

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

Sofia, Bulgaria, July 30, 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 29, 2026, in accordance with the requirements of Article 114, paragraph 2 of the LPOS, approved the conclusion of the following transaction:

"Sopharma" AD, UIC 831902088, as the tenant, will conclude a framework agreement for its owned real estate properties consisting of warehouse space and offices ("the Agreement") with "Telecomplect" AD, UIC 831643753.

A) Participation of interested parties:

Ognian Donev is an interested party because, on the one hand, he is an Executive Member of the management body (Board of Directors) and a legal representative of the public company "Sopharma" AD, and, on the other hand, he directly owns more than 25% of the share capital of "Telecomplect" AD and is a member of its supervisory body (Supervisory Board), which is the counterparty to the transaction. This constitutes grounds for being considered an interested party under Article 114(7), items 2 and 3 of the LPOS.

Simeon Donev is an interested party because, on the one hand, he is a Procurator (Commercial Proxy) of the public company "Sopharma" AD and is also a related person within the meaning of §1, item 13, letter (g) of the Supplementary Provisions of the LPOS in relation to a member of the Board of Directors of "Sopharma" AD (Ognian Donev), and, on the other hand, he is a member of the supervisory body (Supervisory Board) of "Telecomplect" AD, the counterparty to the transaction. This constitutes grounds for being considered an interested party under Article 114(7), item 3 of the LPOS.

Ventsislav Stoev is an interested party because, on the one hand, he is a related person within the meaning of §1, item 13, letter (g) of the Supplementary Provisions of the LPOS in relation to a member of the Board of Directors of "Sopharma" AD (Vesela Stoeva), and, on the other hand, he directly owns more than 25% of the share capital of "Telecomplect" AD and is a member of its supervisory body (Supervisory Board), which is the counterparty to the transaction. This constitutes grounds for being considered an interested party under Article 114(7), items 2 and 3 of the LPOS.

Vesela Stoeva, a member of the Board of Directors of "Sopharma" AD, is an interested party because a person related to her within the meaning of §1, item 13, letter (g) of the Supplementary Provisions of the LPOS (Ventsislav Stoev) directly owns more than 25% of the share capital of "Telecomplect" AD and is a member of its supervisory body (Supervisory Board), which is the counterparty to the transaction. This constitutes grounds for being considered an interested party under Article 114(7), items 2 and 3 of the LPOS.

B) Value of the transaction:

When determining the value of assets made available for use under a transaction falling within the scope of Article 114(1), item 1 of the LPOS, the rule set out in Article 114(5) of the LPOS shall apply. Pursuant to that provision, the value of the transaction shall be deemed to be the higher of (i) the market value of the relevant asset and (ii) its value as reflected in the company's latest audited financial statements, publicly disclosed pursuant to Article 100t of the LPOS. For the purposes of Article 114(5) of the LPOS, the market value is the value determined on the basis of an appraisal prepared by an independent valuer under Article 5 of the Independent Valuers Act. Accordingly, for the purposes of the present transaction, the value of the assets made available for use has been determined by comparing:

1. Their market value, as established in a specific valuation prepared by an independent valuer within the meaning of Article 5 of the Independent Valuers Act, appointed by the Company's Board of Directors, namely Eng. Rumen Dimitrov Mihaylov, independent valuer, acting through Acticon OOD, Sofia, UIC 131359011; and
2. Their value as reflected in the Company's latest audited financial statements, publicly disclosed pursuant to Article 100t of the LPOS, namely the annual financial statements for the year 2025.

Value of the assets made available for use according to the latest audited financial statements, publicly disclosed pursuant to Article 100t of LPOS (as of 31 December 2025) (EUR)	Market value of the assets made available for use according to the independent valuation (EUR)	Threshold under Article 114(1), item 1, letter (b) of the LPOS (EUR)
3174.47	582 840	10 310 420

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

The value of the transaction described above does not exceed the threshold set out in Article 114(1), item 1, letter (b) of the Public Offering of Securities Act (POSA). However, due to the participation of an interested party, the transaction falls within the scope of Article 114(2) of the POSA.

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

The exemption under Article 114(6) of the LPOS is not applicable to this transaction.

The transaction described above was entered into by the Company today 30 July 2026.

Pelagia Viatcheva
Investor Relations Director

Information about Sopharma AD

Sopharma AD is a leading Bulgarian pharmaceutical company with more than 90 years of experience in the development, manufacturing and marketing of pharmaceutical products. The Company operates in accordance with European Good Manufacturing Practice (GMP) standards and is among the largest public companies by market capitalization on the Bulgarian Stock Exchange.

Sopharma's activities include the development, manufacturing and commercialization of medicinal products, active pharmaceutical ingredients and other health related products, scientific research and development in the fields of chemistry, pharmacy and phytochemistry, as well as the production of medical devices and cosmetic products.

Sopharma Group is a vertically integrated healthcare group operating across the pharmaceutical value chain, including pharmaceutical manufacturing, wholesale distribution, retail pharmacy, hospital supplies and related healthcare services. Through its integrated business model, the Group serves patients and healthcare professionals across numerous markets in Central and Eastern Europe and other international markets.