



Company IMMO GURU SA

Headquarters: County Ilfov, Stefanestii de Jos, no.50 Linia de Centura Street,
1st floor, room 8

Unique registration code: 31706228

Order number in the Trade Register: J2013001604236

Share capital: 17,866,690 lei

To: *Bucharest Stock Exchange S.A.*

Financial Supervisory Authority

Financial Instruments and Investments Sector

CURRENT REPORT 04/2026

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	27.03.2026
Name of the Company	Immo Guru S.A.
Registered Office	Ștefăneștii de Jos, no. 50 Linia de Centură street, 1st floor, room 8, Ilfov county
Phone	+40 310 052 170
Email	office@immoguru.ro
Website	http://www.immoguru.ro/
Registration nr. with Trade Registry	J2013001604236
Fiscal Code	RO 31706228
Subscribed and paid share capital	17.866.690,00 lei
Total number of shares	1.786.669
Symbol	IMMO
Market where securities are traded	SMT / AeRO Premium

Important events to be reported: Decision of the Board of Directors to convene the OGMS of Immo Guru S.A. for 29.04.2026

The Company informs the market that, on 27.03.2026, the Board of Directors resolved to convene the Ordinary General Meeting of Shareholders for 29.04.2026 (first call), respectively 30.04.2026 (second call), if the quorum requirements for the first meeting are not met, with the agenda set out in the notice attached to this current report.

The Notice of Annual OGSM is available only in Romanian language.

Chairman of the Board

Ahmet Emre Buyukhanli



Societatea IMMO GURU S.A.

Sediu social: Jud. Ilfov, Ștefăneștii de Jos, Str. Linia de Centură nr.50, etaj 1, camera 8

Cod unic de înregistrare: 31706228

Nr. de ordine în Registrul Comerțului: J2013001604236

Capital social: 17.866.690 lei

NOTICE OF THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF IMMO GURU S.A.

The Board of Directors of **IMMO GURU S.A.**, registered in the Trade Register under no. J2013001604236, unique registration code RO 31706228, with registered office in Ilfov County, Ștefăneștii de Jos, str. Linia de Centură no. 50, 1st floor, room 8, Romania, with a subscribed and paid-up share capital of 17,866,690.00 lei (hereinafter referred to as the “**Company**”),

Pursuant to the Companies Law no. 31/1990, republished, with subsequent amendments and supplements (“**Companies Law**”), Law no. 24/2017 on issuers of financial instruments and market operations, as subsequently amended and supplemented (“**Law no. 24/2017**”), Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented (“**Regulation no. 5/2018**”) and the articles of association of the Company (“**Articles of Association**”),

CONVOCES

the Ordinary General Meeting of Shareholders (“OGMS”) for 29.04.2026, 16:00 (first meeting), respectively for **30 April 2026, 16:00** (second meeting in case the quorum conditions are not met at the first meeting) at the following address: **Ilfov County, Ștefăneștii de Jos, str. Linia de Centură no. 50, 1st floor, room 8, Romania.**

All shareholders of the Company registered in the shareholders' register, kept by Depozitarul Central S.A., at the end of 17.04.2026, established as the reference date (“**Reference Date**”), are entitled to participate and vote at the OGMS.

AGENDA FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS

1. Approval of the annual financial report for the financial year ended on 31.12.2025, prepared in accordance with the applicable legal provisions, as well as **approval of the individual annual financial statements for the financial year 2025**, the Report of the Board of Directors, the statement of the responsible persons and the Report of the Company's financial auditor, included in the Annual Financial Report for the financial year ended on 31.12.2025.

2. Approval of the discharge of the Board of Directors for the activity carried out in the financial year 2025.

3. Approval of the distribution of the net profit for the financial year 2025, in the amount of **1,853,971 lei**, as follows: **92,389 lei** for the establishment of the legal reserve and **1,761,582 lei** as undistributed profit, which will remain at the disposal of the Company in the form of retained earnings. Consequently, **no dividends are proposed** for the financial year 2025.

4. Approval of the Income and Expense Budget for the year 2026, according to the proposal of the Board of Directors.

5. Establishment of the remuneration of the members of the Board of Directors for the year 2026 at the level of the previous year, according to the proposal of the Board of Directors.

6. Approval of the date of 18.05.2026 as the registration date for identifying the shareholders affected by the OGMS resolution and of **the date of 15.05.2026 as the ex date**, in accordance with the applicable legal provisions.

