

To: *Bursa de Valori București S.A.* (Bucharest Stock Exchange)
Autoritatea de Supraveghere Financiară (Financial Supervisory Authority)

CURRENT REPORT 20/2026

According to Law nr. 24/2017 regarding issuers of financial instruments and market operations, ASF regulation nr. 5/2018 regarding the issuers of financial instruments and market operations and/or the Bucharest Stock Exchange Rulebook for Multilateral Trading System.

Date of report	23.06.2026
Name of the Company	Grup Șerban Holding S.A.
Registered Office	Sascut, com. Sascut, str. Silozului nr. 4, jud. Bacău, România
Phone	+40 755 271 000
Email	ir@grup-serban.ro
Website	https://grup-serban.ro
Registration nr. with Trade Registry	J2018001556046
Fiscal Code	RO 40006886
Subscribed and paid share capital	180.089.656 RON
Total number of shares	180.089.656
Symbol	GSH
Market where securities are traded	MTS AeRO Premium

Important events to be reported: Current Report Regarding the Completion of a Significant Asset Sale Transaction by Ferma Avicolă Șerban S.R.L.

Grup Șerban Holding S.A. informs investors that, on 19 June 2026, its subsidiary Ferma Avicolă Șerban S.R.L. completed the sale to SAGEM S.R.L. of a portfolio of real estate and operating assets located in Bacău and Vaslui counties, consisting of land plots, buildings, installations and equipment related to poultry farming activities.

The transaction value amounts to EUR 16.5 million, excluding VAT, with the RON equivalent being determined based on the exchange rate of the National Bank of Romania applicable on the date of execution and notarization of the sale and purchase agreement.

The transferred assets include the poultry farming facilities and related land located in Tătăraști and Parincea (Bacău County), as well as Simila-Zorleni (Vaslui County), together with the buildings, installations and equipment existing within these facilities at the handover date.

The transaction forms part of the Group's strategy to optimize its asset portfolio and strengthen its financial structure.

Out of the transaction price, the amount effectively received by Ferma Avicolă Șerban S.R.L. is EUR 15.675 million. This amount will be primarily used to repay financial obligations arising under the loan agreement secured by the mortgage agreement authenticated under no. 33/21.01.2025, in accordance with the early repayment requests and the instructions issued by the Security Agent pursuant to the lenders' decisions.

Relative to the total consolidated assets of Grup Șerban Holding S.A. as at 31 December 2025, the transaction represents a significant operation.

The Company will continue to inform investors of any material developments arising from the implementation of this transaction, in accordance with the applicable capital markets legislation.

Șerban Lucian Nicolae

CEO