ULTIMACAPITAL

Invitation Annual General Meeting 2025

ULTIMA CAPITAL SA, Zug

Monday, 30 June 2025, 07:00 CEST

Zug, Switzerland

DEAR SHAREHOLDERS,

The board of directors of Ultima Capital SA is very pleased to inform you that the Annual General Meeting will take place on Monday, 30 June 2025, at 07:00 CEST, in the Park Hotel Zug, Industriestrasse 14, 6302 Zug, Switzerland.

Please find enclosed the proxy statement for the meeting for instruction of the independent voting rights representative, together with the agenda and items to be voted. Even if you choose not to attend the Annual General Meeting in person, your vote is important.

Jean-Pierre Verlaine Chairman

1. Approval of the Annual Report 2024 and the Compensation Report 2024

1.1 Approval of the Annual Report 2024

Proposal

The board of directors proposes that the shareholders approve the Annual Report 2024.

Explanations

In the opinion of the board of directors, the Annual Report 2024 has been prepared in compliance with the applicable accounting standards and the Swiss Code of Obligations, as applicable. The Annual Report 2024 was further audited by the Company's auditors and opined upon without qualifications. Further, the board of directors is of the opinion that there are no specific facts included in the Annual Report 2024 that would warrant a specific and separate discussion. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

1.2 Approval of the Compensation Report 2024

Proposal

The board of directors proposes that the shareholders approve the Compensation Report 2024.

Explanations

The board of directors is of the opinion that the Compensation Report 2024 has been prepared in compliance with the applicable accounting standards and the Swiss Code of Obligations, as applicable. The Compensation Report 2024 was further audited by the Company's auditors and opined upon without qualifications. Further, the board of directors is of the opinion that there are no specific facts included in the Compensation Report 2024 that would warrant a specific and separate discussion. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

2. Appropriation of results

Proposal

The board of directors proposes that the loss for the financial year 2024 of CHF 10,346,337.13 be carried forward to the new account.

Explanations

The Company had an operating loss during the financial year 2024 and an accumulated loss as of 31 December 2024 of CHF 33,631,443.99. There are no available earnings to distribute and any such distribution would not be in line with the Company's purpose and goals. Therefore, the board of directors proposes to carry forward the accumulated loss as of 31 December 2024 to the new financial year.

3. Discharge of the members of the board of directors and the executive management

Proposal

The board of directors proposes that the shareholders grant discharge to the members of the board of directors and the executive management, as well as all other persons involved in the management of the Company, for their services rendered during the financial year 2024.

Explanations

The board of directors is of the opinion that the performance of each member of the board of directors, each member of the executive management, as well as all other persons involved in the management of the Company during the financial year 2024 warrant the granting of the discharge by the shareholders for the same time period. Nothing has come to the attention of the board of directors, that would reasonably lead to a different conclusion. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

4. Elections

4.1 Election of the members of the board of directors

Proposal

The board of directors proposes that the shareholders elect the following persons individually as members of the board of directors for a term of office of one year, lasting until the conclusion of the next ordinary general meeting:

- (a) Jean-Pierre Verlaine
- (b) Alon Bar
- (c) Stavros Ioannou
- (d) István Hegedüs
- (e) István Réczicza

Explanations

Laszlo Gut and Petar Krstic do not stand for re-election as members of the board of directors. The board of directors, taking into account the nominations for new board members by Alpine 2 SCSp based on the shareholders agreement with Yoda PLC, proposes that Mr. István Hegedüs and Mr. István Réczicza are elected as new members of the board of directors.

The board of directors deems the proposed new composition of the board of directors to be well suited to the Company's needs and that it would allow an efficient and well-rounded cooperation within the board of directors. Therefore, the board of directors makes the proposal to the Annual General Meeting as set out above.

4.2 Election of the chairman of the board of directors

Proposal

The board of directors proposes that the shareholders elect Jean Pierre Verlaine as chairman of the board of directors for a term of office of one year, lasting until the conclusion of the next ordinary general meeting.

Explanations

The board of directors believes the current chairman of the board of directors to be well suited to lead the board of directors and to suit the Company's needs. As the current chairman stands for re-election, the board of directors believes that another year with the current chairman would be in the best interest of the Company and would ensure the continuity within organization of the board of directors. Therefore, the board of directors makes the proposal to the Annual General Meeting as set out above.

