

**ELECTROMAGNETICA S.A.**

**SALES SPECIFICATION**

**OF THE BUILDING OWNED BY ELECTROMAGNETICA S.A.**

**LOCATED IN VESELIEI STREET, NO. 19, SECTOR 5, BUCHAREST**

**Date: 30 April 2026**

These Tender Specifications set out the principles, conditions and manner in which the sale of the Asset held by **ELECTROMAGNETICA S.A. as defined below is to take place.**

## **Chapter I - Tender Announcement**

ELECTROMAGNETICA S.A., headquartered in 266-268 Calea Rahovei Street, Bucharest, sector 5, registered with the Trade Register under no.J1991000019408, having CIF RO 414118 (hereinafter referred to as the "Seller" or "ELECTROMAGNETICA S.A."), organizes on 20.05.2026, 11:00 a.m. and 27.05.2026, 11:00 a.m. at the address in Bucharest, Calea Rahovei, nr. 266-268, Bucharest, Sector 5, Competitive Auction opened with shout (the "Auction") for **the sale of the building located in Bucharest, Str. Veseliei, nr. 19 (former Calea Rahovei, no. 266-268), Sector 5, registered in the land book no. 203630 (no. old CF 11506), cadastral number 203630 (old cadastral no. 3273), composed of intra-urban land with an area of 16,095 sqm and of Construction C1, identified with no. cadastral 203630-C1 composed of: service dwelling with a built area of 60 sqm, a utility grandstand with a built area of 319.90 sqm, an administrative body for utilities with a built area of 257.4 sqm and a hydrophore with an area of 63.60 sqm, known as the Veseliei Sports Base (hereinafter referred to as the Asset).** The asset has the basic sports legal regime, with all the consequences arising from this regime provided by the Law on Physical Education and Sport no. 69/2000 which the participants in the auction expressly assume.

The sale shall be made in full, as detailed in Chapter II, for the entire Asset, not for a part thereof.

Romanian or foreign individuals and/or legal entities may attend the auction meeting, provided that they are citizens or legal entities resident in European Union states, who prove that they meet the requirements set out in the Auction Organization and Conduct Regulations ("Auction Regulations"). This Tender Specifications and the Tender Regulations are made available to the participants. They are available on the website of ELECTROMAGNETICA S.A., at <https://electromagnetica.ro/anunturi-licitatii-vanzari>.

The starting price of the Auction for **the Asset** subject to the Auction is: **EUR 2,000,000** to which VAT is applied according to the legal provisions, which will be established in lei at the NBR exchange rate valid on the date of signing the sales contract but not lower than the NBR exchange rate valid on the date of adjudication of the Asset, representing the value of the Asset.

The guarantee for participation in the Auction is **EUR 500,000**, to which VAT is applied according to the legal provisions. The guarantee is paid in lei, at the NBR exchange rate on the date of payment.

The participation fee for the Auction is **10,000 lei + VAT** and is non-refundable.

The period of the Auction will include the following stages:

- ✓ Publication of the Auction Notice on the website of ELECTROMAGNETICA S.A. and at least in one newspaper;
- ✓ Publication on the website of ELECTROMAGNETICA S.A. of the Tender Specifications, the Tender Regulations and other relevant information related to the Goods and/or the Auction and any updates thereto;

- ✓ The period of clarifications, verification of qualification documents, lasts until the deadline for submitting the qualification documentation.  
The answers to the clarifications will be posted on the website of ELECTROMAGNETICA S.A., at <https://electromagnetica.ro/anunturi-licitatii-vanzari>.

### Chapter II.1.1 Description of the asset subject to the auction

The asset subject to the auction is composed of:

- Built-up land with an area of 16,095 sqm located in Bucharest, Sector 5, Str. Veseliei, no. 19 (former Calea Rahovei, no. 266-268), registered in the land register no. 203630 (no. old CF 11506), cadastral number 203630 (old cadastral no. 3273) and Building C1 with no. cadastral 203630-C1 composed of: service dwelling with a built area of 60 sqm, utility grandstand with a built area of 319.90 sqm, administrative body utilities with a built area of 257.4 sqm and hydrophore with an area of 63.60 sqm, known as the Veseliei Sports Base, according to the land book extract no. 18129 dated 30.03.2026, issued by the Bucharest Cadastre and Real Estate Advertising Office – Cadastre and Real Estate Advertising Office Sector 5.

Active Summary:

No.	Ownership and use	Surface	CF No.	Observations
1	ELECTROMAGNETICA S.A.	Land – total area: 16,095 sqm	203630	Registered in the name of ELECTROMAGNETICA S.A.
2	ELECTROMAGNETICA S.A.	C1 – total area 700.90 sqm	203630	Registered in the name of ELECTROMAGNETICA S.A.

**The asset is sold in the physical and legal state in which it is found, in full, and not fractionally.**

**Note: According to the Land Book extract no. 18129/30.03.2026, the lease agreement no. 25779 of 28/05/2010 concluded by ELECTROMAGNETICA SA with ORANGE ROMANIA SA and the addendum no. 2335/18.08.2010 to this contract as well as the address no. 17016/13.10.2010 issued by BCR-SA, the duration of the lease being expired on 31.12.2020 ) having as object the rental of a space with an area of 150 sqm, an integral part of the Asset, necessary for the installation of GSM equipment. According to the Addendum no. 4 to the Lease Agreement, its duration was extended until 31.12.2030.**

**The successful bidder will take over the ope legis, together with the ownership right over the Asset and the aforementioned Lease Agreement with Orange Romania SA, as subsequently amended by the subsequent addenda, according to art. 1811 letter a) and art. 1813 para. (1) of the Civil Code including all rights and obligations arising therefrom, as well as the related tasks.**

## Chapter II.2 – Starting price of the Auction

The starting price of the Auction for is **2,000,000 EURO**.

