



PROPOSAL

Ordinary General Meeting of Shareholders of BUCUR S.A. on April 23/24, 2026

AGENDA ITEM 12

12. „Approval of the Investment and Repair Plan for 2026.”

In accordance with the provisions of the applicable corporate legislation and the Company's Articles of Incorporation, the management of **Bucur S.A.** submits to the approval of the General Meeting of Shareholders **the proposed investment and repair plan for 2026**, a document whose main objective is the modernization and optimization of the assets owned by the company.

The investment and repair plan for 2026 is based on **Bucur S.A.'s strategy of efficiently capitalizing on the real estate heritage and increasing the attractiveness of the owned spaces**, by modernizing the existing infrastructure and adapting it to current market requirements.

In this context, the **age of the buildings owned by the company must be taken into account**, namely:

- the building located in **Industiilor no. 53, sector 3, Bucharest**, built in **1988**,
- the building located in **Vișinilor no. 25, Sector 2, Bucharest**, built in **2003**.

Considering the duration of operation of these buildings, as well as the need to keep them in an adequate technical condition, it is necessary to carry out **modernization, reconfiguration and optimization works of the spaces**, so that they correspond to the current standards in terms of functionality, safety and efficiency of use.

The investment and repair plan for 2026 also envisages the performance of technical services and documentation necessary for the compliance of buildings with legal requirements and for improving their conditions of use.

The investments also aim to: **increasing the occupancy rate of spaces and improving the conditions offered to tenants**, thereby helping to strengthen the company's revenues.

In view of the above, the Board of Directors submits to the approval of the OGMS convened for 23/24.04.2026, the adoption of the following Resolution:

12. *"The Investment and Repair Plan for 2026 is approved."*

BUCUR S.A.

Chairman of the Board of Directors
Hrisca Bogdan Iustin