



Company: IMMO GURU S.A.  
Registered office: Ilfov County, Stefanestii de Jos, Linia de Centura Str. no. 50,  
1st floor, room 8  
Unique registration code: 31706228  
Trade Register number: J2013001604236  
Share capital: 17,866,690 lei

To: Bucharest Stock Exchange S.A. (BVB)  
Financial Supervisory Authority (ASF)  
Financial Instruments and Investments Sector

### CURRENT REPORT 03/2026

Prepared in accordance with Law no. 24/2017 on issuers of financial instruments and market operations, ASF Regulation no. 5/2018 on issuers of financial instruments and market operations and/or the Bucharest Stock Exchange Code for the Multilateral Trading System.

Report date	27.02.2026
Company name	Immo Guru S.A.
Registered office	Linia de Centura Nr. 50, Cosmopolis, Strada Europa, Showroom Etaj 1, Stefanestii de Jos, ILFOV
Phone	+40 310 052 170
Email	office@immoguru.ro
Website	<a href="http://www.immoguru.ro/">http://www.immoguru.ro/</a>
Trade Register number (ONRC)	J2013001604236
Unique registration code	RO 31706228
Subscribed and paid share capital	17.866.690,00 lei
Number of shares	1.786.669
Ticker symbol	IMMO
Trading market	SMT / AeRO Premium

#### Significant events to report: Preliminary, unaudited financial results for the financial year 2025

According to the financial communication calendar, the company Immo Guru S.A. presents the preliminary, unaudited financial results for the financial year 2025. The financial statements for the year 2025 were prepared in accordance with OMFP no. 1802/29.12.2014, for the approval of accounting regulations in accordance with the European Directives.

The comparative values related to the date of 31.12.2024 are the audited ones.

**The synthetic statement of the assets of the company Immo Guru S.A., as of 31.12.2025, compared to the previous year, is presented as follows:**

BNR EUR/RON exchange rate: 31.12.2024 = 4.9741; 31.12.2025 = 5.0985

	31.12.2024		31.12.2025		Variation 2025/2024
	RON	EUR	RON	EUR	%
<b>ASSETS</b>					
Cash and cash equivalents	1.524.739	306.536	1.913.289	375.265	25%
Trade receivables	185.310	37.255	335.009	65.707	81%
Promissory notes	0	0	0	0	0%
Advances paid to suppliers	6.655	1.338	37	7	-99%
Tax receivables	90.361	18.166	66.215	12.987	-27%
Prepaid expenses	126.844	25.501	117.930	23.130	-7%
Tangible assets	73.939.673	14.864.935	71.757.179	14.074.174	-3%
Intangible assets	13.168	2.647	10.454	2.050	-21%
<b>TOTAL ASSETS</b>	<b>75.886.749</b>	<b>15.256.378</b>	<b>74.200.113</b>	<b>14.553.322</b>	<b>-2%</b>
<b>LIABILITIES</b>					
Suppliers	1.185.833	238.402	598.647	117.416	-50%
Advances received from customers	1.158.514	232.909	1.038.094	203.608	-10%
Personal debts	0	0	8.144	1.597	0%
Shareholder debts	327.125	65.766	327.127	64.161	0%
Taxes and state contributions	114.368	22.993	82.940	16.268	-27%
Other debts	27.788	5.586	28.254	5.542	2%
Prepaid income	17.418	3.502	34.341	6.736	97%

Bank loans	28.285.914	5.686.640	25.412.857	4.984.379	-10%
TOTAL DEBT	31.116.960	6.255.797	27.530.404	5.399.707	-12%
<b>PROVISIONS</b>					
Personnel provisions	8.010	1.610	8.010	1.571	0%
Other provisions	20.856	4.193	20.856	4.091	0%
TOTAL LIABILITIES	28.866	5.803	28.866	5.662	0%
<b>EQUITY</b>					
Share capital	17.866.690	3.591.944	17.866.690	3.504.303	0%
Retained earnings/loss	3.484.936	700.616	5.748.413	1.127.471	65%
Share premium	18.402.861	3.699.737	18.402.861	3.609.466	0%
Reserves	2.616.702	526.065	2.722.960	534.071	4%
Profit (+) / loss (-)	2.369.735	476.371	1.899.919	376.736	-20%
Exchange differences at year-end	0	44	0	-4.093	
TOTAL EQUITY	44.740.924	8.994.778	46.640.843	9.147.954	4%
TOTAL LIABILITIES + CAPITAL + PROVISION	75.886.749	15.256.378	74.200.113	14.553.322	-2%

On 31.12.2025, the company Immo Guru S.A. records total assets worth 74,200,113 lei, a variation of -2% compared to 2024. Total liabilities are 27,530,404 lei (-12% compared to 2024), and equity is 46,640,843 lei (4% compared to 2024).

The main variations in financial position are reflected in:

- Cash and cash equivalents: 1,913,289 lei (variation 25% compared to 2024).
- Customer receivables: 335,009 lei (variation 81% compared to 2024).
- Bank loans: 25,412,857 lei (variation -10% compared to 2024).
- Tangible fixed assets: 71,757,179 lei (variation -3% compared to 2024).

