

Conclusion of a commercial lease

Pursuant to the provisions of article L.225-38 of the French Commercial Code, the Board of Directors, meeting on Friday June 27, 2025, authorized the signature of a new commercial lease, at prevailing market conditions, between Compagnie Chargeurs Invest (Lessee) and Compagnie Immobilière Transcontinentale 2 (Lessor), a company controlled by Mr. Michaël Fribourg.

This agreement, signed on Monday June 30, 2025, relates to the lease, under ordinary market conditions, of offices located at 9 rue Kepler in Paris (16th) ("**9 Kepler**"), for a period of nine (9) years, with the Tenant having the option of terminating the lease, for the first time, at the end of the second three-year period.

It is specified that these offices - adjacent to those of the parent company's head office located at 7 rue Kepler ("**7 Kepler**") and which will be connected to the latter - are intended mainly to accommodate the Paris teams of the Group's Museum Studio business. In terms of surface area and layout, these premises will bring together in a single location all the staff of the parent company and employees of the Museum Studio business line, and even of other business lines, who are based in Paris for the purposes of their activity.

Given the development of Museum Studio's activities, which currently rents coworking spaces in Paris, the office layout at '9 Kepler' proves to be much more suitable from a functional perspective, while also offering a more sustainable and financially advantageous solution for the same scope and level of service.

As the nature of this transaction falls within the scope of a regulated agreement, the procedure with respect to this type of agreement was applied:

- Discussions within the Board of Directors on the relevance and overall economics of the project, and analysis and assessment by the Board of the proposed regulated agreement;
- Prior approval by the Board of Directors, Michaël Fribourg did not take part in the deliberations or vote;
- In accordance with the provisions of article L. 225-40 of the French Commercial Code, the agreement will be submitted to the statutory auditors for the issue of their special report on regulated agreements, and to the next Annual General Meeting for approval.

On the basis of the information provided to it, the Board of Directors noted that the proposed agreement was in line with the Company's corporate interests and justified by the rent amount, which is strictly identical to the indexed rent for the offices at "7 Kepler".

In this respect, it should be noted that the rent for the "7 Kepler" offices had been established at the time the lease was signed on the basis of the valuation carried out by Cushman & Wakefield, the world's leading real estate consultancy, according to the market conditions assessed by the same firm.

The lease was also subject to the regulated agreements procedure and approved by 96.39% at the Shareholders' Meeting of April 8, 2021.

In accordance with the provisions of article L.22-10-13 of the French Commercial Code, and with the prior authorization of the Board of Directors, this notice is published on the Company's website.

The financial terms of the agreement are set out below:

- Annual rent: €412,634 excluding VAT.

ABOUT COMPAGNIE CHARGEURS INVEST

Compagnie Chargeurs Invest is a mixed industrial and financial company with a role as an operator and developer of global champions in industry and services, and as an investor with a culture of active portfolio management of high value-added businesses. Active in nearly 100 countries with around 2,600 employees, Compagnie Chargeurs Invest relies on the long-term commitment of Groupe Familial Fribourg, a committed controlling shareholder, and on its portfolio of assets, to meet the major challenges of its markets. Compagnie Chargeurs Invest achieved revenues of €729.6 million in 2024.

The share is listed on Euronext Paris and is PEA-PME eligible.

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