4.3 Election of the members of the compensation committee

Proposal

The board of directors proposes that the shareholders elect Alon Bar as member of the compensation committee for a term of office of one year, lasting until the conclusion of the next ordinary general meeting.

Explanations

The board of directors believes the current compensation committee to be well suited to the Company's needs. As the current sole member of the compensation committee stands for re-election, the board of directors believes that another year with the current compensation committee would be in the best interest of the Company. Therefore, the board of directors makes the proposal to the Annual General Meeting as set out above.

4.4 Election of statutory auditors

Proposal

The board of directors proposes that the shareholders re-elect KPMG SA, Geneva, as the statutory auditor of the Company for the financial year 2025.

Explanations

The board of directors is of the opinion that the current auditors should be reelected. KPMG SA is independent and well acquainted with the tasks and procedures of acting as statutory auditors. Nothing has come to the attention of the board of directors that the performance of the auditors in the past year has not been satisfactory. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

4.5 Election of independent proxy

Proposal

The board of directors proposes that the shareholders re-elect Buis Bürgi AG, Zurich, as the independent proxy of the Company for a term of office of one year, lasting until the conclusion of the next ordinary general meeting.

Explanations

The board of directors is of the opinion that the current independent proxy should be re-elected. The law firm Buis Bürgi AG is independent and well acquainted with the procedures of acting as independent proxy. Nothing has come to the attention of the board of directors that the performance of the independent proxy in the past year has not been satisfactory. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

5. Approval of compensation

5.1 Approval of the remuneration for the board of directors for the period until the next annual general meeting

Proposal

The board of directors proposes that the shareholders approve a maximum amount of CHF 115,000 for the compensation of the members of the board of directors for the period until the next annual general meeting.

Explanations

The board of directors, based on the recommendations of the compensation committee, believes that the remuneration for the members of the board of directors as proposed is appropriate in light of the work expected to be provided by the members of the board of directors and is further in line with the principles of remuneration set out in the Company's articles of association. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

5.2 Approval of compensation for the executive management for the financial year 2025

Proposal

The board of directors proposes that the shareholders approve a maximum amount of CHF 500,000 for the compensation of the executive management for the financial year 2025.

Explanations

The board of directors, based on the recommendations of the compensation committee, believes that the remuneration for the executive management as proposed is appropriate in light of the work expected to be provided by the members of the executive management and is further in line with the principles of remuneration set out in the Company's articles of association. Therefore, the board of directors makes the proposal to the Annual General Meeting indicated above.

6. Ordinary Capital Increase (with Exclusion of Subscription Rights)

Proposal

The board of directors proposes to increase the share capital by means of an ordinary capital increase as follows:

- 1. Nominal amount by which the share capital is to be increased: a minimum of CHF 180,000.00 and a maximum of CHF 210,000.00. The board of directors is authorized to determine the final amount.
- 2. Amount of contributions to be made thereon: 100% of the nominal value (fully paid up).
- 3. The number, par value and type of newly issued shares and any privileges attached to individual classes of shares:

Number: a minimum of 1,800,000 and a maximum of 2,100,000. The board of directors is authorized to determine the final number.

Nominal value: CHF 0.10 each

Type of shares: registered shares

Privileges: none

- 4. Issue price: CHF 60.00 per share. The difference between the issue price and the par value of the new registered shares with restricted transferability to be issued shall be credited as premium to the legal capital reserve of the Company.
- 5. Time of dividend and voting entitlement: The new registered shares to be issued shall be entitled to dividends and voting with the entry of the capital increase in the Commercial Register of the Canton of Zug.
- 6. Type of contributions:

The issue price shall be paid through a contribution in kind of 1,000 ordinary shares with a nominal value of EUR 1.71 per ordinary share of Bakaso Holdings Limited, a limited liability company under the laws of the Republic of Cyprus, with its registered address at 48 Themistokli Dervi Avenue, Athienitis Centennial Building, Floor 7, Office 703, 1066 Nicosia, Cyprus, registration number HE161917, with a total value of EUR 133,709,593, for which the contributor YODA PLC, 48 Themistokli Dervi Avenue, Athienitis Centennial Building, Floor 7, Office 703, 1066 Nicosia, Cyprus, registration number HE398572, shall receive up to 2,100,000 fully paid up new registered shares with a nominal value of CHF 0.10 each, i.e. with a total nominal value of CHF up to 210,000.00, and at an issue price of CHF 60.00 each, i.e. at a total issue price of up to CHF 126,000,000.

