



**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

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## **ANNEX 2**

### **to the EGMS Decision no. 1 / 17.06.2026**

#### **Detailed description of the main security interests and of the additional assets over which security interests are created**

This Annex is an integral part of the EGMS Decision no. 1 / 17.06.2026 and describes the security interests approved for securing the credit facility contracted by the Company from Garanti Bank S.A. in an amount of up to EUR 3,065,000.

#### **I. General principles**

For the purpose of securing the credit facility, the Company approves the creation of **movable and/or immovable security** interests over the assets to be acquired and/or over certain existing assets in the Company's patrimony, as well as over certain receivables, accounts and insurance policies, under the financing documentation to be negotiated with Garanti Bank S.A.

#### **II. Security interests over the assets related to the Aquamarin Project**

##### **1. Real estate mortgage over the acquired assets**

The creation of a real estate mortgage over any or all of the properties described in Annex 1, namely over the properties identified by cadastral nos.:

- 274911;
- 274909;
- 274910;
- 274912

is hereby approved.

## **2. Movable mortgage over the accounts**

The creation of a **movable mortgage over all accounts of the Borrower opened with Garanti Bank S.A. is hereby approved.**

## **3. Movable mortgage over the receivables arising from the lease agreements related to the Project**

The creation of a **movable mortgage in favour of Garanti Bank S.A. over all present and/or future receivables** arising from the lease agreements concluded with the tenants in connection with the Aquamarin Project, as well as over all guarantees related to such agreements, including, without limitation:

- cash collateral deposits;
- bank guarantee letters;
- guarantees issued by the parent company;
- any other similar guarantees mentioned in the lease agreements concluded by the tenants in connection with the Project.

is hereby approved.

## **4. Movable mortgage over the insurance policies**

The creation of a **first-ranking movable mortgage in favour of Garanti Bank S.A. over the insurance policies related to the Project is hereby approved.**

## **III. Additional / subsequent-ranking security interests over other assets in the Company's patrimony**

### **5. Subsequent-ranking real estate mortgage over certain existing assets of the Company**

The creation of a **subsequent-ranking real estate mortgage** over any or all of the following properties owned by the Company is hereby approved:

#### **5.1. Balotești, Ilfov County**

The property located in Ilfov County, Balotești locality, **T124,125, P 504-506**, consisting of:

- land designated for **courtyards and constructions**, with an area of **5,213 sq m**; and
- the building erected thereon, having the destination of **rental shopping galleries**, with a footprint area and built area of **2,000.00 sq m**, having cadastral no. **67206**, registered in Land Book no. **67206** of Balotești locality, Ilfov County.

## 5.2. Hunedoara, Hunedoara County

The property located in Hunedoara County, municipality of **Hunedoara, Bld. Republicii no. 1A**, consisting of:

- land designated for **courtyards and constructions**, with an area of **3,000 sq m**; and
- the construction – **Plus store**, with cadastral no. **1498-C1**, erected thereon, with a footprint area and built area of **1,172.00 sq m**, the property having cadastral no. **1498**, registered in Land Book no. **61013** (former Land Book no. **1364N**) of Hunedoara locality, Hunedoara County.

## 5.3. Sibiu, Sibiu County

The property located in Sibiu County, municipality of Sibiu, consisting of:

- land designated for **courtyards and constructions**, with an area of **1,914 sq m**, on which the constructions are erected (identified in the available documentation as being owned by **KMG Rompetrol Development S.R.L.**), respectively:
  - C1 – store – ground floor, cadastral no. **121443-C1**, footprint area and built area of **245 sq m**;
  - C2 – transformer station – ground floor, cadastral no. **121443-C2**, area of **13 sq m**;
  - C3 – waste platform – ground floor, cadastral no. **121443-C3**, area of **5 sq m**;
  - C4 – pump canopy with pumps – ground floor, cadastral no. **121443-C4**, area of **189 sq m**;
  - C5 – underground tank 1 – basement, cadastral no. **121443-C5**, area of **31 sq m**;
  - C6 – underground tank 2 – basement, cadastral no. **121443-C6**, area of **31 sq m**;
  - C7 – hydrocarbon separator – basement, cadastral no. **121443-C7**, area of **3 sq m**;
  - C8 – ventilation block – basement, cadastral no. **121443-C8**, area of **1 sq m**;
  - C9 – fuel unloading hatch – basement, cadastral no. **121443-C9**, area of **2 sq m**;
  - C10 – monolith – ground floor, cadastral no. **121443-C10**, area of **1 sq m**;

- C11 – illuminated sign – ground floor, cadastral no. **121443-C11**, area of **1 sq m**, the property having cadastral no. **121443**, registered in Land Book no. **121443** of Sibiu locality, Sibiu County.

