

EXTRAORDINARY ANNOUNCEMENT

on the closing of the acquisition of the Polish Dekada portfolio

Appeninn Vagyonkezelő Holding Nyilvánosan Működő Részvénytársaság (registered seat: 1022 Budapest, Bég utca 3–5.; company registration number: 01-10-046538; hereinafter the "**Issuer**") hereby informs its Investors that the transaction for the acquisition of the 11-property retail real estate portfolio of the Polish Dekada group, as presented in the Issuer's extraordinary announcement published on 30 December 2025, closed today.

Following the satisfaction of the conditions required for closing the transaction, the Polish project companies under the direct control of Appeninn Project-EGRV Kft. and, consequently, the indirect 100% control of the Issuer, acquired the ownership of 11 properties held by DEKADA S.A. and its subsidiaries. The value of the acquisition exceeds EUR 100 million, bringing the market value of the Issuer's real estate portfolio in Poland to more than EUR 170 million. The parties will not disclose the exact purchase price.

The Issuer financed the transaction using its own resources, together with a EUR 60 million five-year investment loan provided to the Polish project companies by Erste Group Bank AG, as well as the related VAT credit facility.

As a result of the closing of the transaction, the Polish project companies have acquired a real estate portfolio with approximately 53,000 square meters of leasable area, generating aggregate gross rental income of over EUR 10 million p.a., comprising seven retail parks in Brodnica, Ciechanów, Grójec, Kraków, Myślenice, Olsztyn and Nowy Targ and four shopping centers in Malbork, Sieradz, Skierniewice and Żyrardów. Tenants include international and Polish retail chains such as Biedronka, Rossmann, Empik, JYSK, Castorama, Action, Apart and Ochnik.

Budapest, 31 July 2026

Appeninn Plc.