7. Transferability of new registered shares:

The transfer of the new shares to be issued shall be restricted in accordance with the articles of association (restriction on transferability).

8. Restriction or cancellation of subscription rights and the consequences of subscription rights not exercised or withdrawn:

The subscription rights of all shareholders in respect of this capital increase are withdrawn. The board of directors is authorized to allocate subscription rights in the interest of the Company.

Explanations

In the course of the capital increase of 27 December 2024, Yoda PLC, Cyprus, ("Yoda") became the major shareholder of the Company. The board of directors proposes that Yoda contribute certain assets pertaining to the Nammos assets in Mykonos, Greece, valued at EUR 133.7 million (cf. below for further details) and intended to be contributed at a value of CHF 120 million, to the Company against the issuance of new registered shares of the Company with a nominal value of CHF 0.10 each and at an issue price of CHF 60.00 per new share (the "Capital Increase"). As the contribution entails a Cyprus entity, which in turn indirectly hold real estate in Greece, the relevant valuation of the contribution has been made in Euro. Accordingly, the final amount of registered shares of the Company to be allocated to Yoda based on its contribution may depend on the relevant Euro/Swiss Franc exchange rate on the date of the Capital Increase. The board of directors will set the final amount of new registered shares of the Company to be issued in the Capital Increase accordingly. It is currently agreed between the Company and the contributor that 2,000,000 new registered shares of the Company will be issued for the contribution, subject to any lower valuation of the contributed assets based on the applicable Euro/Swiss Franc exchange rate.

The asset to be contributed by Yoda in connection with the Capital Increase consists of all shares in Bakaso Holdings Limited, a limited liability company under the laws of the Republic of Cyprus, domiciled in Nicosia, which holds a 100% interest in Mycre Investment S.A., a company organized under and governed by the laws of Greece, domiciled in Athens, which owns various commercial properties, including food and beverage and retail properties, in the areas of Psarrou and Ano Mera, Mykonos, where the Nammos restaurants, concepts, and Nammos village are located. The Psarrou properties can be categorised as follows: the Nammos beach bar-restaurant, the nearby Nammos Village retail area, a building that was refurbished recently and has become part of the Nammos Village and the concept restaurant by the sea. Psarrou is one of the most famous beaches of Mykonos. It is located 4 km from Chora and is also close to Platys Yialos. The Nammos beach bar-restaurant is considered as the most luxurious and renowned restaurant & beach bar on the island. Since its establishment in 2003, it has managed to attract the most prominent and high net worth clientele. The supportive columns, beams, and slabs are made of reinforced concrete, and the walls are made of brickwork. Nammos Village is a complex of seven buildings that operate as one retail village where some of the most exclusive luxury and aspirational brands in the world have presence with pop-up stores such as Gucci, Georgio Armani, Louis Vuitton etc. Additionally, Nammos village also includes an underground valet parking. Further included in the portfolio is Ano Mera, a former 83 room hotel, built on a land plot with surface area of 2,686.05 sqm that lies outside of the approved town plan and within the zone of development control

located at the village of Ano Mera. Currently the property is operating as a staff accommodation lodge with a capacity of approximately 250 people.

The board of directors is of the opinion that the Capital Increase, including the exclusion of subscription rights, is to the benefit of the Company. The exclusion of the subscription rights of the existing shareholders is a requirement in order to allocate the necessary shares to Yoda for the contributed assets. The share capital of the Company will have to be increased for the purposes of the proposed transaction, which requires an ordinary capital increase based on the approval of the general meeting of shareholders.

Furthermore, as the public tender offer process pursuant to articles 125 et seqq. Financial Market Infrastructure Act (FMIA) by Alpine 2 SCSp is expected to be ongoing on the date of the Capital Increase, such capital increase constitutes a measure that substantially changes the Company's assets within the meaning of article 132 paragraph 2 FMIA and article 36 paragraph 2 subsection a Takeover Ordinance (TOO). Such measure is subject to the approval of the general meeting of shareholders, which is sought by the board of directors by convening this meeting and resolving on the proposed Capital Increase.