7. Authorization of the Chairman of the Board of Directors of the Company, Mr. Ahmet-Emre Buyukhanli, with the right of substitution, to sign the OGMS resolution and to carry out all necessary formalities for the implementation, filing, registration and publication of the resolution and/or the operations approved thereby, including the representation of the Company before any authorities, institutions, market operators, the Central Depository, the Trade Register Office and the Official Gazette of Romania, for this purpose.

GENERAL INFORMATION ON THE AGMS

On the date of the call, the Company's share capital is **17,866,690.00 lei**, divided into **1,786,669 shares** with a nominal value of **10 lei/share**, of which **1,777,789 ordinary, registered, dematerialized shares, class A**, admitted to trading on the Multilateral Trading System administered by the Bucharest Stock Exchange, AeRO Premium segment, under the symbol **IMMO** and ISIN code **ROBN9PSSTX99**, and **8,880 preferential shares, class B**. The total number of voting rights on the date of the call is **1,777,789**.

SHAREHOLDERS' RIGHTS REGARDING THE OGMS

Information materials and questions regarding the agenda

Starting with the date of publication of the convening notice and until the date of the OGMS, shareholders may consult and obtain the documents related to the OGMS at the Company's headquarters in Ilfov County, Ștefăneștii de Jos, str. Linia de Centură no. 50, 1st floor, room 8, Romania, every business day, as well as from the Company's website, at <https://www.immoguru.ro/>.

The materials made available to shareholders will include at least: the convening notice of the OGMS, the total number of shares and voting rights on the convening date, the draft resolutions proposed for approval by the OGMS or, as the case may be, comments of the Board of Directors for each item on the agenda, the annual financial report related to the financial report 2025, special power of attorney forms, correspondence voting forms, as well as any other documents provided by law.

Each shareholder has the right to ask questions regarding the items on the OGMS agenda until **27.04.2026, 18:00**, and the answers will be given during the meeting or by publishing them on the Company's website.

To exercise this right, individuals will submit a copy of their identity document, and legal entities will submit a copy of the identity document of the legal representative and a certificate/equivalent document issued by the competent authority, which results in the quality of legal representative, issued no later than 30 days before the date of publication of the convening notice. Questions can be sent by mail, courier or by electronic means to the e-mail address investors@immoguru.ro.

The right to introduce new items on the agenda and to present draft resolutions

One or more shareholders representing, individually or together, at least **5% of the share capital** have the right, within a maximum of **15 days from the publication of the convocation**, namely until **April 15, 2026 at 6:00 p.m.:**

- a) to request the introduction of new items on the agenda of the OGMS, provided that each proposed item is accompanied by a justification or a draft resolution proposed for approval; and/or
- b) to present draft resolutions for the items included or proposed to be included on the agenda of the OGMS.

Requests and draft resolutions will be sent by post, courier or by electronic means, to the Company's headquarters or to the e-mail address investors@immoguru.ro, with the mention: **"PROPOSAL OF NEW ITEMS ON THE AGENDA / DRAFT DECISIONS FOR THE OGMS IMMO GURU S.A. OF 29.04.2026"**.

If the exercise of this right determines the modification of the agenda already communicated to the shareholders, the Company will republish the revised agenda, in compliance with the applicable legal provisions.

Participation in the OGMS

Eligible shareholders may participate and vote in the OGMS in person, physically or online, by voting by correspondence, as well as by representative, based on a special or general power of attorney, under the terms of Law no. 24/2017 and ASF Regulation no. 5/2018.

Personal participation

In the case of personal participation, natural person shareholders prove their identity with a valid identity document, and legal person shareholders with the identity document of the legal representative, accompanied by a certificate issued by the Trade Register or another equivalent document issued by the competent authority in the state in which the shareholder is legally registered, which shows the quality of legal representative. The documents attesting the quality of legal representative of the legal person shareholder must be issued no later than 30 days before the date of publication of the AGOA convening notice.

Shareholders physically present at the meeting may cast their vote by means of paper ballots or, as the case may be, by electronic means of voting, under the procedures approved by the Board of Directors and the applicable legal provisions.

Participation and online voting

Online participation by using electronic means of voting, in accordance with art. 197 of ASF Regulation no. 5/2018, is done by accessing the link <https://immo.evot.ro/login> from any device connected to the internet.

For identification and online access to the OGMS, shareholders will provide the Company with the following information and documents:

a) Natural persons:

- first and last name;
- personal identification number;
- e-mail address;
- copy of valid identity document;
- telephone number (optional).

b) Legal persons:

- name of the legal person;
- unique registration code;
- first and last name of the legal representative;
- personal identification number of the legal representative;
- e-mail address;
- copy of the identity document of the legal representative;

- certificate of incorporation issued by the Trade Register or equivalent document issued by the competent authority in the state in which the shareholder, legal person, is legally registered, presented in the original or in a copy conforming to the original.

