

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 J1994001628240

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

The Board of Directors of S. Magazin Universal Maramures S.A, headquartered in Baia-Mare, Bd. Unirii no. 10, Maramureş County, C.I.F. RO 6076555, serial number in the Trade Register J1994001628240, in accordance with the provisions of art. 1171 of Law no. 31/1990 on companies with current amendments and with the provisions of the Company's articles of association, orders

COMPLETION of the agenda of the Extraordinary General Meeting of Shareholders of the Company MAGAZIN UNIVERSAL MARAMURES S.A.

convened for 23.12.2025 at 16:00, at the company's headquarters, with the following points, proposed by the signatory of the request for completion registered under no. 226/05.12.2025:

- Approval of the election of Mr. Burnar Paul-Ovidiu as meeting secretary of the EGMS and of Ms. Nodiş Anca Raluca, employee of the Company, as technical secretary of the EGMS.
- Approval of the consolidation of the nominal value of a share issued by the Company from the nominal value of 0.1 RON/share to the nominal value of 300 RON/share, by increasing the nominal value of the shares simultaneously with the reduction of the total number of shares (3000 shares with a nominal value of 0.1 RON/share will represent one share with a nominal value of 300 RON/share) (“Consolidation of the Nominal Value”), the total number of shares in the share capital of the Company resulting from the Consolidation of the Nominal Value will be equal to the number of shares issued prior to the Consolidation of the Nominal Value divided by 3000, representing the value of the ratio between the consolidated nominal value (300 RON/share) and the nominal value prior to the Consolidation of the Nominal Value (0.1 RON/share), subject to adjustments made in accordance with the legal provisions in force (i.e., if fractions result from the application of the Consolidation of the Nominal Value of shares, the number of shares will be rounded down to the lower whole number).
- Approval of the proposal of the Board of Directors to establish the Price per consolidated share, which will be used to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price proposed by the Board of Directors is 600 lei/consolidated share (which corresponds to a price of 0.2 lei/share prior to the consolidation) to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price thus proposed was established taking into account that the price used to compensate for fractions of shares cannot be lower than the value resulting from multiplying the amount of RON 0.1975 (representing the average trading value of the share with a nominal value of RON 0.1, relating to the last 12 months prior to the convening of the EGMS, adjusted accordingly to the changes generated by possible corporate events during this period, if applicable) by 3,000 [representing the ratio between the consolidated nominal value (RON 300/share) and the nominal value prior to the Consolidation of the Nominal Value (RON 0.1/share)].

- Approval of the payment terms and conditions, as well as approval of the calculation instructions for the amounts to be paid in accordance with the decision to be adopted following the approval of the item on the EGMS agenda regarding the consolidation of the nominal value of the share issued by the Company, in accordance with the information document and procedure regarding the consolidation operations made available to shareholders as supporting material related to this item on the EGMS agenda.
- Approval of the authorization of the Board of Directors of the Company to issue any decision and to perform all necessary, useful and/or opportune legal acts and facts to carry out the decision to be adopted by the EGMS regarding the Consolidation of the Nominal Value, including with regard to the following aspects:
 - negotiation, approval and signing of any acts related to the Consolidation of the Nominal Value, performance of any necessary, useful or opportune legal acts and facts in connection with the above;
 - to approve any contracts regarding the Consolidation of the Nominal Value or any other arrangements, commitments, information documents, certificates, declarations, registers, notifications, additional acts and any other necessary acts and documents, to perform any formalities;
 - to authorize and/or execute any other actions necessary to give full effect to the Consolidation of the Nominal Value, including, in application of art. 91 par. (9) of Law no. 24/2017, to decide to increase the company's share capital by incorporating equal reserves in an amount equal to the nominal value of the rounding, calculated based on the consolidated nominal value of a share, if the number of shares resulting from dividing the current number of shares issued by the Company by 3000 is a fractional number, as well as to amend, update and sign the Articles of Association as a result of the Consolidation of the Nominal Value and to perform all necessary, useful and opportune operations for the registration and amendment of the Articles of Association in the Trade Register, at the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A. and any other competent authorities;
 - to empower representatives of the Company to sign any such documents, to complete any such formalities and to perform any such actions; and
 - to represent the Company before any competent authorities and institutions (such as the Trade Register Office, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A.) in connection with the Consolidation of the Nominal Value.
- Approval of the establishment of the date of:
 - 25.02.2026 as the registration date for identifying the shareholders affected by the decisions adopted by the EGMS, in accordance with the provisions of art. 87 paragraph (1) of Law no. 24/2017;
 - 24.02.2026 as the “ex-date” calculated in accordance with the provisions of art. 2 paragraph (2) letter (1) of Regulation no. 5/2018;
 - 26.02.2026 as the payment date, in accordance with the provisions of art. 2 paragraph (2) letter h) and of art. 178 of Regulation no. 5/2018; and
 - 12.03.2026 as the payment date calculated in accordance with the provisions of art. 178 paragraph (1) of Regulation no. 5/2018 for the payment of the price at which the fractions of shares resulting from the application of the specific algorithm for the Consolidation of Nominal Value are compensated.
- Approval of the power of attorney of the Chairman of the Board of Directors of the Company, with the possibility of subdelegation, to sign any documents, including the EGMS decision, in the name and on behalf of the Company, with full power and authority, including the EGMS decision, to submit and request the publication in the Official Gazette of Romania of part IV of the decision, to collect any documents, to complete any necessary formalities before the Trade Register Office, as well as before any other authority, public institution, legal or natural person, as well as to execute any operations, in order to carry out and ensure the enforceability of the decisions to be adopted by the EGMS.

which, in order to facilitate the conduct of the meeting, are to be introduced before the items on the initial agenda. The completed convening notice will include the price proposed by the Board of Directors for the compensation of fractions of shares resulting from the Consolidation of the Nominal Value, in accordance with the provisions of art. 91 paragraph 10 of Law no. 24/2017.

