

THE COMPANY MAGAZIN UNIVERSAL MARAMURES S.A.

Baia Mare, Unirii Bd. no. 10, Maramureş county

Fax: 0362 – 401 227, Tel: 0262 – 225 371, 0262 – 225 285

Tax code: RO 6076555; Trade Register number J24/1628/1994

Subscribed and paid-up share capital: 15.390.869,20 lei

RO05BRDE250SV10209902500

BRD Baia Mare

www.maramuresul.ro

Email: secretariat@maramuresul.ro

Translation from Romanian to English

VOTE-BY-MAIL BALLOT

for the Extraordinary General Meeting of Shareholders

MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 29/30.03.2023

TO BE FILLED IN BY THE NATURAL-PERSON SHAREHOLDERS:

Last name and first name of the securities holder: _____

Personal identification number: _____

TO BE FILLED IN BY THE LEGAL-PERSON SHAREHOLDERS:

Name of the legal person: _____

Sole registration code: _____

1. Submission for approval in principle of the merger by absorption of the company MAGAZIN UNIVERSAL MARAMURES SA BAIA MARE (J24/1638/1994, CUI 6076555) with the company LCS IMOBILIAR SA CLUJ NAPOCA (J12/3627/2006) with the option for the absorbing company to be MAGAZIN UNIVERSAL MARAMURES SA BAIA MARE.

For Against Abstain

2. Submission for approval in principle of the merger by absorption of MAGAZIN UNIVERSAL MARAMURES SA BAIA MARE (J24/1638/1994, tax-ID 6076555) with LCS IMOBILIAR SA CLUJ NAPOCA (J12/3627/2006), HERMES SA BISTRITA (J06/36/1991, tax-ID 565951), PARC SA CLUJ NAPOCA (J12/1704/1998, CUI 11140280), SILVANIA CENTER SA ZALAU (J31/437/2007, tax-ID 21809242), ALCOM INVEST SA ZALAU (J31/768/2006, tax-ID 19223038) with the option for the absorbing company to be MAGAZIN UNIVERSAL MARAMURES SA BAIA MARE

For Against Abstain

3. Mandate the Board of Directors of MAGAZIN UNIVERSAL MARAMURES SA BAIA MARE to draw up a merger project with LCS IMOBILIAR SA CLUJ NAPOCA and/or with other companies with similar activity and common shareholding (for example LCS IMOBILIAR SA CLUJ NAPOCA, HERMES SA BISTRITA, PARC SA CLUJ NAPOCA, SILVANIA CENTER SA ZALAU, ALCOM INVEST SA ZALAU, etc.)

For Against Abstain

4. Change of the company's main object of activity from "4719- Retail sale in non-specialized stores, with sale predominantly of non-food products" to "6820- Renting and subletting of own or leased real estate"

For Against Abstain

5. The listing of the newly formed company as per point 1 on the regulated market of the Bucharest Stock Exchange (after completion of the merger procedure).

For Against Abstain

6. The approval of the implementation of a share buy-back program by the Company, in compliance with the applicable legal provisions and meeting the following main characteristics:

6.1. Purpose of the program: The company will buy back shares in order to reduce the share capital by cancelling the repurchased shares;

6.2. Maximum number of shares that may be repurchased: 15.390.869, representing a maximum of 10% of the Company's share capital;

6.3. Price per share: the purchase price will be 0,19 lei;

6.4. Duration of the program: maximum 18 months from the date of publication of the decision in the Official Gazette Part IV - a;

6.5. Payment for the repurchased shares will be made from the distributable profit or from the available reserves of the company as stated in the last approved annual financial statement, with the exception of the legal reserves, in accordance with the provisions of art. 103 index 1. of Law no. 31/1990 on companies.

6.6. The acquisition of shares will be carried out through one or more public offers to acquire a maximum of 15.390.869 shares with a view to reducing the share capital.

6.7. Mandating the Board of Directors and individually its members to adopt all decisions necessary to carry out the resolution on the implementation of the share buyback program, including, but not limited to: (i) the duration of the public offer period, (ii) the price at which the shares will be purchased in the case of a public offer, (iii) determining the number of shares that will actually be subject to a buyback offer in order to implement the buyback plan, (iv) signing any documents or legal acts necessary to implement the A.G.E.A. resolution.