The documents attesting the capacity of legal representative of the shareholder who is a legal entity must be issued no later than 30 days before the date of publication of the AGOA convening notice.

Documents written in a language other than Romanian or English shall be accompanied by an authorized translation into Romanian or English.

Electronic copies of the above documents shall be uploaded online in the dedicated fields. The uploaded files may have one of the following extensions: **.jpg, .pdf, .png**.

The shareholder may log in and vote multiple times during the designated period for postal voting and/or live voting, the last voting option expressed and recorded being the one taken into account.

The identification made by the Company in the case of natural persons provides access to the OGMS to the extent that the respective person is listed as a shareholder on the Reference Date. The identification made by the Company in the case of legal persons, of special or general powers of attorney provides access to the OGMS after verifying the validity of the legal representative or authorized person status.

In the event that, following the identification process, inconsistencies appear between the data provided by the shareholder and those in the shareholders' register on the Reference Date, the shareholder will be informed and instructed to contact the Company at investors@immoguru.ro.

Shareholder representation

Shareholders may be represented at the OGMS by proxies, based on a special power of attorney or a general power of attorney, under the terms of Law no. 24/2017 and ASF Regulation no. 5/2018.

Special or general powers of attorney shall be submitted/transmitted so as to be registered with the Company no later than **48 hours before the OGMS**, namely by **27.04.2026, 16:00**, under the sanction provided by law,:

- either in original, on paper, at the Company's headquarters in Ilfov County, Ștefăneștii de Jos, str. Linia de Centură no. 50, 1st floor, room 8, Romania;
- or by e-mail, to the address investors@immoguru.ro, with electronic signature, under the terms of the law.

Regardless of the method of transmission, the documents will bear the following mention: **“SPECIAL / GENERAL POWER OF ATTORNEY FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026”**

The special power of attorney granted to a credit institution providing custody services, as well as the general power of attorney granted to an intermediary or a lawyer, will be accepted under the conditions provided by Law no. 24/2017 and ASF Regulation no. 5/2018.

Shareholders cannot be represented in the OGMS, based on a general power of attorney, by a person who is in a situation of conflict of interest, according to the applicable legal provisions.

In the event that a shareholder transmits several powers of attorney, the power of attorney with the most recent date, registered within the legal term, will be taken into account.

Voting by correspondence

Shareholders have the right to vote by correspondence before the OGMS, by completing, signing and submitting the voting by correspondence form made available by the Company at its headquarters and on the Company's website.

The voting by correspondence form will be submitted so as to be registered with the Company no later than **48 hours before the OGMS, namely by 27.04.2026, 16:00:**

- either on paper, at the Company's headquarters, in a sealed envelope, with the mention:

"VOTING BY CORRESPONDENCE FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 29.04.2026"

- or by e-mail, to the address investors@immoguru.ro, with electronic signature, under the terms of the law;
- or, if the Company maintains this option, through the electronic voting platform <https://immo.evot.ro/login>.

The postal voting forms can be submitted at any time from the opening of the voting period until the live session of the OGMS, the last valid voting option submitted and recorded being the one taken into account.

In the event that the shareholder who cast his/her vote by mail subsequently participates in person or by proxy at the OGMS and casts another valid vote, only the last valid vote cast will be taken into account.

The postal vote can also be cast by a representative, only to the extent that he/she has received from the shareholder a special/general power of attorney submitted to the issuer within the legal deadline and under the conditions of this convening notice.

Supporting documents

Special/general powers of attorney and correspondence voting forms will be accompanied by documents proving the status of shareholder and, as the case may be, the status of legal representative or proxy, respectively:

- copy of the identity document of the shareholder who is a natural person;
- registration certificate of the shareholder who is a legal person, in a copy conforming to the original;
- certificate of verification/equivalent document attesting the status of legal representative of the signatory, issued no later than 30 days before the date of publication of the AGMS convening notice;
- copy of the identity document of the legal representative or proxy, as the case may be.

Documents written in a language other than Romanian or English will be accompanied by an authorized translation into Romanian or English.

Powers of attorney, postal ballots, applications and supporting documents submitted after the expiry of the deadlines mentioned in this convening notice, as well as those incomplete, illegible or not accompanied by the requested documents, will not be taken into account.

Additional information can be obtained at the Company's headquarters or at the e-mail address investors@immoguru.ro .

Chairman of the Board of Directors

Ahmet Emre Buyukhanli