As a result of the completion of the agenda, the items on the initial agenda are renumbered and the completed agenda is as follows:

1. Approval of the election of Mr. Burnar Paul-Ovidiu as meeting secretary of the EGMS and of Ms. Nodiş Anca Raluca, employee of the Company, as technical secretary of the EGMS.
2. Approval of the consolidation of the nominal value of a share issued by the Company from the nominal value of 0.1 RON/share to the nominal value of 300 RON/share, by increasing the nominal value of the shares simultaneously with the reduction of the total number of shares (3000 shares with a nominal value of 0.1 RON/share will represent one share with a nominal value of 300 RON/share) (“Consolidation of the Nominal Value”), the total number of shares in the share capital of the Company resulting from the Consolidation of the Nominal Value will be equal to the number of shares issued prior to the Consolidation of the Nominal Value divided by 3000, representing the value of the ratio between the consolidated nominal value (300 RON/share) and the nominal value prior to the Consolidation of the Nominal Value (0.1 RON/share), subject to adjustments made in accordance with the legal provisions in force (i.e., if fractions result from the application of the Consolidation of the Nominal Value of shares, the number of shares will be rounded down to the lower whole number).
3. Approval of the proposal of the Board of Directors to establish the Price per consolidated share, which will be used to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price proposed by the Board of Directors is 600 lei/consolidated share (which corresponds to a price of 0.2 lei/share prior to the consolidation) to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price thus proposed was established taking into account that the price used to compensate for fractions of shares cannot be lower than the value resulting from multiplying the amount of RON 0.1975 (representing the average trading value of the share with a nominal value of RON 0.1, relating to the last 12 months prior to the convening of the EGMS, adjusted accordingly to the changes generated by possible corporate events during this period, if applicable) by 3,000 [representing the ratio between the consolidated nominal value (RON 300/share) and the nominal value prior to the Consolidation of the Nominal Value (RON 0.1/share)].

4. Approval of the payment terms and conditions, as well as approval of the calculation instructions for the amounts to be paid in accordance with the decision to be adopted following the approval of the item on the EGMS agenda regarding the consolidation of the nominal value of the share issued by the Company, in accordance with the information document and procedure regarding the consolidation operations made available to shareholders as supporting material related to this item on the EGMS agenda.

5. Approval of the authorization of the Board of Directors of the Company to issue any decision and to perform all necessary, useful and/or opportune legal acts and facts to carry out the decision to be adopted by the EGMS regarding the Consolidation of the Nominal Value, including with regard to the following aspects:

- negotiation, approval and signing of any acts related to the Consolidation of the Nominal Value, performance of any necessary, useful or opportune legal acts and facts in connection with the above;
- to approve any contracts regarding the Consolidation of the Nominal Value or any other arrangements, commitments, information documents, certificates, declarations, registers, notifications, additional acts and any other necessary acts and documents, to perform any formalities;
- to authorize and/or execute any other actions necessary to give full effect to the Consolidation of the Nominal Value, including, in application of art. 91 par. (9) of Law no. 24/2017, to decide to increase the company's share capital by incorporating equal reserves in an amount equal to the nominal value of the rounding, calculated based on the consolidated nominal value of a share, if the number of shares resulting from dividing the current number of shares issued by the Company by 3000 is a fractional number, as well as to amend, update and sign the Articles of Association as a result of the Consolidation of the Nominal Value and to perform all necessary, useful and opportune operations for the registration and amendment of the Articles of Association in the Trade Register, at the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A. and any other competent authorities;
- to empower representatives of the Company to sign any such documents, to complete any such formalities and to perform any such actions; and
- to represent the Company before any competent authorities and institutions (such as the Trade Register Office, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A.) in connection with the Consolidation of the Nominal Value.

6. Approval of the establishment of the date of:

- 25.02.2026 as the registration date for identifying the shareholders affected by the decisions adopted by the EGMS, in accordance with the provisions of art. 87 paragraph (1) of Law no. 24/2017;
- 24.02.2026 as the “ex-date” calculated in accordance with the provisions of art. 2 paragraph (2) letter (l) of Regulation no. 5/2018;
- 26.02.2026 as the payment date, in accordance with the provisions of art. 2 paragraph (2) letter h) and of art. 178 of Regulation no. 5/2018; and
- 12.03.2026 as the payment date calculated in accordance with the provisions of art. 178 paragraph (1) of Regulation no. 5/2018 for the payment of the price at which the fractions of shares resulting from the application of the specific algorithm for the Consolidation of Nominal Value are compensated.

