

## EXTRAORDINARY INFORMATION

**Appeninn Vagyonkezelő Holding Nyilvánosan Működő Részvénytársaság** (in English: Appeninn Asset Management Holding Public Limited Company; registered office: 1022 Budapest, Bélg utca 3-5.; company registration number: 01-10-046538; hereinafter referred to as: **Issuer**) hereby informs the Esteemed Investors that, in line with its announced strategy, on the date hereof it has, through Polish entities indirectly but fully controlled by it, entered into a framework agreement (the so-called “Master Agreement”) with DEKADA S.A. and its subsidiaries for the purpose of concluding individual sale and purchase agreements relating to the acquisition of 11 retail properties located in 11 cities in Poland. The 11 properties comprise a total lettable area of 52,895 sqm.

The execution of the individual sale and purchase agreements and the closing of the transaction are subject to the fulfilment of several conditions precedent, including in particular, but not limited to, obtaining tax rulings from the Polish tax authorities confirming that the transaction qualifies as an asset deal, as well as securing the related bank financing.

The closing of the transaction is expected to take place in April 2026.

In view of the fact that the Master Agreement imposes confidentiality obligations on the contracting parties with respect to the scope of information that may be disclosed publicly, the Issuer treats further details of the transaction as confidential.

Dated as of 30 December 2025 in Budapest

**Appeninn Plc.**