

*To: Bucharest Stock Exchange S.A.
Financial Supervisory Authority
Financial Instruments and Investments Sector*

CURRENT REPORT 9/2026

Prepared in accordance with Law no. 24/2017 on issuers of financial instruments and market operations, FSA 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	17.06.2026
Company name	Immo Guru S.A.
Registered office	Ilfov County, Ștefăneștii de Jos, 50 Linia de Centură St., 1st floor, room 8
Telephone	+40 310 052 170
Email	office@immoguru.ro
Website	http://www.immoguru.ro/
Trade Register no.	J2013001604236
Unique registration code	RO 31706228
Subscribed and paid-up share capital	17.866.690,00 lei
Number of shares	1.786.669
Symbol	IMMO
Trading market	MTF / AeRO Premium

Important events to be reported: Resolutions of the Extraordinary General Meeting of Shareholders of Immo Guru S.A. dated 17.06.2026

The Company informs the market that, on 17.06.2026, at 16:00, upon first convening, the Extraordinary General Meeting of Shareholders of Immo Guru S.A. was held. The quorum requirements were met, with 5 shareholders participating in the meeting by electronic voting, representing 584.340 voting rights, respectively 32,8689% of the Company's total voting rights.

At the EGMS, all items on the agenda were approved with 100,0000% of the votes validly cast, namely 584.340 votes “for”, 0 votes “against” and 0 abstentions for each item on the agenda.

Thus, the EGMS approved, principally:

- the acquisition from AQUAMARIN INVEST S.R.L. of the real properties located in Bucharest Municipality, Sector 1, 50 București-Târgoviște Road, identified by cadastral numbers 274911, 274909, 274910 and 274912, together with the business and the rights / ancillary elements relating to the project, for the price of 3.065.000 EUR;
- the contracting by the Company from Garanti Bank S.A. of a credit facility of up to 3.065.000 EUR and the establishment of the related security interests;
- the authorisation of the Chairman of the Board of Directors, Mr Ahmet Emre Buyukhanli, to negotiate, sign and implement the transaction and financing documentation;
- the approval of 30.06.2026 as the record date and 29.06.2026 as the ex-date.

EGMS Resolution no. 1/17.06.2026 is attached to this current report.

Ahmet Emre Buyukhanli

Chairman of the Board of Directors



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

DECISION NO. 1 / 17.06.2026

OF THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

IMMO GURU S.A.

The Extraordinary General Meeting of Shareholders (EGMS) 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, having a subscribed and paid-up share capital of 17,866,690.00 lei (hereinafter referred to as the "Company"),

legally and statutorily convened at the first call on 17.06.2026, 4:00 p.m., in accordance with the provisions of Companies Law no. 31/1990, republished, with subsequent amendments and supplements ("**Companies Law**"), of Law no. 24/2017 on issuers of financial instruments and market operations, with subsequent amendments and supplements ("**Law no. 24/2017**"), of Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented ("**Regulation no. 5/2018**") and of the Company's articles of association ("**Articles of Association**"),

according to the convening notice published in the Official Gazette of Romania, Part IV, issue **2887** of **14.05.2026** and in the online newspaper Financial Intelligence dated **15.05.2026**, as well as on the Company's website and through the reporting channels applicable to the issuer,

the quorum conditions being met, with shareholders present in person, represented or who cast their vote by correspondence representing 584,340 shares, respectively 584,340 voting rights,

equivalent to 32.8689 % of the share capital and 32.8689 % of the total number of voting rights of the Company, registered in the Shareholders' Register kept by Depozitarul Central S.A. at the end of the day of 05.06.2026 established as the reference date,

following the debates, the votes expressed as recorded in the Minutes of the meeting and in accordance with art. 115 of the Companies Law no. 31/1990 with subsequent amendments and supplements,

RESOLVES

1. Approves, with the vote "for" of the shareholders representing 100.0000% (584,340) of the total votes validly expressed, with the vote "against" of the shareholders representing 0.0000% (0) of the total votes validly expressed and with a number of 0 abstentions, the acquisition from the company AQUAMARIN INVEST S.R.L., a Romanian legal entity, with registered office in the municipality of Sibiu, str. Dealului no. 24, Sibiu County, registered with the Trade Register Office under no. J32/990/2009, with CUI RO 26315215, of the immovable properties located in the municipality of Bucharest, Sector 1, Șos. București-Târgoviște no. 50, identified by cadastral numbers 274911, 274909, 274910 and 274912, together with the business carried out within the property, including the lease to third parties of the commercial spaces within the shopping gallery, as well as the rights and ancillary elements related to the project, at the price of EUR 3,065,000, under the conditions presented in the materials made available to the shareholders and in Annex 1 to this Decision.

2. Approves, with the vote "for" of shareholders representing 100.0000% (584,340) of the total votes validly cast, with the vote "against" of shareholders representing 0.0000% (0) of the total votes validly cast and with a number of 0 abstentions, the contracting by the Company from Garanti Bank S.A. of a credit facility in the amount of up to EUR 3,065,000, for a contractual period of up to 144 months, including a repayment period of up to 120 months from the date of utilization, with the last utilization date, currently, 30.06.2026, as well as the approval of the establishment, in order to guarantee the credit facility, of the main guarantees consisting of:

a) real estate mortgages on the assets to be acquired;

b) movable mortgages on the Company's accounts opened with Garanti Bank S.A.;

c) movable mortgages over present and/or future receivables resulting from the lease contracts related to the Aquamarin project and on the guarantees related to them;

d) movable mortgages over the insurance policies related to the project;

e) mortgages on real estate and/or movable property of subsequent rank on existing assets forming part of the Company's patrimony, including on certain assets in the **Cosmoville** portfolio and on certain receivables resulting from the exploitation of blocks **Q18** and **A6**, under the conditions presented in the supporting materials made available to shareholders and in **Annex 2** to this Resolution.

3. Approves, with the vote "for" of shareholders representing 100.0000% (584,340) of the total votes validly cast, with the vote "against" of shareholders representing 0.0000% (0) of the total votes validly cast and with a number of 0 abstentions, the authorization of the Chairman of the Board of Directors of the Company, Mr. Ahmet Emre Buyukhanli, with full powers and right of substitution, to negotiate and sign, in the name and on behalf of the Company, the sale-purchase agreement, the credit agreement, the guarantee agreements, ancillary documents, requests, annexes, notifications and any other documents necessary for the implementation of the transaction approved in points 1 and 2 above, including any other documents necessary for the contracting and guaranteeing of the credit facility and the completion of the acquisition approved by this Resolution.

4. Approves, with the "for" vote of shareholders representing 100.0000% (584,340) of the total votes validly cast, with the "against" vote of shareholders representing 0.0000% (0) of the total votes validly cast and with a number of 0 abstentions, the date of 30.06.2026 as the registration date for the identification of the shareholders to whom the effects of this Resolution apply and the date of 29.06.2026 as the ex-date, in accordance with the applicable legal provisions.

5. Approves, with the vote "for" of the shareholders representing 100.0000% (584,340) of the total votes validly cast, with the vote "against" of the shareholders representing 0.0000% (0) of the total votes validly cast and with a number of 0 abstentions, the authorization of the Chairman of the Board of Directors of the Company, Mr. Ahmet Emre Buyukhanli, with the right of substitution, to sign this Resolution, as well as Annex 1 and Annex 2 thereto, and to fulfill all the necessary formalities for the implementation, filing, registration and publication of the resolution together

with Annex 1 and Annex 2 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.

This resolution was drafted and signed today, **17.06.2026**, in **2** original counterparts.

Chairman of the meeting,

[_____]

Secretary,

[_____]