, 5:00 p.m. at the latest (receipt of email)**.

V. NOTES

Please send all correspondence regarding the Annual General Meeting to NOVAVEST Real Estate AG, Feldeggstrasse 26, 8008 Zurich.

Kind regards

NOVAVEST Real Estate AG

Thomas Sojak
Chairman of the Board of Directors

Zurich, 26 February 2026