The board of directors further believes that the proposed issue price of CHF 60.00 is warranted against the long term value proposition from the contribution of the shares in Bakaso Holdings Limited valued at CHF 120 million.

7. Introduction of a Capital Band

Proposal

As of the date of the implementation of the capital increase as per agenda item no. 6 by the board of directors, the board of directors proposes the introduction of the capital band and thus the introduction of Article 2.1c of the Articles of Association:

2.1c Capital Band

The Board of Directors is authorized during the period until 19 December 2029 or until an earlier expiry of the capital band to (a) increase the share capital in one or more steps to a maximum of CHF 1,801,778.20 (upper limit) by issuing fully paid-up registered shares with a par value of CHF 0.10 each and (b) to reduce the share capital in one or more steps to not less than CHF 1,201,185.40 (lower limit) exclusively by cancelling registered shares with a nominal value of CHF 0.10 each. Increases in partial amounts are permitted.

In the event of a capital reduction, the amount of the reduction may be distributed to the shareholders in whole or in part and/or booked to the reserves after the decision of the Board of Directors. In the event of a reduction of the share capital pursuant

2.1c Kapitalband

Der Verwaltungsrat ist in einem Zeitraum bis zum 19. Dezember 2029 oder bis zu einem früheren Dahinfallen des Kapitalbands ermächtigt, (a) das Aktienkapital in einem oder mehreren Schritten auf höchstens CHF 1'801'778.20 (obere Kapitalbandgrenze) zu erhöhen durch Ausgabe von voll zu liberierenden Namenaktien zum Nennwert von je CHF 0.10 und (b) das Aktienkapital in einem oder mehreren Schritten auf nicht weniger als CHF 1'201'185.40 (untere Kapitalbandgrenze) zu reduzieren, und zwar ausschliesslich durch Vernichtung von Namenaktien mit einem Nennwert von je CHF 0.10. Erhöhungen in Teilbeträgen sind gestattet.

Bei einer Kapitalherabsetzung darf der Herabsetzungsbetrag nach dem Entscheid des Verwaltungsrats an die Aktionäre ganz oder teilweise ausgeschüttet und/oder in die Reserven gebucht werden. Bei einer to paragraph 1, the number of shares by which a capital increase is possible shall increase accordingly and vice versa. The authorization of the Board of Directors to reduce the capital shall include the right to repurchase more than 10% of the share capital, provided that the Board of Directors adopts a corresponding resolution to reduce the share capital in accordance with this Article prior to the repurchase.

The exercise of contractually acquired subscription rights and the acquisition of new registered shares shall be subject to the restrictions of article 2.4 of these Articles of Association.

The Board of Directors shall determine the issue price, the type of contribution (including cash contributions, contributions in kind, set-off and conversion of reserves or of profit carried forward into share capital), the date of issue, the conditions for the exercise of preemptive rights and the start date for dividend entitlement. The Board of Directors may issue new shares by means of an underwriting by a financial institution, a syndicate of financial institutions or another third party and a subsequent offer of these shares to the existing shareholders or third parties (if the preemptive rights of the existing shareholders have been excluded or not been duly exercised). The Board of Directors is authorized to permit, restrict or exclude the trade with preemptive rights. It may permit preemptive rights that have not been exercised to expire, or it may place such rights or shares with respect to which preemptive rights have been granted, but not exercised, at market conditions or use them otherwise in the interest of the Company.

The Board of Directors is further authorized to restrict or exclude preemptive rights of existing shareholders and allocate such rights to third parties, the Company or any of its group companies:

 in connection with a listing or admission to trading of shares on domestic or foreign trading venues, including for the purpose of granting an overallotment option (greenshoe); or Reduktion des Aktienkapitals nach Absatz 1 erhöhen sich die Anzahl Aktien, um die eine Kapitalerhöhung möglich ist, entsprechend und umgekehrt. Die Ermächtigung des Verwaltungsrats zur Herabsetzung des Kapitals beinhaltet das Recht, mehr als 10% des Aktienkapitals zurückzukaufen, sofern der Verwaltungsrat vor dem Rückkauf einen entsprechenden Herabsetzungsbeschluss gestützt auf diesen Artikel fällt.

