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 shall be sold **as a whole**, consisting 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.
- Special-purpose structures and equipment dedicated to the buildings erected on the land plots described above

At present, the Asset is partially leased for a period of less than one year.

As of **December 31, 2025**, the tangible asset proposed for sale represents **28% of the total fixed assets, excluding receivables**.

2. Reasons for the Decision to Sell the Asset

The decision to sell the Asset is based on the fact that the relevant land plots and 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 retaining them in the Company's assets no longer provides any economic benefit to the Company.

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

3. Organization of the Sale Procedure

The manner in which the sale procedure organized by Mecanica Ceahlău S.A. will be conducted shall be determined by the Board of Directors, following the approval by the General Meeting of Shareholders of the delegation of such authority.

The sale method proposed by the Board of Directors is direct negotiation, followed by an overbidding procedure conducted by means of a closed, ascending public auction with open bidding.

The main terms and conditions applicable to the sale of the Asset are as follows:

- the Asset shall be sold as a whole;
- the sale shall be made to the bidder offering the highest price;
- the purchase price shall be paid in full on the date of execution of the sale agreement;
- the sale shall be made on an "as seen and accepted" basis, without any obligation on the part of the Seller.

The sale price may not be lower than the value established in accordance with the valuation report prepared by Darian DRS, an independent valuer authorized by ANEVAR. The valuation report is attached.

The Asset may be inspected.

Chairman of the Board of Directors

Trifa Aurelian – Mircea – Radu