7. Approval of the power of attorney of the Chairman of the Board of Directors of the Company, with the possibility of subdelegation, to sign any documents, including the EGMS decision, in the name

and on behalf of the Company, with full power and authority, including the EGMS decision, to submit and request the publication in the Official Gazette of Romania of part IV of the decision, to collect any documents, to complete any necessary formalities before the Trade Register Office, as well as before any other authority, public institution, legal or natural person, as well as to execute any operations, in order to carry out and ensure the enforceability of the decisions to be adopted by the EGMS.

8. Presentation of a report by the Board of Directors of the company on the opportunity and benefits related to the acquisition by the company of a 70% stake in the share capital of FOXMOOR DEVELOPMENT SAS, a legal entity of French nationality, and the loan to LCS IMOBILIAR SA, an affiliated legal entity, of the amount of 1,000,000 lei to ensure the financing of FOXMOOR DEVELOPMENT SAS's real estate projects in France.

9. Presentation of a report by the board of directors on the persons who negotiated, drafted and signed the transfer agreement of the shares issued by FOXMOOR DEVELOPMENT SAS, as well as the annexation of all documents that formed the basis of the negotiations and conclusion of the transfer agreement.

Presentation of the following documents related to the transaction:

- the articles of association of FOXMOOR DEVELOPMENT SAS
- financial statements of FOXMOOR DEVELOPMENT SAS for 2024
- the business plan of FOXMOOR DEVELOPMENT and an estimated calculation of the profitability of the investment in this company over a period of 5 years
- justification of the investment in FOXMOOR DEVELOPMENT SAS, on the real estate market in France
- an estimate of the capacity and resources of MAGAZIN UNIVERSAL MARAMURESUL S.A. to coordinate the activities of a real estate company on the French market.

10. Presentation of a report by the company's external financial auditor on the amount of the price paid for the respective shares, on compliance with tax provisions regarding transfers between affiliates, as well as on the justification of the loan of 1,000,000 lei to the affiliated company LCS IMOBILIAR at an interest rate lower than the inflation rate (9.9% in September 2025) and the lowest recent interest rates on other Government Bonds (7.2%)

The reference date for shareholders entitled to participate and vote in the E.G.E.A. is 11.12.2025.

The convening of the E.G.E.A. of the Company was published in the Official Gazette. Part IV, no. 5565/19.11.2025, as well as in the newspaper Graiul Maramuresului no. 10813/20.11.2025.

If on 23.12.2025, the statutory quorum conditions for the validity of the deliberations are not met, the completion of the agenda is also valid for the second extraordinary general meeting convened for 24.12.2025, at the same place and at the same time.

Completion of the agenda of the E.G.E.A. The Company is made at the request of the shareholder S. SILVANIA CENTER S.A. who holds more than 5% of the Company's share capital.

BOARD OF DIRECTORS

Chairman of the Board of Directors Curtean Anamaria

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VOTE-BY-MAIL BALLOT

for the Extraordinary General Meeting of Shareholders

MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23 /24.12.2025

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. Approval of the election of Mr. Burnar Paul-Ovidiu as meeting secretary of the EGMS and of Ms. Nodiş Anca Raluca, employee of the Company, as technical secretary of the EGMS.

For Against Abstain

2. Approval of the consolidation of the nominal value of a share issued by the Company from the nominal value of 0.1 RON/share to the nominal value of 300 RON/share, by increasing the nominal value of the shares simultaneously with the reduction of the total number of shares (3000 shares with a nominal value of 0.1 RON/share will represent one share with a nominal value of 300 RON/share) (“Consolidation of the Nominal Value”), the total number of shares in the share capital of the Company resulting from the Consolidation of the Nominal Value will be equal to the number of shares issued prior to the Consolidation of the Nominal Value divided by 3000, representing the value of the ratio between the consolidated nominal value (300 RON/share) and the nominal value prior to the Consolidation of the Nominal Value (0.1 RON/share), subject to adjustments made in accordance with the legal provisions in force (i.e., if fractions result from the application of the Consolidation of the Nominal Value of shares, the number of shares will be rounded down to the lower whole number).

For Against Abstain

3. Approval of the proposal of the Board of Directors to establish the Price per consolidated share, which will be used to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price proposed by the Board of Directors is 600 lei/consolidated share (which corresponds to a price of 0.2 lei/share prior to the consolidation) to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

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For

Against

Abstain

4. Approval of the payment terms and conditions, as well as approval of the calculation instructions for the amounts to be paid in accordance with the decision to be adopted following the approval of the item on the EGMS agenda regarding the consolidation of the nominal value of the share issued by the Company, in accordance with the information document and procedure regarding the consolidation operations made available to shareholders as supporting material related to this item on the EGMS agenda.

