

## Acquisition of Domaine du Manoir de Ban S.A. and execution of a commercial lease

The agreements are part of the takeover by Compagnie Chargeurs Invest from various third parties of (i) the operations, (ii) the intangible rights, and (iii) the real estate infrastructure of Chaplin's World, in order to ensure its development both on its historical site and through international replication, as well as the development of exhibitions related to Charlie Chaplin's image, designed in compliance with the moral rights attached to his heirs.

The Group had announced the takeover of the operating company, Chaplin's World, on April 1, 2026. These agreements are part of the finalization of the overall transaction, which clearly distinguishes the intangible and brand operating rights associated with Chaplin's World—exclusively taken over by Museum Studio—from the infrastructure of the Domaine du Manoir de Ban, the historical site of the Chaplin's World museum.

The takeover of this latter component, as announced in the press release of September 10, 2025, is carried out in the Group's interest by the company Domaine Musée Chaplin, jointly formed by Groupe Familial Fribourg 2 (51%) and Compagnie Chargeurs Invest (49%). This structure ensures an alignment of interests between operations and property assets that did not exist in the pre-takeover architecture.

Unlike the previous operator, Compagnie Chargeurs Invest's equity participation in the infrastructure enables it to retain the benefit, up to its shareholding, of future depreciation, and to take part in key decisions regarding the site's future.

In accordance with the provisions of Article L. 225-38 of the French Commercial Code (*Code de commerce*), the Board of Directors authorized, during its meeting on March 18, 2026, the execution of two agreements: one relating to the acquisition of 100% of the capital and voting rights of Domaine du Manoir de Ban S.A., owner of the land and real estate complex located in Corsier-sur-Vevey (Switzerland) where the Chaplin's World museum is situated, and the other relating to the commercial lease governing this real estate complex between Domaine du Manoir de Ban S.A. (lessor) and Chaplin's World S.A. (lessee), the operator of the museum.

These two agreements were signed on July 24, 2026, and constitute related-party agreements:

### Acquisition of Domaine du Manoir de Ban S.A. ("DMDB"):

The acquisition of DMDB, which held the intangible rights and infrastructure, from the third-party seller CW Participations Sàrl, is carried out by Domaine Musée Chaplin S.A.S. ("**DMC**"), jointly owned (51%) by Groupe Familial Fribourg 2 ("**GFF2**") and (49%) by Compagnie Chargeurs Invest ("**CCI**" or the "**Company**"), two entities sharing the same executive officer and controlling shareholder.

The related-party nature of the agreement stems from the execution scheme of the transaction: the acquisition agreement, subject to conditions precedent, was initially entered into by Chargeurs Museum

Studio S.A.S., a wholly-owned subsidiary of CCI, with a substitution option to allow the prior separation between intellectual property operating rights and infrastructure.

The exercise of this substitution clause in favor of DMC, jointly held by GFF2 and CCI—leading to the transfer of contractual rights and obligations from CMS to entities controlled by a common executive officer—subjects the transaction to the related-party agreement regime under Article L. 225-38 of the French Commercial Code.

#### **Commercial lease between Domaine du Manoir de Ban S.A. and Chaplin's World S.A.:**

- Lessor: DMDB, a company wholly owned by DMC, which shares the same executive officer and controlling shareholder with CCI.
- Lessee: Chaplin's World S.A., an indirect wholly-owned subsidiary of CCI.

A rigorous procedure was followed by the Board of Directors: after preliminary discussions regarding the relevance and general economics of these agreements, without the participation of any interested party, the draft agreements were reviewed based on information provided to the directors, and then submitted for prior approval. Only independent directors participated in the deliberations and unanimously approved the agreements concerned.

Based on the elements submitted to it, the Board of Directors noted that the draft agreements were in line with the corporate and strategic interests of the Company.

Regarding the commercial lease, the annual rent is set at CHF 1,200,000 (significantly lower than the initial rent, which was set between third parties at CHF 1,800,000, and subsequently at CHF 1,500,000).

The term of the lease is 10 years, taking into account the specific characteristics of the infrastructure, with early termination rights in accordance with applicable legal and contractual provisions.

In accordance with current regulations, these agreements will be communicated to the Statutory Auditors to be included in their special report. This report will be submitted for approval at the next General Meeting of Shareholders, scheduled to meet in 2027 to vote on the financial statements for the fiscal year ending December 31, 2026.

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#### **ABOUT COMPAGNIE CHARGEURS INVEST**

Compagnie Compagnie Chargeurs Invest, under the brand signature 'Architect of Rarity', is a hybrid company that operates both as an operator and developer of businesses positioned in the exclusive market of emotional intelligence, and as an investor actively managing a portfolio of rare and prestigious assets with strong historical roots. Supported by the long-term commitment of its controlling shareholder, the Fribourg Family Group, the company implements a value-creation strategy based on the ownership, development, and enhancement of its unique portfolio of differentiated assets. As of 31 December 2025, the net asset value of Compagnie Chargeurs Invest amounts to €585 million.

The company's shares are listed on Euronext Paris and are PEA-PME eligible.

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