#### **5.4. Satu Mare, Satu Mare County – property 1**

The property located in Satu Mare County, Satu Mare locality, **Str. Careiului no. 75**, consisting of:

- land designated for **courtyards and constructions**, with an area of **1,871 sq m**; and
- the construction C1, with cadastral no. **186806-C1**, erected thereon, having the destination of a drive-thru restaurant, with a footprint area and built area of **333.00 sq m**, the property having cadastral no. **186806**, registered in Land Book no. **186806** of Satu Mare locality, Satu Mare County.

#### **5.5. Satu Mare, Satu Mare County – property 2**

The property located in Satu Mare County, Satu Mare locality, consisting of:

- land designated for **courtyards and constructions**, with an area of **287 sq m**, having cadastral no. **186802**, registered in Land Book no. **186802** of Satu Mare locality, Satu Mare County.

#### **5.6. Saturn, Constanța County – property 1**

The property located in Constanța County, Saturn locality, **Str. Lavrion no. 30, lot 1**, consisting of:

- land designated for **courtyards and constructions**, with an area of **1,921 sq m**; and
- the construction C1, with cadastral no. **110876-C1**, erected thereon, having the destination of commercial space – ground floor, with a footprint area and built area of **1,002.00 sq m**, the property having cadastral no. **110876**, registered in Land Book no. **110876** of Mangalia locality, Constanța County.

#### **5.7. Saturn, Constanța County – property 2**

The property located in Constanța County, Saturn locality, **Str. Lavrion no. 30, lot 2**, consisting of:

- land designated for **courtyards and constructions**, with an area of **586 sq m**, having cadastral no. **110877**, registered in Land Book no. **110877** of Mangalia locality, Constanța County.

#### **6. Subsequent-ranking movable mortgage over the receivables arising from the operation of certain assets in the Cosmoville portfolio**

The creation of a **subsequent-ranking movable mortgage in favour of Garanti Bank S.A. over all present and/or future receivables** arising from the lease agreements concluded with the tenants in connection with the properties described under items 5.1–5.7 above, as well as over all guarantees related thereto, including, without limitation:

- cash collateral deposits;
- bank guarantee letters;
- guarantees issued by the parent company;
- other similar guarantees mentioned in the lease agreements concluded by the tenants in connection with the respective properties.

is hereby approved.

#### **7. Movable mortgage over the receivables arising from the operation of blocks Q18 and A6**

The creation of a **movable mortgage in favour of the Mortgage Creditor** over all present and/or future receivables, income and benefits (“**Mortgaged Receivables**”) which the Mortgagor has to collect and/or will have to collect from the exploitation of:

- the properties represented by **block A6**, having **cadastral no. 54504**, registered in **Land Book no. 54504** of Ștefăneștii de Jos locality, as well as **block Q18**, having **cadastral no. 67260**, registered in **Land Book no. 67260** of Ștefăneștii de Jos locality, through:
- the lease of the apartments in block **Q18**; and
- the lease of the apartments located in block **A6** within the **Cosmopolis** residential complex, in Ștefăneștii de Jos locality, Ilfov County.

is hereby approved.

#### **IV. Technical adjustment clause**

The above description of the security interests is intended to identify the main categories of assets and rights over which the creation of security interests is approved. The technical drafting elements, publicity formalities, ranking order, specific wording required by the lender and any clarifications or additions which do not alter the economic and legal substance of the security interests approved by the EGMS Decision may be established in the final financing and security documentation, within the limits of the approved mandate.

**Chairman of the meeting,**

[\_\_\_\_\_]

**Secretary,**

[\_\_\_\_\_]