



Transelectrica®

Societate Administrată în Sistem Dualist

Compania Națională de Transport al Energiei Electrice
 Transelectrica SA - Sediul Social: Str. Olteni, nr. 2-4, C.P. 030786, București,
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 Capital subscris și vărsat: 733.031.420 lei

www.transelectrica.ro

DIRECTORATE

No. 11588/25.02.2026

NOTE

**On Shareholders' General Assembly approval to alienate a property owned by the
 company located in
 Mureș County, Târgu Mureș, no. 3 Tamas Erno Street**

I. Overview

Within RENEL reorganization, based on the additional protocol regarding the handover – receipt of assets and liabilities based on the inventory balance sheet for physical assets from May 2000, the S.I.T. Târgu Mureș headquarter building property was handed over – received from S.C. ELECTRICA S.A to DISPATCHER TRANSMISSION DIVISION, the transmission branch Dispatcher Cluj by mentioning the property limits, the built and developed areas related to each entity, the status of the garages, as well as the accounting recordings by each of the parties. Based on the Decision from February 2001 of the General Director of N.P.T.Co Transelectrica, regarding the reorganization of the high voltage sections, the acquisition of the administrative building CIT Târgu Mureș by N.P.T.Co Transelectrica – Sibiu Branch took place based on the handover – receipt protocol of assets and liabilities based on the inventory balance sheet for physical assets.

Based on the agreement made by Electrica S.A. Transilvania South Branch, a first operation of property dismantling and assignment of new cadastral numbers was made thus:

- Cadastral number 831/1 on the surface of 1,115 sq. m – property of N.P.T.Co Transelectrica;
- Cadastral number 831/2 on the surface of 1,795 sq. m – property of S.C. ELECTRICA SA.

When establishing the subsidiaries of the Company, the Power Transmission Network Maintenance Services Company „Smart” S.A. („SMART S.A.”) and the Power Transmission Network Telecommunication and Information Technology Teletrans S.A. („TELETRANS S.A.”), based on the protocols regarding the division of the assets and liabilities, a part of the building was transferred by Transelectrica through the protocol to each of the two subsidiaries. Thus, the second operation of property dismantling took place, the result of this action being written in the cadastral records and real estate advertising, namely CF no. 146151 Târgu Mureș (old CF 91996/N, tabulation conclusion no. 69166/26.11.2007).

The entire building is located in Mureș County, Târgu Mureș Municipality, Tamas Erno Street no. 3 and is co-owned by 4 companies: DEER S.A. CLUJ NAPOCA – Mureș Subsidiary, SMART S.A., N.P.T.Co Transelectrica S.A. and TELETRANS S.A., thus:

- DEER ROMANIA – parcel of land with cadastral number 831/2, land on the surface of 1.795 sq. m, part of the construction ground floor +I with built area of 519 sq. m;
- SMART S.A. – space no. I – ground floor made of heating plant, huts, laboratories, stairs, toilets, archive, training room and hall way in usable area of 431.06 sq. m;
- Brick garage (C2) with built area of 18 sq. m, land in ½ share from 1.115 sq. m;
- TRANSELECTRICA S.A. – space no. IIA – floor made of guest room, toilets, storages, offices, hallway, stairs in usable area of 398.28 sq. m; Brick garage (C3) in usable area of 18 sq. m; land in ½ share from 1.115 sq. m;

- TELETRANS S.A. – space no. IIB – floor made of: telecommunication office with built area of 28.90 sq. m, and a superficies right is established over the land, according to the division document authenticated with number 1678/22.11.2007 and the recordings in the cadastral records and real estate advertising.

The building, property of the Company located in Mureş County, Târgu Mureş, Tamas Erno Street no.3 **subject to the proposal of approval for alienation** is made of:

- **Area no. IIA – floor made of: guest room, toilets, storages, offices, hallway, stairs in usable area of 398.28 sq. m;**
- **Brick garage (C3) with built area of 18 sq. m;**
- **Land –½ share from 1.115 sq. m.**

The inventory value of the above-mentioned property according to the accounting recordings is:

- *Building SIT Tg. Mureş* in amount of 650,807.31 RON;
- *Garage building Tg.Mureş* in amount of 22,081.17 RON;
- *Tg.Mureş headquarters land* in amount of 577,053.60 RON.

II. Justification

From the Company's activity view, the activities of the Mures Exploitation Center carried on in the building which is subject to this note. Since 01.04.2023, as a result of the refurbishment of the 220/110/20 KV Ungheni power station, **the entire activity related to the Mureş Exploitation Center was relocated in Ungheni Station**, the center having currently its headquarters there, and the personnel developing the activity in the command building expanded with new offices area (the extension took place within the refurbishment works of Ungheni station, ended in December 2022). The business continuity related to Mureş EC has been integrated in a modern space, equipped and refurbished and Ungheni station is located at less than 10 km from the ex –administrative headquarters of Mureş EC.

The building in Tamas Erno Street no. 3, made at first from brick in the 1700s, was extended in the past by structural improvisations that led in the present at the need for full consolidation, underbuilding, confinement of pillars, achievement of new pillars and beams, including the reconstruction of the floor over the ground floor and the entire framing, reconstructing in the end all the finishing and carpentry, with thermal rehabilitation. Also, all categories of installations require replacement, there is no space heating installation/gas connection/central heating system, electric radiators were used until the space was vacated.

The building represents a real risk of injury, both for its own personnel and for third parties, especially in the event of severe weather events (storms, hail, strong winds) due to the fact that the roof structure is old, made of wood with a tiled roof, and also has a high degree of danger in the event of an earthquake. **Compared to the necessity and benefits obtained through a possible consolidation, the expenses and legal implications are very high, not being justified, requiring the agreement and financing of all co-owners.**

Regarding the alienation method, the Company will organize an open auction procedure with shouting starting from a price determined based on an ANEVAR evaluation (in accordance with the legislation in force as well as the applicable internal procedures). Regarding the procedure for obtaining the prior approval of the institution involved provided for by the Implementing Rules of Law No. 137/2002, as subsequently amended and supplemented, the General Secretariat of the Government communicated to the Company the need to convene the General Assembly of Shareholders to meet the legal conditions.

III. Proposals

Towards that presented above, pursuant to art.14 para. (2), let. n) of Articles of Association of the Company, we propose to the Shareholders' Extraordinary General Assembly:

- The approval to alienate the building, property of the Company from Mureş County, Târgu Mureş, Tamas Erno Street no. 3 described at item I of this note, following an open auction procedure with shouting, starting from a price determined based on an ANEVAR evaluation.

DIRECTORATE

Chairman Ştefăniţă MUNTEANU	Member Victor MORARU	Member Cătălin-Constantin NADOLU	Member Vasile-Cosmin NICULA	Member Florin-Cristian TĂTARU
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