

NOTIFICATION

Conclusion of a transaction under the application of Article 114, paragraph 2 of the LPOS

Sofia, Bulgaria, July 06, 2026 – In accordance with the requirements of Article 100t of the LPOS and in connection with Article 114a, paragraph 9 of the LPOS, "Sopharma" AD (SFA: "Bulgarian Stock Exchange" AD, SPH: Warsaw Stock Exchange) notifies that the Board of Directors, at its meeting held on July 03, 2026, in accordance with the requirements of Article 114, paragraph 2 of the LPOS, approved the conclusion of the following transaction:

1. "Sopharma" AD, UIC 831902088, as the tenant, will conclude a framework agreement for the rental of conference spaces and parking spaces ("the Agreement") with "Sopharma Imoti" REIT, UIC 175059266.

A) Participation of interested parties:

Bissera Lazarova is considered an interested party since she is a member of the management body (Board of Directors) of "Sopharma" AD and, on the other hand, a member of the management body (Board of Directors) of "Sopharma Imoti" REIT – the counterparty in this transaction, based on the grounds of interest under Article 114, paragraph 7, item 3 of the LPOS.

B) Value of the transaction:

In accordance with the requirements of Article 114, paragraph 5 of the LPOS and Article 114a, paragraph 6 of the LPOS, an evaluation of the rental price under the transaction was carried out by Eng. Rumen Dimitrov Mihailov, in his capacity as an independent valuer authorized to perform real estate valuations, registered under No. 100100423 with KNOB and No. 09939 with KIIH, through "Aktikon" OOD, UIC 131359011, with an effective valuation date of April 28, 2026. Based on this evaluation, the Board of Directors adopts the following market values for the short-term (hourly) use of real estate comprising conference halls (Hall 1, Hall 2 and Hall 3):

rental property	number of places	rental value, without VAT (Euro)			
		working days		holidays and weekends	
		up to 4 hours	over 4 to 8 hours	up to 4 hours	over 4 to 8 hours
Hall 1 located in administrative commercial complex - Sopharma Business Towers	140÷170	450	605	535	730
Hall 2 located in administrative commercial complex - Sopharma Business Towers	30÷40	210	305	250	365
Hall 3 located in administrative commercial complex - Sopharma Business Towers	110÷130	335	480	400	575

C) Assessment of Applicability of the conditions under Article 114, paragraph 2 of the LPOS:

The value of the described transaction does not exceed the threshold under Article 114, paragraph 1, item 1, letter b) of the LPOS, but due to the participation of an interested party, it falls under the hypothesis of Article 114, paragraph 2 of the LPOS.

D) Assessment of Applicability of Article 114, paragraph 6 of the LPOS:

Regarding this transaction, the hypothesis of Article 114, paragraph 6 of the LPOS is not applicable.

Ognian Donev