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 **twelve land plots** with a total area of **32,864 sq. m**, as follows:

- Urban land with a total area of **4,108 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **50460**, registered in **Land Book no. 50460** of Piatra Neamț;
- Urban land with a total area of **492 sq. m**, land use category **"road"**, together with the buildings erected thereon, identified by cadastral no. **55994**, registered in **Land Book no. 55994** of Piatra Neamț;
- Urban land with a total area of **3,743 sq. m**, land use category **"road"**, together with the buildings erected thereon, identified by cadastral no. **54628**, registered in **Land Book no. 54628** of Piatra Neamț;
- Urban land with a total area of **4,827 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **57200**, registered in **Land Book no. 57200** of Piatra Neamț;
- Urban land with a total area of **5 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71608**, registered in **Land Book no. 71608** of Piatra Neamț;
- Urban land with a total area of **2,533 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71639**, registered in **Land Book no. 71639** of Piatra Neamț;
- Urban land with a total area of **1 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71640**, registered in **Land Book no. 71640** of Piatra Neamț;
- Urban land with a total area of **6,827 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71610**, registered in **Land Book no. **71610** of Piatra Neamț;
- Urban land with a total area of **2,455 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71616**, registered in **Land Book no. 71616** of Piatra Neamț;
- Urban land with a total area of **4,199 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71612**, registered in **Land Book no. 71612** of Piatra Neamț;
- Urban land with a total area of **3,231 sq. m**, land use category **"yards and buildings"**, together with the buildings erected thereon, identified by cadastral no. **71618**, registered in **Land Book no. 71618** of Piatra Neamț;

- Urban land with a total area of **443 sq. m**, land use category **"road"**, together with the buildings erected thereon, identified by cadastral no. **71654**, registered in **Land Book no. 71654** of Piatra Neamț.

As at **31 December 2025**, the tangible asset proposed for sale represents more than **20%** of the Company's total fixed assets, excluding receivables. The share of the tangible asset proposed for sale in the total assets, excluding receivables, amounts to **28%**.

2. Rationale for the Sale Decision

The decision to sell the asset is based on the fact that the land plots and the related buildings have remained unused for more than **30 years**, with no realistic prospect of being reintegrated into the Company's operational activities. The existing buildings are in an advanced state of deterioration, and their retention in the Company's assets no longer provides any economic benefit to the Company.

Furthermore, in the current market environment, the Company requires additional financial resources to support and finance its ongoing projects.

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.

Chairman of the Board of Directors

Trifa Aurelian – Mircea – Radu