For

Against

Abstain

5. Approval of the authorization of the Board of Directors of the Company to issue any decision and to perform all necessary, useful and/or opportune legal acts and facts to carry out the decision to be adopted by the EGMS regarding the Consolidation of the Nominal Value, including with regard to the following aspects:

- negotiation, approval and signing of any acts related to the Consolidation of the Nominal Value, performance of any necessary, useful or opportune legal acts and facts in connection with the above;
- to approve any contracts regarding the Consolidation of the Nominal Value or any other arrangements, commitments, information documents, certificates, declarations, registers, notifications, additional acts and any other necessary acts and documents, to perform any formalities;
- to authorize and/or execute any other actions necessary to give full effect to the Consolidation of the Nominal Value, including, in application of art. 91 par. (9) of Law no. 24/2017, to decide to increase the company's share capital by incorporating equal reserves in an amount equal to the nominal value of the rounding, calculated based on the consolidated nominal value of a share, if the number of shares resulting from dividing the current number of shares issued by the Company by 3000 is a fractional number, as well as to amend, update and sign the Articles of Association as a result of the Consolidation of the Nominal Value and to perform all necessary, useful and opportune operations for the registration and amendment of the Articles of Association in the Trade Register, at the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A. and any other competent authorities;
- to empower representatives of the Company to sign any such documents, to complete any such formalities and to perform any such actions; and

to represent the Company before any competent authorities and institutions (such as the Trade Register Office, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A.) in connection with the Consolidation of the Nominal Value.

For Against Abstain

6. Approval of the establishment of the date of:

- 25.02.2026 as the registration date for identifying the shareholders affected by the decisions adopted by the EGMS, in accordance with the provisions of art. 87 paragraph (1) of Law no. 24/2017;
- 24.02.2026 as the “ex-date” calculated in accordance with the provisions of art. 2 paragraph (2) letter (l) of Regulation no. 5/2018;
- 26.02.2026 as the payment date, in accordance with the provisions of art. 2 paragraph (2) letter h) and of art. 178 of Regulation no. 5/2018; and
- 12.03.2026 as the payment date calculated in accordance with the provisions of art. 178 paragraph (1) of Regulation no. 5/2018 for the payment of the price at which the fractions of shares resulting from the application of the specific algorithm for the Consolidation of Nominal Value are compensated.

For Against Abstain

7. Approval of the power of attorney of the Chairman of the Board of Directors of the Company, with the possibility of subdelegation, to sign any documents, including the EGMS decision, in the name and on behalf of the Company, with full power and authority, including the EGMS decision, to submit and request the publication in the Official Gazette of Romania of part IV of the decision, to collect any documents, to complete any necessary formalities before the Trade Register Office, as well as before any other authority, public institution, legal or natural person, as well as to execute any operations, in order to carry out and ensure the enforceability of the decisions to be adopted by the EGMS.

For Against Abstain

8. Presentation of a report by the Board of Directors of the company on the opportunity and benefits related to the acquisition by the company of a 70% stake in the share capital of FOXMOOR DEVELOPMENT SAS, a legal entity of French nationality, and the loan to LCS IMOBILIAR SA, an affiliated legal entity, of the amount of 1,000,000 lei to ensure the financing of FOXMOOR DEVELOPMENT SAS's real estate projects in France.

For Against Abstain

9. Presentation of a report by the board of directors on the persons who negotiated, drafted and signed the transfer agreement of the shares issued by FOXMOOR DEVELOPMENT SAS, as well as the annexation of all documents that formed the basis of the negotiations and conclusion of the transfer agreement.

Presentation of the following documents related to the transaction:

- the articles of association of FOXMOOR DEVELOPMENT SAS
- financial statements of FOXMOOR DEVELOPMENT SAS for 2024

- the business plan of FOXMOOR DEVELOPMENT and an estimated calculation of the profitability of the investment in this company over a period of 5 years
- justification of the investment in FOXMOOR DEVELOPMENT SAS, on the real estate market in France
- an estimate of the capacity and resources of MAGAZIN UNIVERSAL MARAMURESUL S.A. to coordinate the activities of a real estate company on the French market.

For Against Abstain

10. Presentation of a report by the company's external financial auditor on the amount of the price paid for the respective shares, on compliance with tax provisions regarding transfers between affiliates, as well as on the justification of the loan of 1,000,000 lei to the affiliated company LCS IMOBILIAR at an interest rate lower than the inflation rate (9.9% in September 2025) and the lowest recent interest rates on other Government Bonds (7.2%)

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 **21.12.2025, 16:00 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 Extraordinary General Meeting of the Company's Shareholders dated 23/24.12.2025*”). 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. 214/2024 regarding the electronic signature, to the address secretariat@maramuresul.ro, mentioning the subject: “*For Extraordinary General Meeting of the Company's Shareholders dated 23/24.12.2025*”. 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. 13.2 of The company's constitution .

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 Ordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23/24.12.2025.

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 Extraordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23/24.12.2025.

Last name and first name:

Date: Signature:

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Translation from Romanian to English

SPECIAL POWER OF ATTORNEY

I, the undersigned, _____ Romanian citizen, residing in _____, _____ str., no. _____, bl. _____, entrance _____, apt. _____, _____ county, holder of the ID/Passport Series _____, no. _____, issued on _____, by _____, PIN _____, holder of a number of _____ shares representing ____% of the share capital of **MAGAZIN UNIVERSAL MARAMUREŞ S.A** Baia Mare, Trade Register registration number J1994001628240, Sole Registration Code 6076555, Fiscal attribute – RO, headquartered in Baia Mare, 10 Unirii Blvd., Maramureş county, having a share capital of RON 15,390,869.20 lei fully paid-in, consisting of 153,908,692 dematerialized registered shares, which gives me the right to _____ votes out of the total of 153,908,692 voting rights in the General Meeting of Shareholders, empower Mrs./Mr. _____, Romanian citizen, residing in _____, _____ str., no. _____, bl. _____, entrance _____, apt. _____, _____ county, holder of the ID Series _____, no. _____, issued on _____, by _____, PIN _____, to represent me at the *Extraordinary General Meeting* of **MAGAZIN UNIVERSAL MARAMUREŞ S.A.**, dated **23.12.2025, 16:00 or 24.12.2025, 16:00** at the company's headquarters, and to exercise the voting right for my holdings on the items on the agenda, as follows:

1. Approval of the election of Mr. Burnar Paul-Ovidiu as meeting secretary of the EGMS and of Ms. Nodiş Anca Raluca, employee of the Company, as technical secretary of the EGMS.