Der Ausübung von vertraglich erworbenen Bezugsrechten sowie der Erwerb von neuen Namenaktien unterliegen den Beschränkungen von Artikel 2.4 dieser Statuten.

Der Verwaltungsrat legt den Ausgabebetrag, die Art der Einlagen (einschliesslich Barliberierung, Sacheinlage, Verrechnung und Umwandlung von Reserven oder eines Gewinnvortrags in Aktienkapital), den Zeitpunkt der Ausgabe, die Bedingungen der Bezugsrechtsausübung und den Beginn der Dividendenberechtigung fest. Der Verwaltungsrat kann neue Aktien mittels Festübernahme durch ein Finanzinstitut, ein Konsortium von Finanzinstituten oder einen anderen Dritten und anschliessenden Angebots an die bisherigen Aktionäre oder an Dritte (sofern die Bezugsrechte der bisherigen Aktionäre aufgehoben sind oder nicht gültig ausgeübt werden) ausgeben. Der Verwaltungsrat ist ermächtigt, den Handel mit Bezugsrechten zu ermöglichen, zu beschränken oder auszuschliessen. Nicht ausgeübte Bezugsrechte kann der Verwaltungsrat verfallen lassen, oder er kann diese bzw. Aktien, für welche Bezugsrechte eingeräumt, aber nicht ausgeübt werden, zu Marktkonditionen platzieren oder anderweitig im Interesse der Gesellschaft verwenden.

Der Verwaltungsrat ist ferner ermächtigt, das Bezugsrecht der bisherigen Aktionäre aufzuheben oder zu beschränken und Dritten, der Gesellschaft oder einer ihrer Konzerngesellschaften zuzuweisen:

 im Zusammenhang mit der Kotierung bzw. Handelszulassung von Aktien an inländischen oder ausländischen Handelsplätzen, einschliesslich für die Einräumung einer Mehrzuteilungsoption (Greenshoe); oder

- 2. to initial purchasers or underwriters in a placement or offer of shares; or
- für Festübernehmer im Rahmen einer Aktienplatzierung oder eines Aktienangebots; oder
- for the purpose of national or international offerings of shares in order to broaden the Company's shareholder base or in order to increase the free float or to meet applicable listing requirements; or
- zum Zwecke nationaler oder internationaler Aktienangebote zur Erweiterung des Aktionärskreises der Gesellschaft oder um den Streubesitz zu vergrössern oder anwendbare Kotierungsvoraussetzungen zu erfüllen; oder
- 4. to create reserve shares to be used for the above purposes or to back financial instruments issued on market terms: or
- zur Schaffung von Reserveaktien, die für die oben genannten Zwecke oder zur Unterlegung von zu Marktbedingungen ausgegebenen Finanzinstrumenten vorgesehen sind; oder
- 5. to service financial instruments issued on market terms; or
- 5. zur Bedienung von zu Marktbedingungen ausgegebenen Finanzinstrumenten; oder
- to create a fix or variable reserve of shares intended for stock lending in connection with financial instruments issued or guaranteed by the Company, namely convertible bonds; or
- zur Schaffung eines fixen oder variablen Bestandes an Aktien, der für die Aktienleihe im Zusammenhang mit von der Gesellschaft ausgegebenen oder garantierten Finanzinstrumenten, namentlich Wandelanleihen, bestimmt ist; oder
- 7. if the issue price of the new shares is determined by reference to the market price; or
- wenn der Ausgabebetrag der neuen Aktien unter Berücksichtigung des Marktpreises festgesetzt wird; oder
- 8. for raising capital in a fast and flexible manner which could only be achieved with difficulty or not at all without excluding the preemptive rights of shareholders; or
- 8. zwecks einer raschen und flexiblen Kapitalbeschaffung, die ohne Aufhebung des Bezugsrechts nur schwer oder gar nicht möglich wäre; oder
- for the acquisition of companies, parts of companies, participations, products, intellectual property or licenses, or for investment projects or for the financing or refinancing of such transactions through a placement of shares;
- für den Erwerb von Unternehmen, Unternehmensteilen, Beteiligungen, Produkten, Immaterialgütern oder Lizenzen oder für Investitionsvorhaben oder die Finanzierung oder Refinanzierung solcher Transaktionen durch eine Aktienplatzierung;
- 10. for purposes of the participation of a strategic partner; or
- 10. zum Zwecke der Beteiligung eines strategischen Partners; oder
- 11. with the purpose of complying with the free float requirements under applicable stock exchange laws.
- zum Zwecke der Einhaltung des börsenrechtlichen Free Float-Erfordernisses.

