



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

ANNEX 1

to the EGMS Decision no. 1 / 17.06.2026

Complete description of the real estate, the business and the ancillary rights/assets related to the Aquamarin transaction

This Annex is an integral part of the EGMS Decision no. 1/17.06.2026 and describes the assets, the business and the ancillary rights forming the subject matter of the transaction approved under item 1 of the Decision.

I. Real estate subject to the acquisition

The subject matter of the acquisition consists of the purchase from **AQUAMARIN INVEST S.R.L.**, a Romanian legal entity, with its registered office in the municipality of Sibiu, str. Dealului no. 24, Sibiu County, registered with the Trade Register Office under no. **J32/990/2009**, having unique registration code **RO 26315215**, of the following real estate located in the municipality of Bucharest, Sector 1, Șos. București-Târgoviște no. 50:

1. Property identified by cadastral no. 274911

The property located in the municipality of Bucharest, Sector 1, Șos. București-Târgoviște no. 50, consisting of:

- land designated for **courtyards and constructions**, with an area of **2,150 sq m**; and
- the building with cadastral no. **274911-C1**, erected thereon, having the destination of a **shopping gallery**, which includes **76 parking spaces** located on the properties identified by cadastral nos. **274910** and **274912**, with a footprint area and built area of **1,581.00 sq m**; and
- the property being identified by cadastral no. **274911** and registered in Land Book no. **274911** of Bucharest, Sector 1.

2. Property identified by cadastral no. 274909

The property located in the municipality of Bucharest, Sector 1, Șos. București-Târgoviște no. 50, consisting of:

- land designated for **courtyards and constructions**, with an area of **1,112 sq m**, identified by cadastral no. **274909** and registered in Land Book no. **274909** of Bucharest, Sector 1.

3. Property identified by cadastral no. 274910

The property located in the municipality of Bucharest, Sector 1, Șos. București-Târgoviște no. 50, consisting of:

- land designated for **courtyards and constructions**, with an area of **2,205 sq m**, identified by cadastral no. **274910** and registered in Land Book no. **274910** of Bucharest, Sector 1.

4. Property identified by cadastral no. 274912

The property located in the municipality of Bucharest, Sector 1, Șos. București-Târgoviște no. 50, consisting of:

- land designated for **courtyards and constructions**, with an area of **871 sq m**, identified by cadastral no. **274912** and registered in Land Book no. **274912** of Bucharest, Sector 1.

II. Business included in the transaction

The acquisition includes, together with the above properties, **the business consisting of the economic activity carried out within the property, including the lease to third parties of the commercial spaces within the shopping gallery (the "Project")**.

III. Assets, rights and ancillary elements included in the transaction

The approved transaction includes, together with the properties and business mentioned above, the following assets, rights and ancillary elements, to the extent that they belong to the seller and/or are transferable according to the law and the transaction documentation:

- 1. any fixed equipment** related to the Project;
- 2. all accessories, equipment, installations and fittings** attached to the properties and/or the Project;
- 3. any other rights, claims and ancillary elements regarding the property and/or the Project;**
- 4. the building permit;**
- 5. the minutes regarding the acceptance of works upon completion;**

6. **the certificate attesting the completion of the construction;**
7. **the approvals, notices and authorizations** related to the Project;
8. **the lease agreements** regarding the commercial spaces within the shopping gallery;
9. all guarantees related to the lease agreements, including, but not limited to, cash collateral deposits, bank guarantee letters, guarantees issued by the parent company or other similar guarantees, to the extent that they exist;
10. **service agreements** related to the Project;
11. **easement agreements** related to the Project;
12. **insurance policies** related to the Project, to the extent that they are transferable or assignable according to the law and the contractual conditions.

IV. Transaction price

The approved price for the transaction described in this Annex is **EUR 3,065,000.00**.

V. Implementation note

The actual transfer of the properties, business, assets, rights and ancillary elements described in this Annex shall be carried out under the conditions provided for in the sale-purchase agreement and/or in the other transaction documents, negotiated and signed pursuant to the mandate approved by the EGMS Decision.

Chairman of the meeting,

[_____]

Secretary,

[_____]