For Against Abstain

2. Approval of the consolidation of the nominal value of a share issued by the Company from the nominal value of 0.1 RON/share to the nominal value of 300 RON/share, by increasing the nominal value of the shares simultaneously with the reduction of the total number of shares (3000 shares with a nominal value of 0.1 RON/share will represent one share with a nominal value of 300 RON/share) (“Consolidation of the Nominal Value”), the total number of shares in the share capital of the Company resulting from the Consolidation of the Nominal Value will be equal to the number of shares issued prior to the Consolidation of the Nominal Value divided by 3000, representing the value of the ratio between the consolidated nominal value (300 RON/share) and the nominal value prior to the Consolidation of the Nominal Value (0.1 RON/share), subject to adjustments made in accordance with the legal provisions in force (i.e., if fractions result from the application of the Consolidation of the Nominal Value of shares, the number of shares will be rounded down to the lower whole number).

For

Against

Abstain

3. Approval of the proposal of the Board of Directors to establish the Price per consolidated share, which will be used to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price proposed by the Board of Directors is 600 lei/consolidated share (which corresponds to a price of 0.2 lei/share prior to the consolidation) to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price thus proposed was established taking into account that the price used to compensate for fractions of shares cannot be lower than the value resulting from multiplying the amount of RON 0.1975 (representing the average trading value of the share with a nominal value of RON 0.1, relating to the last 12 months prior to the convening of the EGMS, adjusted accordingly to the changes generated by possible corporate events during this period, if applicable) by 3,000 [representing the ratio between the consolidated nominal value (RON 300/share) and the nominal value prior to the Consolidation of the Nominal Value (RON 0.1/share)].

For

Against

Abstain

4. Approval of the payment terms and conditions, as well as approval of the calculation instructions for the amounts to be paid in accordance with the decision to be adopted following the approval of the item on the EGMS agenda regarding the consolidation of the nominal value of the share issued by the Company, in accordance with the information document and procedure regarding the consolidation operations made available to shareholders as supporting material related to this item on the EGMS agenda.

For

Against

Abstain

5. Approval of the authorization of the Board of Directors of the Company to issue any decision and to perform all necessary, useful and/or opportune legal acts and facts to carry out the decision to be adopted by the EGMS regarding the Consolidation of the Nominal Value, including with regard to the following aspects:

- negotiation, approval and signing of any acts related to the Consolidation of the Nominal Value, performance of any necessary, useful or opportune legal acts and facts in connection with the above;
- to approve any contracts regarding the Consolidation of the Nominal Value or any other arrangements, commitments, information documents, certificates, declarations, registers, notifications, additional acts and any other necessary acts and documents, to perform any formalities;
- to authorize and/or execute any other actions necessary to give full effect to the Consolidation of the Nominal Value, including, in application of art. 91 par. (9) of Law no. 24/2017, to decide to increase the company's share capital by incorporating equal reserves in an amount equal to the nominal value of the rounding, calculated based on the consolidated nominal value of a share, if the number of shares resulting from dividing the current number of shares issued by the Company by 3000 is a fractional number, as well as to amend, update and sign the Articles of Association as a result of the Consolidation

of the Nominal Value and to perform all necessary, useful and opportune operations for the registration and amendment of the Articles of Association in the Trade Register, at the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A. and any other competent authorities;

to empower representatives of the Company to sign any such documents, to complete any such formalities and to perform any such actions; and

to represent the Company before any competent authorities and institutions (such as the Trade Register Office, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A.) in connection with the Consolidation of the Nominal Value.

For Against Abstain

6. Approval of the establishment of the date of:

- 25.02.2026 as the registration date for identifying the shareholders affected by the decisions adopted by the EGMS, in accordance with the provisions of art. 87 paragraph (1) of Law no. 24/2017;

- 24.02.2026 as the “ex-date” calculated in accordance with the provisions of art. 2 paragraph (2) letter (l) of Regulation no. 5/2018;

- 26.02.2026 as the payment date, in accordance with the provisions of art. 2 paragraph (2) letter h) and of art. 178 of Regulation no. 5/2018; and

- 12.03.2026 as the payment date calculated in accordance with the provisions of art. 178 paragraph (1) of Regulation no. 5/2018 for the payment of the price at which the fractions of shares resulting from the application of the specific algorithm for the Consolidation of Nominal Value are compensated.

For Against Abstain

7. Approval of the power of attorney of the Chairman of the Board of Directors of the Company, with the possibility of subdelegation, to sign any documents, including the EGMS decision, in the name and on behalf of the Company, with full power and authority, including the EGMS decision, to submit and request the publication in the Official Gazette of Romania of part IV of the decision, to collect any documents, to complete any necessary formalities before the Trade Register Office, as well as before any other authority, public institution, legal or natural person, as well as to execute any operations, in order to carry out and ensure the enforceability of the decisions to be adopted by the EGMS.

For Against Abstain

8. Presentation of a report by the Board of Directors of the company on the opportunity and benefits related to the acquisition by the company of a 70% stake in the share capital of FOXMOOR DEVELOPMENT SAS, a legal entity of French nationality, and the loan to LCS IMOBILIAR SA, an affiliated legal entity, of the amount of 1,000,000 lei to ensure the financing of FOXMOOR DEVELOPMENT SAS's real estate projects in France.

For Against Abstain

9. Presentation of a report by the board of directors on the persons who negotiated, drafted and signed the transfer agreement of the shares issued by FOXMOOR DEVELOPMENT SAS, as well as the annexation of all documents that formed the basis of the negotiations and conclusion of the transfer agreement.

Presentation of the following documents related to the transaction:

- the articles of association of FOXMOOR DEVELOPMENT SAS
- financial statements of FOXMOOR DEVELOPMENT SAS for 2024
- the business plan of FOXMOOR DEVELOPMENT and an estimated calculation of the profitability of the investment in this company over a period of 5 years
- justification of the investment in FOXMOOR DEVELOPMENT SAS, on the real estate market in France
- an estimate of the capacity and resources of MAGAZIN UNIVERSAL MARAMURESUL S.A. to coordinate the activities of a real estate company on the French market.

For Against Abstain

10. Presentation of a report by the company's external financial auditor on the amount of the price paid for the respective shares, on compliance with tax provisions regarding transfers between affiliates, as well as on the justification of the loan of 1,000,000 lei to the affiliated company LCS IMOBILIAR at an interest rate lower than the inflation rate (9.9% in September 2025) and the lowest recent interest rates on other Government Bonds (7.2%)

For Against Abstain

I, the undersigned, hereby give the above-mentioned representative discretionary authority to vote on issues that have not been identified and included on the agenda by the date of this document.

This special power of attorney contains information in accordance with Law no. 24/2017 on issuers of financial instruments and market operations and with the ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, with current amendments.

This special power of attorney is signed and dated by the principal shareholder. The special power of attorney will be filled in by the principal shareholder in all registered fields.

The special power of attorney is drafted in 3 original copies, of which: one copy remains with the principal, one copy will be handed to the agent and one copy will be submitted at the headquarters of MAGAZIN UNIVERSAL MARAMUREȘ S.A.

If the meeting does not meet legally and statutory at the first convocation, this special power of attorney is also valid for the second convocation.

Place of preparation: _____

(Last name and first name, handwritten by the person giving the mandate, in print, in capital letters)

Date of preparation: ___/___/____

Signature:

- The box corresponding to the vote will be ticked with an "X". The other boxes will not be filled in with any symbols;
- The special power of attorney will be submitted, in original at the company's headquarters or sent by any form of mail or courier with acknowledgment of receipt, 48 hours before the general meeting, no later than **21.12.2025**, at 16:00 o'clock (Romanian time). 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. 214/2024 regarding the electronic signature, to the address secretariat@maramuresul.ro, mentioning the subject: "For the Extraordinary General Meeting of the Company's Shareholders dated 23 / 24.12.2025".

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 Ordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23/24.12.2025.

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 Extraordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23/24.12.2025.

Last name and first name:

Date: Signature:

THE COMPANY MAGAZIN UNIVERSAL MARAMUREŞ 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 J1994001628240

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

SPECIAL POWER OF ATTORNEY

I, the undersigned, _____ Romanian citizen, residing in _____, _____ str., no. _____, bl. _____, entrance _____, apt. _____, _____ county, holder of the ID/Passport Series _____, no. _____, issued on _____, by _____, PIN _____ as the legal representative of _____ **Company**, Trade Register registration number J___/___/___, Sole Registration Code _____, Fiscal attribute _____, headquartered in _____, company holding a number of _____ shares representing _____% of the share capital of **MAGAZIN UNIVERSAL MARAMUREŞ S.A** Baia Mare, Trade Register registration number J1994001628240, Sole Registration Code 6076555, Fiscal attribute – RO, headquartered in Baia Mare, 10 Unirii Blvd., Maramureş county, having a share capital of RON 15,390,869.20 lei fully paid-in, consisting of 153,908,692 dematerialized registered shares, which gives me the right to _____ votes out of the total of 153,908,692 voting rights in the General Meeting of Shareholders, empower Mrs./Mr. _____, Romanian citizen, residing in _____, _____ str., no. _____, bl. _____, entrance _____, apt. _____, _____ county, holder of the ID Series _____, no. _____, issued on _____, by _____, PIN _____, to represent _____ company at the *Extraordinary General Meeting* of **MAGAZIN UNIVERSAL MARAMUREŞ S.A.**, dated **23.12.2025, 16:00 or 24.12.2025, 16:00** at the company’s headquarters, and to exercise the voting right for the holdings of the undersigned on the items on the agenda, as follows:

:

1. Approval of the election of Mr. Burnar Paul-Ovidiu as meeting secretary of the EGMS and of Ms. Nodiş Anca Raluca, employee of the Company, as technical secretary of the EGMS.

For Against Abstain

2. Approval of the consolidation of the nominal value of a share issued by the Company from the nominal value of 0.1 RON/share to the nominal value of 300 RON/share, by increasing the nominal value of the shares simultaneously with the reduction of the total number of shares (3000 shares with a nominal value of 0.1 RON/share will represent one share with a nominal value of 300 RON/share) (“Consolidation of the Nominal Value”), the total number of shares in the share capital of the Company resulting from the Consolidation of the Nominal Value will be equal to the number of shares issued prior to the Consolidation of the Nominal Value divided by 3000, representing the value of the ratio between the consolidated nominal value (300 RON/share) and the nominal value prior to the Consolidation of the Nominal Value (0.1 RON/share), subject to adjustments made in accordance with

the legal provisions in force (i.e., if fractions result from the application of the Consolidation of the Nominal Value of shares, the number of shares will be rounded down to the lower whole number).

For Against Abstain

3. Approval of the proposal of the Board of Directors to establish the Price per consolidated share, which will be used to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price proposed by the Board of Directors is 600 lei/consolidated share (which corresponds to a price of 0.2 lei/share prior to the consolidation) to compensate the fractions of shares resulting from the Consolidation of the Nominal Value.

The price thus proposed was established taking into account that the price used to compensate for fractions of shares cannot be lower than the value resulting from multiplying the amount of RON 0.1975 (representing the average trading value of the share with a nominal value of RON 0.1, relating to the last 12 months prior to the convening of the EGMS, adjusted accordingly to the changes generated by possible corporate events during this period, if applicable) by 3,000 [representing the ratio between the consolidated nominal value (RON 300/share) and the nominal value prior to the Consolidation of the Nominal Value (RON 0.1/share)].

For Against Abstain

4. Approval of the payment terms and conditions, as well as approval of the calculation instructions for the amounts to be paid in accordance with the decision to be adopted following the approval of the item on the EGMS agenda regarding the consolidation of the nominal value of the share issued by the Company, in accordance with the information document and procedure regarding the consolidation operations made available to shareholders as supporting material related to this item on the EGMS agenda.

For Against Abstain

5. Approval of the authorization of the Board of Directors of the Company to issue any decision and to perform all necessary, useful and/or opportune legal acts and facts to carry out the decision to be adopted by the EGMS regarding the Consolidation of the Nominal Value, including with regard to the following aspects:

- negotiation, approval and signing of any acts related to the Consolidation of the Nominal Value, performance of any necessary, useful or opportune legal acts and facts in connection with the above;
- to approve any contracts regarding the Consolidation of the Nominal Value or any other arrangements, commitments, information documents, certificates, declarations, registers, notifications, additional acts and any other necessary acts and documents, to perform any formalities;
- to authorize and/or execute any other actions necessary to give full effect to the Consolidation of the Nominal Value, including, in application of art. 91 par. (9) of Law no. 24/2017, to decide to increase the company's share capital by incorporating equal reserves in an amount equal to the nominal value of the rounding, calculated based on the consolidated nominal value of a share, if the number of shares

resulting from dividing the current number of shares issued by the Company by 3000 is a fractional number, as well as to amend, update and sign the Articles of Association as a result of the Consolidation of the Nominal Value and to perform all necessary, useful and opportune operations for the registration and amendment of the Articles of Association in the Trade Register, at the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A. and any other competent authorities;

to empower representatives of the Company to sign any such documents, to complete any such formalities and to perform any such actions; and

to represent the Company before any competent authorities and institutions (such as the Trade Register Office, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository S.A.) in connection with the Consolidation of the Nominal Value.

For Against Abstain

6. Approval of the establishment of the date of:

- 25.02.2026 as the registration date for identifying the shareholders affected by the decisions adopted by the EGMS, in accordance with the provisions of art. 87 paragraph (1) of Law no. 24/2017;

- 24.02.2026 as the “ex-date” calculated in accordance with the provisions of art. 2 paragraph (2) letter (l) of Regulation no. 5/2018;

- 26.02.2026 as the payment date, in accordance with the provisions of art. 2 paragraph (2) letter h) and of art. 178 of Regulation no. 5/2018; and

- 12.03.2026 as the payment date calculated in accordance with the provisions of art. 178 paragraph (1) of Regulation no. 5/2018 for the payment of the price at which the fractions of shares resulting from the application of the specific algorithm for the Consolidation of Nominal Value are compensated.

For Against Abstain

7. Approval of the power of attorney of the Chairman of the Board of Directors of the Company, with the possibility of subdelegation, to sign any documents, including the EGMS decision, in the name and on behalf of the Company, with full power and authority, including the EGMS decision, to submit and request the publication in the Official Gazette of Romania of part IV of the decision, to collect any documents, to complete any necessary formalities before the Trade Register Office, as well as before any other authority, public institution, legal or natural person, as well as to execute any operations, in order to carry out and ensure the enforceability of the decisions to be adopted by the EGMS.

For Against Abstain

8. Presentation of a report by the Board of Directors of the company on the opportunity and benefits related to the acquisition by the company of a 70% stake in the share capital of FOXMOOR DEVELOPMENT SAS, a legal entity of French nationality, and the loan to LCS IMOBILIAR SA,

an affiliated legal entity, of the amount of 1,000,000 lei to ensure the financing of FOXMOOR DEVELOPMENT SAS's real estate projects in France.