In 2025, total assets recorded a slight decrease (-2% compared to 2024), an evolution determined mainly by the decrease in tangible fixed assets (-3%), as a cumulative effect of annual depreciation and

updating/optimization of the portfolio structure. In parallel, an increase in cash and cash equivalents (+25%) and receivables from current activity (+81%) is observed, variations influenced by the calendar of receipts and payments at the end of the period and the dynamics of operations in the fourth quarter.

On the financing side, total liabilities decreased by -12%, mainly as a result of the decrease in bank loans (-10%), reflecting repayments according to contractual schedules and prudent management of leverage. Equity increased by approximately 4% compared to 2024, mainly due to the retained earnings/result of the year and the maintenance of a prudent profit retention policy.

Operationally, starting with September 2025, the company reduced the number of apartments intended for short-term rental to 14; this adjustment is reflected in the financial indicators of 2025.

**The profit and loss account situation for the financial year 2025, compared to the previous year, is presented as follows:**

BNR EUR/RON exchange rate used in conversion (according to the situations): 2024 = 4.9746; 2025 = 5.0431

	31.12.2024		31.12.2025		Variation 2025/2024
	RON	EUR	RON	EUR	%
<b>Sales Result</b>					
Rent Income	7.475.089	1.502.663	8.021.479	1.590.582	7%
Rent Expenses	- 2.728.568	-548.504	- 2.560.120	-507.647	-6%
Gross Sales Result	4.746.520	954.159	5.461.359	1.082.935	15%
<b>OPERATING EXPENSES</b>					
Advertising Expenses	-19.940	-4.008	-15.067	-2.988	-24%
Commissions and Fees Expenses	-53.762	-10.807	-37.328	-7.402	-31%
Depreciation & Amortization Expenses	- 1.885.075	-378.943	- 2.172.546	-430.795	15%
General Management Expenses	-761.550	-153.089	-874.357	-173.377	15%
Other Operating Expenses	- 2.720.327	-546.848	- 3.099.298	-614.561	14%

<b>REAL ESTATE SALE</b>					
Revenue from real estate sale	4.898.999	984.810	1.040.212	206.264	-79%
Cost of unloading real estate sold	- 2.394.600	-481.369	-474.308	-94.051	-80%
Gross result from real estate sale	2.504.399	503.441	565.904	112.213	-77%
<b>OTHER OPERATING INCOME/EXPENSES</b>					
Other operating income	1.093.926	219.904	1.562.232	309.776	43%
Other operating expenses	-2.286	-460	-1.380	-274	-40%
Operating result	5.622.232	1.130.197	4.488.817	890.089	-20%
<b>FINANCIAL RESULT</b>					
Interest income	9.810	1.972	16.094	3.191	64%
Interest expenses	- 2.812.519	-565.380	- 2.097.791	-415.972	-25%
Result from exchange rate differences	-66.920	-13.453	-205.940	-40.836	2%
Financial result	- 2.869.629	-576.861	- 2.287.637	-453.616	-20%
Gross profit (before profit tax)	2.752.603	553.336	2.201.180	436.473	-20%
Profit tax expense	-382.868	-76.965	-301.261	-59.737	-21%
Net profit for the financial year	2.369.735	476.371	1.899.919	376.736	-20%

In 2025, rental income was 8,021,479 lei (7% change compared to 2024), and income from the sale of real estate was 1,040,212 lei (-79% change compared to 2024). The operating result was 4,488,817 lei (-20% change), and the net profit for the financial year was 1,899,919 lei (-20% change).

In 2025, rental income increased by 7% compared to 2024, an evolution supported by the improvement of operational parameters (occupancy rate and/or average rent level), as well as by the portfolio mix during the year. Starting in September 2025, the company reduced the number of apartments intended for short-term rental to 14, this adjustment having as its objective the efficient use of the portfolio and the stabilization of operational flows.

Revenues from the sale of real estate registered a significant decrease (-79% compared to 2024), as a result of a lower volume of transactions completed in 2025 and/or a different mix of assets sold, compared to the previous year. The difference is also influenced by the moment of revenue recognition (timing of transactions), 2024 having a higher level of sales, which was not repeated in 2025.

In terms of expenses, the evolution of the operating result (-20%) reflects the cumulative impact of the revenue structure (lower share of sales revenues) and the recurring operational expenses necessary for the management of the portfolio (maintenance, utilities, services, taxes and other operating costs), as well as the depreciation related to fixed assets. Net profit (-20%) was additionally influenced by the financial component (mainly interest expenses related to financing), in the context of the level of indebtedness and the financing conditions applicable in the reporting period.

### **Operational developments (2025)**

Starting September 2025, the company reduced the number of apartments intended for short-term rental

There were no other changes or developments.

### **Availability of information**

The preliminary financial statements, for the financial year ended 31.12.2025, are made available to shareholders and investors starting with 27.02.2026, as follows:

- At the company's website: <https://immoguru.ro/>
- At the Bucharest Stock Exchange's website: [www.bvb.ro](http://www.bvb.ro)

**Ahmet Emre Buyukhanli**

**Chairman of the Board of Directors**