

**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 12/2026

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 Rulebook for the Multilateral Trading System.

Report date	11 September 2026
Name of the Company	Immo Guru S.A.
Registered Office	No. 50 Linia de Centura Street, 1st floor, room 8, Stefanestii de Jos, Ilfov County, Romania
Phone	+40 310 052 170
Email	office@immoguru.ro
Website	http://www.immoguru.ro/
Registration no. with the Trade Registry	J2013001604236
Fiscal Code	RO 31706228
Subscribed and paid share capital	RON 17,866,690.00
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 EGMS of Immo Guru S.A. for 15 October 2026

The Company informs the market that the Board of Directors resolved to convene the Extraordinary General Meeting of Shareholders for 15 October 2026 (first call), respectively 16 October 2026 (second call), if the quorum requirements for the first meeting are not met, with the agenda set out in the convening notice attached to this current report. The EGMS convening notice is attached to this current report.

Chairman of the Board

Ahmet Emre Buyukhanli