



## 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: J23/1604/29.05.2013

Capital social: 17.866.690 lei

### SPECIAL POWER OF ATTORNEY FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS (AGOA) DATED 29.04.2025

☐ for individuals

The undersigned,

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

*(To be completed with the name and surname of the individual shareholder)*

identified with B.I./C.I./passport series [\_\_\_\_], no. [\_\_\_\_], issued by  
[\_\_\_\_], on [\_\_\_\_], CNP  
[\_\_\_\_], domiciled in  
[\_\_\_\_\_]

\_\_\_\_\_, through legal representative  
[\_\_\_\_\_],

*(To be completed with the name and surname of the legal representative of the natural person shareholder only for natural person shareholders lacking legal capacity or with limited legal capacity)*

identified with B.I./C.I./passport series [\_\_\_\_], no. [\_\_\_\_], issued by  
[\_\_\_\_], on  
[\_\_\_\_], CNP  
[\_\_\_\_], domiciled in  
[\_\_\_\_]  
\_\_\_\_\_],

or

☐ for legal entities

The undersigned,

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

*(To be completed with the name of the legal entity shareholder)*

with registered office located in

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

\_\_\_\_], registered with the Trade Register/similar entity for non-resident legal entities under no.

[\_\_\_\_], unique registration code/equivalent

registration number for non-resident legal entities

[\_\_\_\_], legally represented by

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

*(To be completed with the name and surname of the legal representative of the shareholder, legal entity, as they appear in the documents proving the capacity of representative)*

as a shareholder of **IMMO GURU S.A.**, registered in the Trade Register under no. J23/1604/2013, 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, with a subscribed and paid-up share capital of 17,866,690.00 lei (hereinafter referred to as „**The Company**”),

having knowledge of the agenda of the Ordinary General Meeting of the Company on April 29, 2025, 4:00 p.m. first meeting, respectively April 30, 2025, 4:00 p.m. second meeting in case of failure to meet the quorum conditions at the first meeting, and of the documentation and information materials in relation to the respective agenda, in accordance with ASF Regulation no. 5/2018,

I hereby authorize:

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

*(To be completed with the name and surname of the authorized natural person to whom this power of attorney is granted)*

identified with B.I./C.I./passport series [\_\_\_\_], no.  
[\_\_\_\_], issued by [\_\_\_\_], on  
[\_\_\_\_], CNP [\_\_\_\_],  
domiciled in  
[\_\_\_\_],

**OR**

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

*(To be completed with the name of the legal person authorized to whom this power of attorney is granted)*

with registered office located in  
[\_\_\_\_\_  
\_\_\_\_\_,

registered with the Trade Register/similar entity for non-resident legal entities under no.  
[\_\_\_\_], unique registration code/equivalent  
registration number for non-resident legal entities [\_\_\_\_], legally  
represented by [\_\_\_\_\_],

*(To be completed with the name and surname of the legal representative of the legal person authorized, as they appear in the documents proving the capacity of representative)*

as my representative in the Company's OGMS to be held on April 29, 2025, 4:00 p.m. first meeting, respectively April 30, 2025, 4:00 p.m. second meeting in the event of failure to meet the quorum requirements at the first meeting, to exercise the voting right related to my holdings registered in the shareholders' register on the reference date (04/17/2025), as follows:

*(The voting option in the corresponding box will be marked with an "X": for, against, abstention. If more than one space is marked with an "X" or no space is marked, the respective vote is considered null/not considered exercised.)*

1. Presentation, discussion and approval of the annual financial statements for the financial year 2025, based on the Report of the Board of Directors and the Report of the Company's financial auditor.

FOR	AGAINST	ABSTAINMENT

2. Discharge of the Board of Directors for the activity related to the financial year 2024.

FOR	AGAINST	ABSTAINMENT

3. Distribution of the Company's statutory net profit achieved in the financial year 2024 in the amount of 2.369.734,65 lei, as follows: 137.630,13 lei for legal reserves and 2.232.104,52 lei as undistributed profit with the aim of remaining available to the company in the form of retained earnings.

FOR	AGAINST	ABSTAINMENT

4. Presentation, discussion and approval of the revenue and expenditure budget for 2025.

FOR	AGAINST	ABSTAINMENT

5. Establishing the net remuneration of the members of the Board of Directors for 2025 at the level of the previous year.

FOR	AGAINST	ABSTAINMENT

6. Approval of the proposal of **16.05.2025** to establish the **registration date** for identifying shareholders and **15.05.2025** for the **ex-date**, for identifying shareholders on whom the effects of the decisions adopted by the OGM will be reflected.

FOR	AGAINST	ABSTAINMENT

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7. Approval of the authorization of the Chairman of the Board of Directors of the Company, Ahmet-Emre Buyukhanli, to sign the OGMS resolution and, with the right of substitution, to undertake any necessary formalities for the implementation, filing, registration and publication of the resolution and/or the operations approved thereby, including the representation of the Company before any authorities for this purpose.

FOR	AGAINST	ABSTAINMENT

The undersigned assumes full and exclusive responsibility for the contents of this document.

This special power of attorney has been drawn up and signed in 3 (three) copies, which have the following destinations: one for the shareholder, one for the representative and one for the issuer.

Date of special power of attorney: [\_\_\_\_\_]

Surname and first name / name: [\_\_\_\_\_]

*(To be completed with the name and surname of the natural person shareholder or the name of the legal person shareholder, clearly, in capital letters)*

Signature: [\_\_\_\_\_]

Legal/Conventional Representative: [\_\_\_\_\_]

*(If applicable)*

Signature: [\_\_\_\_\_]

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The special power of attorney shall be accompanied by documents proving the shareholder's status, namely:

- o a copy of the identity document of the natural person shareholder, in accordance with the original;
- o the registration certificate of the legal person shareholder, in accordance with the original;
- o the certificate of the legal person shareholder issued by the Trade Register or
- o an equivalent official document attesting the capacity of legal representative of the signatory of the power of attorney, issued no later than 30 days before the date of publication of the notice convening the AGM, in original or in a copy in accordance with the original, as well as a copy of the identity document of the legal representative (in accordance with the original);
- o a copy of the identity document of the proxy (person authorized), in accordance with the original

Notes:

1. Documents submitted in a language other than English shall be accompanied by an authorized translation into Romanian/English.
2. If the shareholder successively transmits more than one special power of attorney, the Company shall consider that the special power of attorney with a later date revokes the previous special power of attorney(s).
3. The special powers of attorney shall be submitted in such a way that they are registered with the Company at least 48 hours before the AGM meeting, under penalty of nullity, on physical support at the address in Ilfov County, Ștefăneștii de Jos, str. Linia de Centură no. 50, 1st floor, room 8, Romania, with the original signature or by e-mail, to the address [investors@immoguru.ro](mailto:investors@immoguru.ro) , with the extended electronic signature incorporated according to Law no. 455/2001. Regardless of the shipping method, it will be clearly stated, in capital letters, "SPECIAL POWER OF ATTORNEY FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS DATED 04/29/2025".