Company IMMO GURU S.A.
Headquarters: Ilfov County, Ștefăneștii de Jos, 50 Linia de Centură Street, 1st floor, room 8
Unique registration code: 31706228
Trade Register no.: J2013001604236
Share capital: 17,866,690 lei

To,
Financial Supervisory Authority
Financial Instruments and Investments Sector

Bucharest Stock Exchange SA

CURRENT REPORT 10/2026

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:	**12.08.2026**
Name the company:	**Immo Guru S.A.**
Headquarter:	Ilfov County, Ștefăneștii de Jos, 50 Linia de Centură Street, 1st floor, room 8
Legal form:	Joint-stock company
Phone no/ e-mail / web address:	Telephone: +40 310 052 170 E-mail: office@immoguru.ro Website: http://www.immoguru.ro/
Registration no:	31706228
Registration no at Trade Register:	J2013001604236
Regulated market on which the issued securities are traded:	SMT / AeRO Premium operated by B.S.E.
Subscribed and paid-up share capital:	17,866,690 lei
Information on securities issued by the company:	1,786,669 registered ordinary and preferred shares, nominal value 10 lei/share

<u>Important events to report</u>: Update regarding the Aquamarin asset acquisition transaction

Further to Current Report no. 9/2026 dated 17.06.2026 regarding the resolutions of the Extraordinary General Meeting of Shareholders, Immo Guru S.A. (hereinafter the "Company") informs the market that, on 10.07.2026, Addendum no. 2 to the Bilateral Sale-Purchase Promise authenticated under no. 863 dated 20.09.2023, as previously amended by the addendum authenticated under no. 694 dated 13.08.2024, entered into with AQUAMARIN INVEST S.R.L., was authenticated.

Under Addendum no. 2, certain terms and conditions of the transaction were updated, the main amendments being as follows:

- the sale price was set at EUR 3,125,814, excluding VAT, compared to the EUR 3,065,000 price approved by the EGMS on 17.06.2026; the price is payable by bank transfer in the RON equivalent at the NBR exchange rate valid on the payment date;
- the sale price is firm, fixed, final and irrevocable and may not be amended, reduced, increased, indexed, updated or recalculated for any reason, in accordance with Addendum no. 2;
- the final sale-purchase / asset transfer agreement is to be concluded within a maximum of 3 months from the date on which the conditions precedent are cumulatively fulfilled, but no later than 20.12.2027, with the possibility of extension at the Company's request under the terms of Addendum no. 2.

The other provisions of the Bilateral Sale-Purchase Promise, as previously amended, remain unchanged. The Company will continue to inform the market of relevant developments regarding the transaction in accordance with the applicable disclosure obligations.

Chairman of the Board of Directors

Ahmet Emre Buyukhanli

Ahmet-Emre Buyukhanli

Digitally signed by Ahmet-Emre Buyukhanli
Date: 2026.08.12 12:02:33 +03'00'