For Against Abstain

7. Authorization of redemption by Magazin Universal Maramures S.A. of its own shares, in accordance with the applicable legal provisions, under the following conditions: A maximum number of 15,390,869 shares with a nominal value of 0.1 lei/share at a minimum price equal to the BVB market price from the moment of the purchase and a maximum price of 0.6 lei/share, for a maximum period of 18 months from the date of publication of the AGEA Decision in the Official Gazette of Romania Part IV, through transactions carried out in the market where the shares are listed or bought through one or more many public offers, in accordance with the applicable legislation. The nominal value of the own shares thus redeemed cannot exceed together with any other own shares owned by Magazin Universal Maramures

S.A. the threshold of 10% of the subscribed capital of Magazin Universal Maramures S.A. The payment of the redeemed shares is made from the distributable profit or from the company's available reserves, entered in the last approved annual financial situation, with the exception of legal reserves, according to the provisions of art. 103 ind.1 of Law no. 31/1990, updated.

The redemption program aims to reduce the share capital of Magazin Universal Maramures S.A.

For Against Abstain

8. Setting the date of 19.04.2023 as the "record date" for the identification of the shareholders who will be affected by the resolutions adopted by the Extraordinary General Meeting of Shareholders and the date of 18.04.2023 as the "ex date".

For Against Abstain

9. Mandating the Board of Directors to carry out the resolutions adopted by the Extraordinary General Meeting of Shareholders.

For Against Abstain

10. Mandating the Chairman of the Board of Directors to sign, in the name and on behalf of all shareholders present at the meeting, the A.G.E.A. Decision.

For Against Abstain

11. Mandating the General Manager of the company to carry out all the formalities concerning the registration of the A.G.E.A. Decision at the Trade Registry Office of the Maramureş Court and its publication in the Official Gazette of Romania, Part IV. The General Manager of the company may also appoint one or more persons to carry out these formalities.

For Against Abstain

Signature of the natural person

**Last name and first name
of the legal representative of the legal person**

**Signature
of the legal representative of the legal person**

Note:

1. In the case of postal voting, this ballot will be considered valid only if accompanied by a notarized specimen signature and a photocopy of the identity document.

2. The ballot shall be duly filled in when only one option is expressed for each of the items on the agenda, namely "For", "Against", "Abstain".

3. The votes cast will be cancelled for procedural errors in the following cases:

- they are illegible;
- they contain contradictory or confusing options;
- they are conditionally expressed.

4. The vote-by-mail ballot will be submitted no later than **27.03.2023, 12:00 o'clock** (Romanian time), at the company's headquarters, in person or by mail (by registered letter with acknowledgment of receipt, stating the address of the consignor / shareholder and having the following marking: "*For the Extraordinary General Meeting of the Company's Shareholders dated 29/30.03.2023*"). The special power of attorney can be sent, within the same term, by e-mail with an extended electronic signature incorporated according to Law no. 455/2001 regarding the electronic signature, to the address secretariat@maramuresul.ro, mentioning the subject: "For the Extraordinary General Meeting of the Company's Shareholders dated 29 / 30.03.2023". Voting by mail may be expressed by a representative only if he has received from the shareholder he represents a special / general power of attorney which is submitted to the issuer in accordance with art. 105 paragraph (14) of Law no. 24/2017 on issuers of financial instruments and market operations.

Personal data processing

The personal data entered in this special power of attorney (last name and first name, citizenship, residence, identity card series and number, personal identification number, signature, number of shares held) are processed in compliance with the legal provisions on the protection of natural persons with regard to the processing of personal data and the free movement of such data, for the period provided by law, pursuant to Law no. 24/2017 on issuers of financial instruments and market operations, to the ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, with current amendments, and to Law no. 31/1990 on companies.

You have the right of access, intervention, rectification and porting of the data you provide to us, to limit the processing performed by us and even to request the deletion of data.

We mention that the intervention on the data you have provided us may be likely to prevent the use of the mandate given to your proxy to exercise the vote at the Extraordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREȘ S.A. dated 29/30.03.2023.

In this case, the issuing company is exempt from liability. Please send us your requests, by any way that can ensure the identity of the applicant and his / her justification. We will reply without delay. If you are dissatisfied, you can contact ANSPDCP.

This section provides **information on the legal provisions regarding the processing of personal data of natural persons** listed in the special power of attorney.

I, the undersigned, agree that personal data be processed for the purpose of voting by proxy at the Ordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREȘ S.A. dated 29/30.03.2023.

Last name and first name:

Date: Signature: