

**The Bucharest Stock Exchange (BVB)**  
**The Financial Supervisory Authority (ASF)**

**Current Report**  
**in accordance with Regulation No. 5/2018 and Law no. 24/2017 on issuers of financial instruments and market operations**

Date: **March 18, 2024**

Name of the Company/Issuing entity: **STK PROPERTIES SA**

Registered office: **Romania, 400423 Cluj - Napoca, 3 Mihai Veliciu Street, County of Cluj**

Phone and fax: **004 0264 591982**

Tax no: **22570355**

Trade Registry no: **J12/4439/2007**

Subscribed and paid share capital: **9.313.800 lei**

Symbol: **STKP**

Market where securities are traded: **MTS AeRO Premium**

**Important events to report:** Decision of the Sole Manager to convene the Ordinary General Meeting of Shareholders of STK Properties SA on the **25th of April 2024/26th of April 2024**

**Convening the Ordinary General Meeting of Shareholders STK Properties SA**

STK Financial AFIA S.A., Romanian legal entity, headquartered in Cluj-Napoca, Mihai Veliciu no. 3, Cluj County, registered at the Trade Register Office of the Cluj Court under no. J12/2600/12.07.2005, CUI 17772595, authorized as an AIFM by Authorization no. 94/28.03.2018, registered in the A.S.F. Register. under no. PJR07<sup>1</sup>AFIAA/120008 (hereinafter referred to as the Sole Manager), as sole manager of STK PROPERTIES S.A., a company established and operating according to Romanian legislation, with its registered office in Cluj-Napoca, str. Mihai Veliciu no. 3, Cluj County, registered at the Trade Register Office of the Cluj Court under no. J12/4439/2007, CUI 22570355 (hereinafter referred to as the Company), in accordance with

- Decision no. 1 of the sole manager,
- The provisions of the Company's constitutive act valid on the date of the convocation,
- Companies Law no. 31/1990, as subsequently amended and supplemented,
- Law no. 24/2017 on issuers of financial instruments and market operations, as subsequently amended and supplemented,
- ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented,

## CONVENES

the Ordinary General Meeting of Shareholders (hereinafter referred to as the OGMS), on the **25th April 2024, at 12:00**, at **Hotel Univers T** from Cluj-Napoca, Alexandru Vaida Voevod Street, no. 53-55, **Saturn Conference Room**, Cluj County, for all shareholders registered at the end of the **10rd April 2024, considered the reference date**, in the Register of Shareholders kept by the Central Depository S.A., and in case of non-fulfillment of the statutory conditions or any other conditions of validity, the OGMS will be held on the **26th of April, 2024, 12:00**, in the same place, for all shareholders registered in the Register of Shareholders on the same reference date, with the following

## AGENDA

1. Approval of the audited annual financial statements of the Company, related to the financial year of 2023, based on the Report of the Sole Manager and the Report of the financial auditor of the Company.
2. Approval of the discharge of management of the Sole Manager for the activity carried out in the 2023 financial year, based on the reports presented.
3. Approval of the Revenue and Expenditure Budget for the financial year 2024.
4. Approval of the extension of the mandate of the external financial auditor EUROAUDIT SRL for a period of 4 years, until 25th April 2028.
5. Establishing the date of **17<sup>th</sup> of May 2024** as the date registration for the identification of the shareholders on whom the effects of the decisions adopted by the OGMS are reflected, in accordance with the provisions of art. 87 para. (1) of Law no. 24/2017 and the date of **16<sup>th</sup> May 2024 as "ex-date"** calculated in accordance with the provisions of art. 2 para. (2) lit. I from Regulation no. 5/2018.
6. Empowering the Sole Manager through its representative, Mr. PASCU Nicolae, on behalf of the Company, with full power and authority, to sign any documents, including the resolutions of the General Meeting of Shareholders and, with the possibility of substitution, to submit, to request the publishing of the decision in the Official Journal of Romania, part IV, to pick up any documents, to complete any necessary formalities before the Trade Registry Office, as well as before any other authority, public institution, legal or natural persons, as well as to perform any operations, in order to implement and ensure the opposability of the decisions to be adopted by the OGMS.

## GENERAL INFORMATION REGARDING the OGMS

### *a) Shareholder participation in the OGMS*

At the Ordinary General Meeting of Shareholders, all registered shareholders at the end of the day of **10rd April 2024 (established as the reference date)** in the Company's Shareholder Register, kept by the Central Depository, are entitled to participate and vote.

The access of shareholders in the OGMS is allowed by the simple proof of their identity, made in the case of the individual shareholders with the identity document, and in the case of the legal shareholders and of the represented natural shareholders, with special or general power of attorney, for the natural person who also represents the identity document of the representative. The power of attorney form can be obtained from the Company's headquarters starting with 21.03.2024 and from the website [www.stk.ro/stk-properties/aga-agea/](http://www.stk.ro/stk-properties/aga-agea/).

The special or general power of attorney shall be drawn up in three original copies (one for the company, one for the principal, one for the trustee). Proxies and a copy of the identity document or certificate of registration and the certificate of registration issued by the trade register or any other document issued by a competent authority of the State in which the shareholder is legally registered (no earlier than 30 days before the reference date) will be submitted/transmitted in original to the Company's headquarters or sent by e-mail with an extended electronic signature until **April 23th, 2024 at 12:00 (Romanian time)**, at the e-mail address office@stk.ro.

On the date of the meeting, at the entrance to the meeting room of the general meeting, the designated representative will hand over the original power of attorney, if it was sent by e-mail being digitally signed, and a copy of his identification documents.

The documents presented in a foreign language other than English (except for identity documents valid in Romania) shall be accompanied by a translation made by a sworn translator in Romanian or English.

#### ***b) OGMS Documents***

Mail ballot forms, general and special power of attorney forms, documents and informative materials related to the issues included on the agenda, including draft resolutions, are made available to shareholders starting with **April 21th, 2024 at 17:00 (Romanian time)**, on the company's website at [www.stk.ro/stk-properties/aga-agea/](http://www.stk.ro/stk-properties/aga-agea/) and at the headquarters of the company's administrator in Cluj-Napoca, Mihai Veliciu Street, no. 3.

#### ***c) The right of shareholders to request the introduction of new topics on the agenda and to present draft resolutions for existing or proposed topics to be included on the agenda***

One or more shareholders having at least 5% of the share capital, individually or jointly, are entitled:

- to introduce new topics on the agenda provided that each topic is accompanied by a justification or a draft decision proposed to be approved by the general meeting, and
- to present draft resolutions for the topics on the agenda or proposed to be included on the OGMS agenda.

Proposals will be submitted to the Company's headquarters by **April 04th, 2024 at the latest**, in a sealed envelope, with the mention written clearly and in capital letters **"FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS"** or also sent by e-mail, with extended electronic signature according to Law no. 455/2001, regarding the electronic signature, within the same period to the address: office@stk.ro, mentioning at the subject **"FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDER"**.

The identification requirements mentioned above in letter a) are also applicable to the individual shareholders or the legal representative of the legal entity who requests the completion of the OGMS agenda.

Should the exercise of the right provided for at letter a) above determines the modification of the agenda of the general meeting already communicated to the shareholders, the Company will have to make available a revised agenda, using the same procedure as that used for the previous

agenda, before the Reference Date and in compliance with the term provided by Law no. 31/1990.

The last updated version of proxies and postal ballots will be available on the company's website starting from **April 09th, 2024, 17:00 (Romanian time)**.

***d) Shareholders' right to ask questions on the agenda***

Each shareholder has the right to ask questions in writing regarding the topics on the agenda of the General Meeting of Shareholders. Questions can be sent to the Company by e-mail, at office@stk.ro, so that they are received by the Company by **April 23th, 2024, 12:00 (Romanian time)**.

The company can formulate a general answer for questions with the same content. A response will be deemed to be given if the relevant information is available on the Company's website.

**Best regards,**

**PASCU Nicolae**  
**Chairman of the Board**