

EXPLANATORY NOTE no. 431/09.10.2026
of the Board of Directors of GRANITUL S.A.
regarding item 1 on the agenda of the Extraordinary General Meeting of Shareholders
convened for **24/25.11.2026**

GRANITUL S.A., with its registered office in Bucharest, Șos. Vergului no. 18, Sector 2, registered with the Trade Register under no. J1991001093401, sole registration code 736, whose shares are traded on the AeRO multilateral trading facility operated by the Bucharest Stock Exchange (symbol RANT) (hereinafter referred to as the "Company").

1. Purpose of the note

This note is made available to the shareholders as meeting material relating to item 1 on the EGMS agenda, in accordance with the applicable legal provisions. Item 1 proposes the approval of the commencement of the disposal by sale, to third-party buyers, of the two real estate assets owned by the Company, as well as the mandating of the Board of Directors for this purpose.

2. Assets concerned

The assets that are the subject of the proposal are:

- a) land plot with an area of 10,280 sqm having cadastral no. 209533, located in Bucharest, Sector 2, Șos. Vergului no. 18;
- b) land plot with an area of 511 sqm and the buildings located thereon, having cadastral no. 203886, located in Bucharest, Sector 2, Șos. Vergului no. 18.

These assets currently generate low income.

3. The proposal

The Board of Directors proposes the approval of the commencement of the marketing for sale of the two properties to third-party buyers, starting from the price established by valuation. Identifying the best methods and conditions of sale, as well as taking any steps necessary to prepare the properties for sale, fall within the powers of the Board of Directors.

The Company will obtain beforehand valuation reports prepared by an authorised valuer, member of ANEVAR. The offers identified will be submitted for approval to a subsequent extraordinary general meeting of shareholders.

4. Legal basis

The approval falls within the competence of the extraordinary general meeting of shareholders, as the sale concerns assets whose value exceeds half of the book value of the Company's assets, in accordance with art. 153²² of Law no. 31/1990, read together with the provisions applicable to issuers under Law no. 24/2017 and FSA Regulation no. 5/2018.

The Board of Directors of GRANITUL S.A.

By its Chairman,

PURGE IOAN

Bucharest, **09.10.2026**