NOTE
REGARDING THE SALE OF THE ASSET LOCATED AT 6 DUMBRAVEI STREET, PIATRA NEAMȚ

The Board of Directors of MECANICA CEAHLAU SA requests the approval for the sale of the company-owned asset located in Neamț County, Piatra Neamț Municipality, 6 Dumbravei Street, under the following conditions:

1. Information on the Asset

The asset consists of three land plots with a total area of 65,462 sqm, as follows:

- **Intravilan land** with a total area of **12,723 sqm**, land use category "curți construcții" (yards/construction areas), together with the buildings erected on it, identified with cadastral number **53993**, registered in the Land Book no. **53993** of Piatra Neamț;;
- **Intravilan land** with a total area of **40,686 sqm**, land use category "curți construcții", together with the buildings erected on it, identified with cadastral number **57199**, registered in the Land Book no. **57199** of Piatra Neamț;
- **Intravilan land** with a total area of **12,053 sqm**, land use category "curți construcții", together with the buildings erected on it, identified with cadastral number **57206**, registered in the Land Book no. **57206** of Piatra Neamț

As of 31 December 2024, the fixed asset proposed for sale exceeds 20% of the total fixed assets, excluding receivables. Its share in total assets, excluding receivables, is 23%.

2. Rationale for the Sale Decision

Over the past 20 years, none of the production facilities or buildings located on the land plots proposed for sale have been used, and the constructions are in an advanced state of degradation.

By selling the asset, the company will obtain financial resources necessary to properly carry out its investment program and to improve the company's long-term value for the benefit of its shareholders.

3. Organization of the Sale Procedure

The procedure for the sale, organized by MECANICA CEAHLAU SA, will be established by the Board of Directors, following the approval of its delegation by the General Meeting of Shareholders.

The asset may be inspected.

The sale price may not be lower than the value established in accordance with the valuation report prepared by an independent ANEVAR-certified evaluator.

Președinte Consiliul de administrație

Trifa Aurelian – Mircea – Radu