

Out Number: 194-00-42/01.07.2025

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.

Pelagia Viatcheva

Investor Relations Director

Information about the company

“Sopharma” AD

90 years of tradition and modernity - European GMP standards and quality, leader in market cap on the Bulgarian Stock Exchange, good corporate governance practices compliant.

Sopharma produces active pharmaceutical ingredients and medicinal products; conducts activities related to research, development and implementation in the field of phytochemistry, chemistry and pharmaceuticals, provides services related to production and auxiliary activities.

With 9 pharmaceutical plants in the country, including a unique ampoule factory in Bulgaria, the company produces more than 4 billion tablets, 9 million syrup forms, has marketing authorization for over 200 generic products, 15 traditional products, including 12 plant-based for which it uses more than 1500 tons of medicinal plants.

Sopharma has an active and key role in raising the standard of living, in making people healthier, happier and protected. Sopharma consistently invests in new technologies, innovations, research and sustainability. The company maintains a dialogue with all interested parties in the pharmaceutical industry and strives to contribute to improving the healthcare sector.

Sopharma Group

Sopharma Group is a vertically integrated health related business, that operates in important sectors such as medicinal products' manufacturing, hospital supplies, medicinal products' distribution, retail and many others.