

NOTIFICATION

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

Sofia, Bulgaria, July 1, 2025 – 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 June 30, 2025, 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, the rental price of the transaction was evaluated by Eng. Rumen Dimitrov Mihailov, in his capacity as an independent appraiser with the qualification to assess real estate, reg. No. 100100423 of KNOB and reg. No. 09939 of KIIH, through "Aktikon" OOD, UIC 131359011, with the effective date of the evaluation being April 23, 2025; based on which the Board of Directors accepts the following market values for short-term (hourly) use of real estate, representing conference halls (Hall 1, Hall 2, and Hall 3) and Parking Spaces:

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	400	550	500	690
Hall 2 located in administrative commercial complex -Sopharma Business Towers	30-40	180	260	230	330
Hall 3 located in administrative commercial complex - Sopharma Business Towers	110-130	300	430	380	540
Parking space on level -1 in underground parking located in Sopharma Business Towes	up to 30	4.45	8.15	3.45	6.3

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