To,

the General Meeting of Shareholders of IAR S.A.

Regarding: the establishment of a real superficies right in favor of Aviația Utilitare SA, the Romanian Aeroclub and the National Meteorological Administration - South Transylvania Regional Meteorological Center on a plot of land on which the building is jointly owned by the three entities and the establishment of an easement right, from the public road to the respective plot of land

We would like to inform you that, by Decision No. 726 / 29.09.1975, issued by the Executive Committee of the People's Council of Brasov County, the building in which AVIASAN Brașov, the Romanian Aeroclub Ghimbav and the Ghimbav Meteorological Station carried out their activity was transferred, from the administration of the Executive Committee of the People's Council of Brasov County, to the administration of the Ministry of National Defense - TAROM Civil Aviation Command - The Utility Aviation Enterprise, (according to the handover-receipt report no. 12682 / 10.11.1975).

The transfer of the right of operative administration was made based on the Decree no. 409/1955 on the regulation of the transfer of state-owned assets.

Along with the right of operative administration over the constructions, the right of administration over the land on which the respective construction is built was also transferred.

To note that even to this day, such rights have not been the subject of real estate advertising.

After 1990, taking into account the provisions of GD no. 834/1991, IAR SA carried out the necessary actions in order to fulfill the necessary procedures for the issuance, by the relevant ministry, of the certificate attesting the ownership right over the lands necessary for the company's activity, lands which, at the date of entry into force of GD no. 834/1991, were under the operative administration of IAR SA.

Among the lands on which IAR SA obtained the title of ownership, there was a plot of land on which the building jointly owned by the Romanian Aeroclub, Utility Aviation and the National Meteorological Administration - South Transylvania Regional Meteorological Center is built.

The three entities mentioned above, interested in listing (registering) the building from their common property, requested IAR SA both to establish a real right of superficies on the land on which this building is built, and to establish a right of easement on foot and any vehicle, from the public road to the plot of land which the construction is located on.

In such conditions, compared to the location of the building and the adjacent areas, ProcadImob (cadastre and topography company), dismembered, at the request of IAR SA, a plot of land with an area of 3,938 sqm, registered in the Ghimbav locality under cadastral number 106072 , the plot which the unregistered construction is located on.

We mention the fact that, in order to exploit the construction owned jointly by the three entities, it is necessary to establish a right of easement, from the road owned by IAR SA, to the plot for which the surface right is granted, over a length of 122 m and a width of about 6.5 m.

The location plan and the LR 106072 and 106073 relevant files, related to the areas proposed to be subject to the granting of the real superficies right, respectively to the establishment of the easement right, can be consulted at the Company's headquarters.

We specify the fact that both the establishment of the superficies right and the establishment of the right of easement will be established against a fee, the price will be established following the negotiations that will take place in this regard.

Analyzing the requests of the three entities and taking into account the powers granted to it by the law and the Articles of Incorporation, the Board of Directors of IAR SA approved during its meeting of 19.01.2022 the proposal on:
- the establishment of a real superficies right in favor of Aviația Utilitare SA, the Romanian Aeroclub and the National Meteorological Administration - Transilvania Sud Regional Meteorological Center, on the land with an area of 3,938 sqm, registered in the LR of Ghimbav under no. 106072, land on which the respective construction is built;
- the establishment of a right of easement both on foot and any vehicle, from the public road to the plot of land on which is the building is owned by the three entities, to ensure access to the spaces and utilities necessary for the use of the building, easement road registered in the LR 106073, with an area of 833 sqm.

In this regard, Decision No. 03CA / 19.01.2022 was issued (attached to this Note).

We mention that the two plots of land are not part of the inventory of production capacities for defense, being included in the civil circuit.

Considering the fact that the three entities wish, according to the requests submitted to IAR SA, to fulfill the real estate advertising formalities, respectively to register their property right in the Land Book,

Considering that, at this moment, the tabulation of the property right is possible only by the establishment of a superficies right, by IAR SA, on the land on which the construction of the common property of the three entities is built,

Taking into account the fact that, if IAR SA does not constitute the superficies right that is the object of the request of the three entities, they can address the courts that cannot refuse the establishment of the superficies right, regardless of energy consumption and unnecessary expenses incurred by IAR SA in case of a possible lawsuit,

Taking into account the provisions of Article 693 of the Civil Code on the establishment of the right of superficies,

Considering the power given by law to the general meeting of shareholders to decide on the establishment of superficies rights and the establishment of easement rights (according to Article 91 of Law 24/2017 and Article 15, paragraph 4 of Law 137/2002, respectively),

and

Taking into account the provisions of Law no. 31/1990 on companies and of the Articles of Incorporation of IAR SA,

the following requests are submitted to the analysis of the General Meeting of Shareholders of IAR SA, in order to analyze and make a decision:
- the establishment of a real superficies right in favor of Aviația Utilitare SA, the Romanian Aeroclub and the National Meteorological Administration - Transilvania Sud Regional Meteorological Center, on the land with an area of 3,938 sqm, registered in the LR of Ghimbav under no. 106072, land on which the respective construction is built;
- the establishment of a right of easement both on foot and any vehicle, from the public road to the plot of land on which the building owned by the three entities is, to ensure access to the spaces and utilities necessary for the use of the building, easement road registered in under LR 106073, with a surface of 833 sqm.

Claudia BENCHESCU

CHAIRMAN OF THE BOARD OF DIRECTORS