

Current report №11/ 2022  
Dated March 1, 2022

## NOTIFICATION

“Sopharma” AD (the Company) announces that today, according to a decision of the Board of Directors dated February 11, 2022, the company concluded the following transactions falling within the scope of Art. 114, para. 2 of the LPOS:

1. “Sopharma” AD as a Lessee, concluded Annex № 12 to the Lease Agreement dated August 8, 2012 (the “Agreement”) with “Sopharma Imoti” REIT, UIC 175059266.

A) Participation of interested parties:

Bissera Lazarova is an interested person, as on the one hand she is a member of the management body (Board of Directors) of the public company “Sopharma” AD, and on the other hand she is a member of the management body (Board of Directors) of the opposite party on the transaction - grounds for interest under Art. 114, para. 7, item 3 of the LPOS;

B) Value of the transaction:

Pursuant to Art. 114a, para. 5 of the LPOS the value of the property provided for use under the contract is determined as the higher of its market value and its value according to the last audited financial statements, which is publicly disclosed, in view of which the Board of Directors has adopted property, namely an amount in the total amount of BGN 530,360 (five hundred and thirty thousand three hundred and sixty leva), as the assessment is based on a special assessment dated October 31, 2021 for the market value of real estate, prepared by independent licensed appraisers - consultants to “Acticon” OOD, Sofia, with UIC 131359011 and presented by the Landlord – “Sopharma Imoti” REIT.

Lease term: 5 months (for the remaining term of the Contract until 01. 08. 2022);

Rental area: 312.12 sq.m.;

Rental price: 12.85 euros per sq.m. per month, without VAT.

C) Assessment of the applicability of the conditions under Art. 114, para. 1, item 1 of the LPOS:

The value of the described transaction does not exceed the threshold under Art. 114, para. 1, item 1 b. b) of the LPOS, due to which the transaction falls within the scope of Art. 114, para. 2 of LPOS and for its conclusion prior approval has been received by the Board of Directors of „Sopharma“ AD.

D) Assessment of the applicability of Art. 114 para. 6 of LPOS:

With regard to this transaction, the hypothesis of Art. 114 para. 6 of the LPOS is not applicable.

2. “Sopharma” AD, as a Lessee, concluded a Lease Agreement (the “Agreement”) with Sopharma Imoti REIT, UIC 175059266.

A) Participation of interested parties:

Bissera Lazarova is an interested person, as on the one hand she is a member of the management body (Board of Directors) of the public company “Sopharma” AD, and on the other hand she is a member of the management body (Board of Directors) of the opposite party on the transaction - grounds for interest under Art. 114, para. 7, item 3 of the LPOS;

B) Value of the transaction:

Pursuant to Art. 114a, para. 5 of the LPOS, the value of the property provided for use under the transaction is determined as the higher of its market value and its value according to the last audited financial statements, which is publicly disclosed, in view of which the Board of Directors has adopted property, namely an amount totaling BGN 10,050 (ten thousand and fifty leva), as the assessment is based on a special assessment dated October 31, 2021 for the market value of real estate, prepared by independent licensed appraisers - consultants to “Acticon” OOD, Sofia, with UIC 131359011 and presented by the Landlord – “Sopharma Imoti” REIT.

Lease term: 10 (ten) years;

Rental area: 20.82 sq.m.;

Rental price: 4.50 euros per sq.m. per month, without VAT;

Other conditions: The rental price is updated annually as of January 1, 2023, in accordance with the Harmonized Index of Consumer Prices in the 27 EU countries (HICP EU-27) and in the event of its elimination, its replacement according to EUROSTAT index) for all goods and services for the previous year, published by EUROSTAT.

C) Assessment of the applicability of the conditions under Art. 114, para. 1, item 1 of the LPOS:

The value of the described transaction does not exceed the threshold under Art. 114, para. 1, item 1 b. b) of the LPOS, due to which the transaction falls within the scope of Art. 114, para. 2 of LPOS and for its conclusion prior approval has been received by the Board of Directors of “Sopharma” AD.

D) Assessment of the applicability of Art. 114 para 6 of LPOS:

With regard to this transaction, the hypothesis of Art. 114 para. 6 of the LPOS is not applicable.

3. Sopharma AD as a Lessee, concluded a Lease Agreement (the “Agreement”) with Sopharma Imoti REIT, UIC 175059266.

A) Participation of interested parties:

Bissera Lazarova is an interested person, as on the one hand she is a member of the management body (Board of Directors) of the public company “Sopharma” AD, and on the other hand she is a member of the management body (Board of Directors) of the opposite party on the transaction - grounds for interest under Art. 114, para. 7, item 3 of the LPOS;

B) Value of the transaction:

Pursuant to Art. 114a, para. 5 of the LPOS, the value of the property provided for use under the transaction is determined as the higher of its market value and its value according to the last audited financial statement, which is publicly disclosed, in view of which the Board of Directors has adopted the property, namely an amount in the total amount of BGN 439,356.20 (four hundred and thirty-nine thousand three hundred and fifty-six and twenty hundred leva), as the assessment is based on a special assessment dated October 31, 2021 for the market value of real estate, prepared by independent licensed appraisers - consultants to "Acticon" OOD, Sofia, with UIC 131359011 and presented by the Landlord – "Sopharma Imoti" REIT.

Lease term: 10 (ten) years;

Total rental area: 68.88 sq.m.;

Rental price: 5,040 euros per month, without VAT;

C) Assessment of the applicability of the conditions under Art. 114, para. 1, item 1 of the LPOS:

The value of the described transaction does not exceed the threshold under Art. 114, para. 1, item 1 b. b) of the LPOS, due to which the transaction falls within the scope of Art. 114, para. 2 of LPOS and for its conclusion prior approval has been received by the Board of Directors of „Sopharma“ AD.

D) Assessment of the applicability of Art. 114 para. 6 of LPOS:

With regard to this transaction, the hypothesis of Art. 114 para. 6 of the LPOS is not applicable.

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