Explanation

The board of directors proposes a capital band that gives it limited authority to issue new shares and cancel existing shares. The board of directors is of the opinion that the capital band is to the benefit of the Company, as it is necessary to be able to react quickly in unforeseen situations, e.g., to make acquisitions and address short-term liquidity needs. The flexible application of the capital band enables investments and simplified financing. As it is not possible to predict what the capital band will be used for, the reasons for excluding subscription rights have been defined broadly. In each case, however, the board of directors will exercise its authority prudently and protect the interests of all shareholders. The proposed limits of the capital band correspond to plus 20% and minus 20% of the Company's share capital as of today.

Furthermore, the Company is currently below the level of free float shareholdings required by the BX Swiss listing rules, which is 15%. The board of directors expects to use the capital band for placements of shares to broaden the free float shareholder base in the short- and mid-term, subject to the availability of placement opportunities.

ORGANIZATIONAL NOTES

Annual report

The annual report 2024, including the management report, the statutory financial statements and the consolidated financial statements for the financial year 2024, the compensation report 2024 as well as the reports of the statutory auditors are available for inspection from 6 June 2025 at the Company's registered office in Zug, Switzerland. A printed copy of the annual report 2024 will be sent to registered shareholders upon their request after having received this notice. Further, electronic copies are available on the Company's website at: https://www.ultimacapital.com/investors

Voting rights

Shareholders who are entered in the shareholder register on 23 June 2025 (at 23:59 CEST) (reporting date) are entitled to exercise their shareholder rights with respect to the Annual General Meeting. During the period from 23 June 2025 (23:59 CEST) through 1 July 2025, no entries of shares will be made in the shareholders register.

Personal attendance

If a shareholder wishes to attend the Annual General Meeting in person, the enclosed registration form may be used to request an admission card. For this purpose, please send the duly completed and signed registration form to sharecomm ag, Militärstrasse 3, CH-6467 Schattdorf, Switzerland, by no later than 26 June 2025, 16:00 (CEST) (time of receipt). Admission cards can also be ordered online until 26 June 2025, 16:00 (CEST). The personal login information is sent to the shareholders together with the invitation documents for the Annual General Meeting. The admission cards will be sent out as from 20 June 2025.

Powers of attorney

Shareholders who do not attend the ordinary general meeting in person may be represented as follows:

- by an individual proxy based on written power of attorney, whereby the proxy
 does not need to be a shareholder. In this case, the admission card will be sent
 directly to the proxy,
- by the independent proxy Buis Bürgi AG, Mühlebachstrasse 8, P.O. Box, CH-8024 Zurich. If the independent proxy cannot be present, the board of directors will appoint a new independent proxy. The powers of attorney granted to the independent proxy will also be valid for any new independent proxy appointed by the board of directors. In order to authorize the independent proxy, it is sufficient to return the accordingly completed and signed power of attorney form to sharecomm ag, Militärstrasse 3, CH-6467 Schattdorf, Switzerland, by no later than 26 June 2025, 16:00 CEST (time of receipt), using the enclosed envelope. The independent proxy will vote in accordance with the instructions granted by the respective shareholder. For written instructions, please use the reverse side of the enclosed registration form.
- Shareholders may also grant powers of attorney and issue instructions to the independent proxy electronically. The personal login information is printed on the power of attorney form, which is sent to the shareholders together with the

notice documents for the Annual General Meeting. Powers of attorney may be granted and instructions may be issued electronically to the independent proxy by no later than 26 June 2025, 16:00 (CEST).

ULTIMA CAPITAL SA

Dispatched by sharecomm ag on 6 June 2025 by order of the board of directors adopted on 4 June 2025