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 – EGMS RESOLUTIONS OF 19 OCTOBER 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	19 October 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 event to be reported: Resolutions of the EGMS of IMMO GURU S.A. held on 19 October 2026

IMMO GURU S.A. informs investors that, on 19 October 2026 at 4:00 p.m., the Extraordinary General Meeting of Shareholders ("EGMS") was held at the first call. According to the final eVote reports, 4 shareholders cast electronic votes representing 541,192 voting rights (30.4419% of the Company's total voting rights). Each of the 5 agenda items received 541,192 votes "for" (100.0000% of the votes validly cast), with no votes "against" and no abstentions. The EGMS approved: (i) the update of the Aquamarin acquisition, at a purchase price not exceeding EUR 3,125,814 excluding VAT, and updated transaction deadlines; (ii) a new Garanti Bank S.A. facility of up to EUR 3,065,000, for up to 144 months, with up to 120 months for repayment and a last utilisation date of 31 January 2027, together with related security interests; (iii) the signing and implementation mandate; (iv) 4 November 2026 as registration date and 3 November 2026 as ex-date; and (v) the mandate to complete the subsequent formalities. EGMS Resolution dated 19 October 2026 and Annexes 1 and 2 are attached to this current report.

Chairman of the Board of Directors
Ahmet Emre Buyukhanli

Ahmet-Emre Buyukhanli
Digitally signed by Ahmet-Emre Buyukhanli
Date: 2026.10.19 18:53:36 +03'00'