ETON

Eton Properties Philippines, Inc.

NOTICE OF SPECIAL STOCKHOLDERS' MEETING

To all stockholders:

You are cordially invited to the Special Stockholders' Meeting of **ETON PROPERTIES PHILIPPINES, INC.** (the "Company") which will be held virtually via the web conferencing application Zoom on 14 November 2025, Friday, at 10:00 a.m. for the following purposes:

I. Call to Order
II. Proof of Notice of Meeting
III. Certification of Quorum
IV. Change in Par Value of Common Shares and Amendment of the Seventh Article of the Articles of Incorporation
V. Delegation to the Board of Directors of the Power to Amend, Repeal or Adopt New By-Laws
VI. Adjournment

The details and rationale of each item in the Agenda is attached as Annex "A" of the Information Statement.

The Special Stockholders' Meeting will be conducted through remote communication. The Board of Directors has fixed the close of business hours on 15 October 2025 as the record date of shareholders in good standing entitled to receive notice of, and to vote *in absentia* at, the meeting and any adjournment(s) thereof.

Shareholders who wish to attend and vote through remote communication are advised to register by sending the required documents by electronic mail to eton_asm@pnb.com.ph on or before 3 November 2025. The procedure and details for registration, participation, and voting through remote communication are set forth in Appendix 1 of the Information Statement and published in the Investor Relations Page of the Company's website at www.eton.com.ph.

Stockholders who cannot attend the meeting may designate their authorized representative by sending a signed proxy form no later than the close of business on 6 November 2025 at the office of the Corporate Secretary at the 10th Floor, Blakes Tower, Eton Westend Square, corner of Don Chino Roces Avenue, Malugay and Yakal Streets, Barangay San Antonio, Makati City 1203 or by electronic mail at eton_asm@pnb.com.ph. Votes will be cast through proxies or ballots. For your convenience, a sample Proxy Form may be downloaded at www.eton.com.ph. The deadline for the submission of proxies and voting forms is on 6 November 2025 and validation of proxies and ballots will be on 7 November 2025 at the Office of the Corporate Secretary at the abovementioned address.

For your convenience, copies of the Notice of Meeting, Information Statement, and Financial Statements may be viewed and downloaded from the Company's website at www.eton.com.ph. Questions and comments regarding the matters to be discussed at the meeting may be sent to the Board of Directors and/or Management by electronic mail to eton_asm@pnb.com.ph no later than 6 November 2025. The meeting will be recorded in accordance with the requirements of the Securities and Exchange Commission.

17 October 2025

ETON PROPERTIES PHILIPPINES, INC.

By:

LEA ANNE S. TUAZON
Corporate Secretary