



EXTRAORDINARY ANNOUNCEMENT

on the disclosure of information on the company – which is not obliged to provide regular and extraordinary information – included in the consideration of the issuer

OPUS GLOBAL Nyilvánosan Működő Részvénytársaság (in English: Opus Global Public Limited Company) (seat of business: 1062 Budapest, Andrássy út 59.; company registration number: 01-10-042533; hereinafter referred to as: **Company**) – fulfilling its obligation to provide extraordinary information – hereby informs the Esteemed Investors that **Hunguest Szálláshelyszolgáltató Zártkörűen Működő Részvénytársaság** (registered seat: 1056 Budapest, Váci utca 38.; Company registration number: 01-10-142591; Tax number: 32431081-2-44, hereinafter referred to as: **Hunguest Zrt.**) notified the Company that it purchased the 1/1 ownership of the property with a floor area of 8,000 sq m, registered under the topographic number 1337/51 in Bük, inner area, and designated as "excluded undeveloped area" as of 29 October 2025.

By purchasing the development area located in the immediate vicinity of the Hunguest Bük hotel and the Bükfürdő Thermal & Spa, Hunguest Zrt. strengthens its leading role in the non-metropolitan wellness and conference tourism market, as the property provides an excellent opportunity for the development of Hunguest Bük, both in terms of expanding the hotel's own wellness capacity and conference services.

Hunguest Zrt. also notified the Company that its wholly owned subsidiary, **Heiligenblut Hotel GmbH** (registered seat: Winkl 46, 9844 Heiligenblut am Großglockner, Austria, Company registration number: FN 224125 x) sold the ownership of its hotels Sporthotel Heiligenblut (Winkl 46, 9844 Heiligenblut am Großglockner) and Landhotel Post (Hof 1, 9844 Heiligenblut am Großglockner, Austria) as of 29 October 2025.

With the sale of the two properties in Austria, Hunguest Zrt. is further strengthening its position in the Hungarian domestic wellness and conference tourism market. The Alpine hotels operating in two seasons have different characteristics compared to the year-round, large-capacity hotels with direct spa connections and extensive wellness and conference departments that make up the vast majority of Hunguest Zrt.'s portfolio. Therefore, their sale contributes to the development of a more uniform product offering, and the proceeds from the sale provide a source of funding for further developments and acquisitions. The sale of the hotels fits well with the hotel chain's portfolio cleaning strategy initiated in 2021.

Budapest, 29 October 2025

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