



## EXTRAORDINARY ANNOUNCEMENT

on the disclosure of information on the company – which is not obliged to provide regular and extraordinary information – included in the consideration of the issuer

**OPUS GLOBAL Nyilvánosan Működő Részvénytársaság** (in English: Opus Global Public Limited Company) (seat of business: 1062 Budapest, Andrássy út 59.; company registration number: 01-10-042533; hereinafter referred to as: **Company**) – fulfilling its obligation to provide extraordinary information – hereby informs the Esteemed Investors that **Hunguest Szálláshelyszolgáltató Zártkörűen Működő Részvénytársaság** (registered seat: 1056 Budapest, Váci utca 38.; Company registration number: 01-10-142591; Tax number: 32431081-2-44, hereinafter referred to as: **Hunguest Zrt.**) notified the Company that it takes over the operation of Hotel Miramar, located in Opatija, Croatia (Ulica Ive Kaline 11, 51410 Opatija) as of 1 December 2025.

With the addition of Hotel Miramar, Hunguest Hotels enters the Croatian market and expands its portfolio to 22 hotels. The four-star beachfront property comprises 110 rooms across five buildings and features a private beach, as well as heated seawater and freshwater pools. Alongside the Hunguest Hotel Sun Resort in Montenegro, Hotel Miramar becomes the group's second Adriatic asset.

Hotel Miramar benefits from a diversified demand profile, performing not only during the peak summer season but also generating stable demand in the shoulder seasons. This supports a more balanced revenue structure and aligns well with Hunguest Hotels' growth strategy, while further strengthening the group's presence in attractive coastal destinations.

Budapest, 16 December 2025

**OPUS GLOBAL Plc**  
Board of Directors