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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

IMMO GURU S.A.

Date: 16th October 2025 | Time: 10:00 EEST (UTC+3). Place: registered office

1. Opening of the meeting

On the above date and time, the Board of Directors of IMMO GURU SA met, composed of:

- Ahmet-Emre Buyukhanli – President (present)
- Ömer Zühtü Topbaș – Member (present)
- Ersin Eresin – Member (present)
- Reisenauer Klaus – Member (present)
- Bora Topbas – Member (present)

It is noted that the legal/statutory quorum is present and that the meeting is legally constituted.

All members present waive the convening formalities, confirming receipt of the documents listed on the agenda.

The Secretary of the meeting is appointed: Mr. Ersin Eresin, Member of the Board of Directors.

2. Agenda

- Approval of the Policy on transactions with affiliated parties (≥5%);
- Approval of the Risk Management Policy;
- Approval of the Whistleblowing Procedure (Public Interest Warning);
- Mandate of the Chairman of the Board of Directors to carry out the implementation formalities and, as appropriate, information/advertising operations.

The agenda is approved unanimously.

3. Debates and voting

The secretary presents the projects; members formulate observations.

The Chairman puts to the vote, in turn, items 1–3 on the agenda.

Item 1 (RPT Policy): votes – for: 5 / against: 0 / abstentions: 0.

Item 2 (Risk Management Policy): votes – for: 5 / against: 0 / abstentions: 0.

Item 3 (Whistleblowing Procedure): votes – for: 5 / against: 0 / abstentions: 0.

Item 4 (Mandate): votes – for: 5 / against: 0 / abstentions: 0.

All items are adopted unanimously.

4. Decision

The Board adopts the Board of Directors Decision on October 16th 2025, by which:

(a) approve the documents referred to in points 1–3;

(b) mandates the Chairman of the Board of Directors to sign and implement the necessary measures; as the case may be, to order the publication on the website (Investor Relations section) and the transmission of the information required by the applicable regulations.

5. Closing

The meeting closes at 12:00 EEST (UTC+3). These minutes were drawn up today, 16th October 2025, in 1 original copy, to be archived together with the annexes.

Annexes:

A – Policy on transactions with affiliated parties (≥5%)
B – Risk management policy
C – Whistleblowing procedure
D – Board of Directors Decision on 16th October 2025

Signed today, 16th October 2025.

AHMET-EMRE BUYUKHANLI, Chairman of the Board of Directors

ERSIN ERESIN, Member of the Board of Directors, Meeting Secretary