EXTRAORDINARY ANNOUNCEMENT

Appeninn Vagyonkezelő Holding Nyilvánosan Működő Részvénytársaság (in English: Appeninn Asset Management Holding Public Limited Company; registered office: 1022 Budapest, 3-5 Bég utca; company registration number: 01-10-046538; hereinafter referred to as: **Issuer**) hereby informs investors that today, the Polish project companies owned by Appeninn Project-EGRV Kft. (hereinafter: the **Borrowers**) signed a loan agreement with Erste Group Bank AG.

The purpose of the loan agreement is to finance the acquisition of the Polish Dekada Group's retail park portfolio comprising 11 properties located in Poland. Utilization of the loan facility is conditional upon the fulfillment of the disbursement conditions set out in the loan agreement and the successful closing of the transaction.

Under the loan agreement, Erste Group Bank AG will provide the Borrowers with an investment loan of up to EUR 60,000,000 (sixty million euros) with a term of 5 years, as well as a loan facility with a term of up to 12 months to finance the payment of related VAT.

The Issuer will disclose any further material information relating to the transaction in a separate extraordinary announcement, in accordance with the applicable legal requirements.

Budapest, July 24, 2026

Appeninn Plc.