For Against Abstain

9. Presentation of a report by the board of directors on the persons who negotiated, drafted and signed the transfer agreement of the shares issued by FOXMOOR DEVELOPMENT SAS, as well as the annexation of all documents that formed the basis of the negotiations and conclusion of the transfer agreement.

Presentation of the following documents related to the transaction:

- the articles of association of FOXMOOR DEVELOPMENT SAS
- financial statements of FOXMOOR DEVELOPMENT SAS for 2024
- the business plan of FOXMOOR DEVELOPMENT and an estimated calculation of the profitability of the investment in this company over a period of 5 years
- justification of the investment in FOXMOOR DEVELOPMENT SAS, on the real estate market in France
- an estimate of the capacity and resources of MAGAZIN UNIVERSAL MARAMURESUL S.A. to coordinate the activities of a real estate company on the French market.

For Against Abstain

10. Presentation of a report by the company's external financial auditor on the amount of the price paid for the respective shares, on compliance with tax provisions regarding transfers between affiliates, as well as on the justification of the loan of 1,000,000 lei to the affiliated company LCS IMOBILIAR at an interest rate lower than the inflation rate (9.9% in September 2025) and the lowest recent interest rates on other Government Bonds (7.2%)

For Against Abstain

I, the undersigned, hereby give the above-mentioned representative discretionary authority to vote on issues that have not been identified and included on the agenda by the date of this document.

This special power of attorney contains information in accordance with Law no. 24/2017 on issuers of financial instruments and market operations and with the ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, with current amendments.

This special power of attorney is signed and dated by the principal shareholder. The special power of attorney will be filled in by the principal shareholder in all registered fields.

The special power of attorney is drafted in 3 original copies, of which: one copy remains with the principal, one copy will be handed to the agent and one copy will be submitted at the headquarters of MAGAZIN UNIVERSAL MARAMUREŞ S.A.

If the meeting does not meet legally and statutory at the first convocation, this special power of attorney is also valid for the second convocation.

Place of preparation: _____

(Last name and first name, handwritten by the person giving the mandate, in print, in capital letters)

Date of preparation: ___/___/_____

Signature:

- The box corresponding to the vote will be ticked with an "X". The other boxes will not be filled in with any symbols;
- The special power of attorney will be submitted, in original at the company's headquarters or sent by any form of mail or courier with acknowledgment of receipt, 48 hours before the general meeting, no later than **21.12.2025**, at 16:00 o'clock

(Romanian time).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. 214/2024 regarding the electronic signature, to the address secretariat@maramuresul.ro, mentioning the subject: “For the Extraordinary General Meeting of the Company’s Shareholders dated 23 / 24.12.2025”.

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 Ordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23/24.12.2025.

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 Extraordinary General Meeting of Shareholders of MAGAZIN UNIVERSAL MARAMUREŞ S.A. dated 23/24.12.2025.

Last name and first name:

Date: Signature:

SOCIETATEA MAGAZIN UNIVERSAL MARAMURES S.A.

Baia Mare, Bd. Unirii, nr. 10, jud. Maramureș

Fax: 0362 -401227, Tel: 0262 – 225371,0262-225285

Cod fiscal: RO 6076555; Nr.Reg.Com. J1994001628240

Capital social subscris și vărsat: 15.390.869,20 lei

RO05BRDE250SV10209902500, BRD Baia Mare

www.maramuresul.ro; email:secretariat@maramuresul.ro

NOTICE

**regarding the total number of shares and voting rights at the date of the notice to attend
O.E.G.S.M. OF THE COMPANY MAGAZIN UNIVERSAL MARAMUREȘ S.A.,
from 23.12.2025, respectively 24.12.2025**

The company MAGAZIN UNIVERSAL MARAMURES S.A., has a share capital of 15,390,869.20 lei, divided into a number of 153,908,692 shares, with a nominal value of 0.10 lei each.

At the date of the O.E.G.S.M.. notice to attend of the company MAGAZIN UNIVERSAL MARAMUREȘ S.A., the number of shares with voting rights is 153,908,692.

THE BOARD OF DIRECTORS
PRESIDENT
Curtean Anamaria

SOCIETATEA MAGAZIN UNIVERSAL MARAMURES S.A.

Baia Mare, Bd. Unirii, nr. 10, jud. Maramureș

Fax: 0362 -401227, Tel: 0262 – 225371,0262-225285

Cod fiscal: RO 6076555; Nr.Reg.Com. J1994001628240

Capital social subscris și vărsat: 15.390.869,20 lei

RO05BRDE250SV10209902500, BRD Baia Mare

www.maramuresul.ro; email:secretariat@maramuresul.ro

NOTICE

**regarding the total number of shares and voting rights at the date of the notice to attend
O.E.G.S.M. OF THE COMPANY MAGAZIN UNIVERSAL MARAMUREȘ S.A.,
from 23.12.2025, respectively 24.12.2025**

The company MAGAZIN UNIVERSAL MARAMURES S.A., has a share capital of 15,390,869.20 lei, divided into a number of 153,908,692 shares, with a nominal value of 0.10 lei each.

At the date of the O.E.G.S.M.. notice to attend of the company MAGAZIN UNIVERSAL MARAMUREȘ S.A., the number of shares with voting rights is 153,908,692.

THE BOARD OF DIRECTORS
PRESIDENT
Curtean Anamaria