

**To: Bucharest Stock Exchange S.A.**

**Financial Supervisory Authority**

**CURRENT REPORT**

**In accordance with Law No. 24/2017 and ASF Regulation No. 5/2018**

**Report Date: 29 June 2026**

**Issuer: COCOR S.A.**

**Registered Office: 29–33 I.C. Brătianu Boulevard, Sector 3, Bucharest**

**Telephone: +40 21 313 1403**

**Fax: +40 21 313 9848**

**Email: office@cocor.ro**

**Website: [www.cocor.ro](http://www.cocor.ro)**

**Unique Registration Code: RO 327763**

**Trade Register No.: J40/8281/1991**

**Subscribed and Paid-up Share Capital: RON 12,067,640**

**Regulated Market: Bucharest Stock Exchange**

**Ticker Symbol: COCR**

**LEI Code: 31570071VUNX186G6N61**

**Significant Events to Report**

**Resolution No. 1/27.06.2026 of the Extraordinary General Meeting of Shareholders of COCOR S.A.**

At the Extraordinary General Meeting of Shareholders held on **27 June 2026** at the Company's registered office, duly convened in accordance with the Articles of Association, Law No. 31/1990, and Law No. 24/2017, shareholders representing **66.43% of the share capital** adopted the following resolutions:

**RESOLVES:**

**1. Approval is granted for obtaining total bank financing of EUR 3,100,000 from Patria Bank, consisting of:**

- **EUR 1,570,000** to refinance the existing investment loan from **Banca Transilvania**; and
- **EUR 1,530,000** to finance the purchase of the receivable held by **UniCredit Bank S.A.** against **Cocor Turism S.A.**

Specifically:

- An investment real estate loan of **EUR 1,570,000** from Patria Bank, with a term of **144 months**, a **3-month availability period**, repayable in equal instalments, for the complete refinancing of the outstanding investment loan from Banca Transilvania.
- An investment real estate loan of **EUR 1,530,000** from Patria Bank, with a term of **144 months**, a **3-month availability period**, repayable in equal instalments, for the acquisition of the receivable of **RON 14,163,370.93** currently held by UniCredit Bank S.A. against Cocor Turism S.A., arising under Credit Agreement No. 4 dated **5 June 2007**, as subsequently amended, under which UniCredit granted a total credit facility of **EUR 3,899,998**.

The financing shall be contracted under the terms contained in Patria Bank's offer, as amended on **25 June 2026**.

To secure the loans, the Company shall establish the following collateral:

- First-ranking movable mortgage over COCOR S.A.'s bank accounts held with Patria Bank;
- Movable mortgage over present and future receivables arising from lease/rental agreements concluded between COCOR S.A. and its tenants;
- Mortgage over funds held in COCOR S.A.'s collection account with Patria Bank;
- Mortgage over funds held in COCOR S.A.'s reserve account with Patria Bank;
- First-ranking mortgage over the Company's real estate properties in Bucharest required by the bank as collateral.

**2. Approval of Real Estate Collateral** Approval is granted for securing the Patria Bank loans with mortgages over the same properties that currently secure the Banca Transilvania loan, namely:

- **COCOR Department Store**, located at **29–33 I.C. Brătianu Boulevard, Sector 3, Bucharest**, consisting of:
  - Land of **3,049 sqm** according to title deeds (**3,042 sqm** according to survey), cadastral no. **205626**;
  - Building C1 with a ground footprint of **3,042 sqm**, comprising:
    - Retail spaces (Basement + Ground Floor + 5 Floors + Technical Floor);
    - Parking structure (3 Basement Levels + Ground Floor + 4 Floors);
    - Associated access areas;
    - Registered in Land Book No. **205626**, Bucharest.

- **Nine commercial properties** owned by COCOR S.A., including their proportional land interests:

1. Retail unit, **27 Unirii Boulevard**, Sector 4, Ground Floor, Lot 2, **43.81 sqm**.
2. Retail unit, **27 Unirii Boulevard**, Sector 4, Ground Floor, Lot 6, **131.47 sqm**.
3. Retail unit, **27 Unirii Boulevard**, Sector 4, Mezzanine, **887.83 sqm**.
4. Retail/storage unit, **27 Unirii Boulevard**, Sector 4, Basement, **389 sqm**.
5. Retail unit, **27 Unirii Boulevard**, Sector 4, Ground Floor, Lot 1, **264.51 sqm**.
6. Retail unit, **27 Unirii Boulevard**, Sector 4.
7. Retail unit, **1 Splaiul Independenței**, Block 16, Ground Floor, Commercial Unit 2, **166.25 sqm**.
8. Retail unit, **1 Splaiul Independenței**, Block 16, Mezzanine, **609.65 sqm**.
9. Retail/storage unit, **1 Splaiul Independenței**, Block 16, Basement, **194.27 sqm**.

**3.** Approval is granted for the purchase of the receivable held by **UniCredit Bank S.A.** against **Cocor Turism S.A.**, admitted in the final consolidated creditors' schedule in insolvency case **No. 1453/3/2014**, with a nominal value of **RON 14,163,370.93**.

The receivable arises under Credit Agreement No. 4 dated **5 June 2007**, as amended, under which UniCredit granted a total credit facility of **EUR 3,899,998**.

The receivable will be acquired for **EUR 1,999,999**, financed partly through the Patria Bank loan obtained for this purpose, with the remainder funded from COCOR S.A.'s own resources.

**4.** The Chairman of the Board of Directors of COCOR S.A. is authorized to:

- sign the loan agreements with Patria Bank;
- execute all security documents required for the loans;
- sign the receivables assignment agreement with UniCredit Bank S.A. in accordance with the bank's offer and this Extraordinary General Meeting resolution;

The Chairman shall have full authority to negotiate the contractual terms within the scope of this approval.

**5.** Approval of **13 July 2026** as the record date and **10 July 2026** as the ex-date.

**6.** The person designated to complete the necessary formalities is authorized to register and publish this resolution and to file the required entries with the Trade Register.

This resolution consists of **three pages** and was adopted on **27 June 2026**. It was executed in **five original counterparts**.

**Chairman**

**S.C. Popescu Management S.R.L.**

Represented by **Mr. Cristian-Claudiu Pricopie**

**Secretary**

**Mihai Duțu**