VAT is not included in the price and is applied according to the legal provisions.

## Chapter III. Participants and documents required for the qualification of bidders

Any natural or legal person, Romanian or foreign, who cumulatively meets the following conditions, has the right to participate in the Auction:

- paid the participation fee for the Auction (10,000 lei plus VAT), including the participation guarantee (500,000 EUR to which VAT is applied according to the legal provisions);
- submitted the application for participation in the Tender, together with all the documents requested in the Tender Specifications, within the deadline provided in the Tender Specifications;
- has fulfilled all payment obligations due to ELECTROMAGNETICA S.A.;
- is not in a state of insolvency, bankruptcy or liquidation.
- In the case of foreign persons – they are citizens or legal entities resident in European Union states or with whom Romania has concluded an international treaty that allows the acquisition of land on a reciprocal basis according to Law no. 312/2005 on the acquisition of the right of private ownership over land by foreign citizens and stateless persons, as well as by foreign legal entities.

In order to participate in the Auction, the documents provided below must be submitted by the following deadlines, to the address mentioned in the Auction Regulations (ELECTROMAGNETICA S.A. headquarters or [juridic@electromagnetica.ro](mailto:juridic@electromagnetica.ro) email address).

In order to participate in the Auction, the following documents will be submitted, by the deadline specified below, to the address mentioned in the Auction Regulations (ELECTROMAGNETICA S.A. headquarters or [juridic@electromagnetica.ro](mailto:juridic@electromagnetica.ro) e-mail address), namely:

<b>Date and time of the Auction meeting</b>	<b>Deadline for submission of documents</b>	<b>Deadline for setting up a participation guarantee</b>
20.05.2026, 11:00 a.m.	18.05.2026, 17:00	18.05.2026, 17:00
27.05.2026, 11:00 a.m.	25.05.2026, 17:00	25.05.2026, 17:00

### **The individual bidder:**

- 1) Copy of the identity document (and original for identification) and special notarial power of attorney, in original, in the case of representation by a representative;
- 2) Proof of payment of the guarantee for participation in the Auction (in original if it was paid by cash deposit at the bank's cashier);
- 3) Declaration - agreement on the processing of personal data (GDPR) (model Annex 3.1 of the Tender Specifications);
- 4) Affidavit (model Annex 2.1 of the Tender Specifications);
- 5) Proof of payment of the auction participation fee (original if it was paid by cash deposit at the bank's cashier);
- 6) Individual customer knowledge form (Annex 4.1);

- 7) Declare the natural persons regarding the status of publicly exposed person;
- 8) Declaration regarding the beneficial owner;
- 9) The application for participation in the auction and the offer submitted in a sealed envelope that includes the declaration of acceptance and express and irrevocable assumption of the contractual (special) conditions proposed by the draft Sale-Purchase Agreement (Annex 4 to the Tender Specifications);

**The legal person bidder:**

- 1) The special power of attorney signed by the representatives with full powers, issued in authentic notarial form if the legal person is represented by a person other than the legal representative (in original);
- 2) BI/CI, within the validity period, of the representative (and of the person who was empowered);
- 3) Certificate of ascertainment issued by the Trade Register Office (not older than 10 days) stating that there are no mentions regarding the application of Law no. 85/2014 on insolvency prevention and insolvency procedures (in original if it was obtained in physical format from the Trade Register Office);
- 4) Proof of payment of the guarantee for participation in the Auction (in original if it was paid by cash deposit through the bank's cashier);
- 5) Declaration - agreement on the processing of personal data (GDPR) (model Annex 3.2 of the Tender Specifications);
- 6) Affidavit (model Annex 2.2 of the Tender Specifications);
- 7) Individual customer knowledge form (Annex 4.2);
- 8) Declaration of the natural persons regarding the status of publicly exposed person;
- 9) Declaration regarding the beneficial owner;
- 10) Proof of payment of the participation fee to the Auction (in original, if it was paid by cash deposit through the bank's cashier);
- 11) Resolution of the General Shareholders' Meeting or, as the case may be, decision of the Board of Directors approving the acquisition of the Asset, which also shows that the legal representative/representative of the company has full, unlimited powers to represent the company and that the principal company assumes responsibility for all acts of the legal representative/representative, for overbidding and overbidding;
- 12) The application to participate in the auction and the bid submitted in a sealed envelope that includes the declaration of acceptance and express and irrevocable assumption of the (special) contractual conditions proposed by the draft Sale-Purchase Contract (Annex 4 to the Tender Specifications).

For foreigners, all these documents will be accompanied by the legalized translation into Romanian and will be apostilled or superlegalized, where applicable.

The following documents are required for representation:

In the case of the legal person represented by the company's administrator:

- **if he has full powers** , a certificate of ascertainment issued by the ONRC recently (not older than 10 days from the date of submission) is sufficient, which shows the quality of legal representative of the legal entity with full powers of representation. If there is no such mention in the certificate of ascertainment, the latest version of the articles of incorporation shall be submitted, as well as a declaration of the principal company stating that the company's administrator has full, unlimited powers to represent the company and that the principal company assumes responsibility

for all acts of the trustee, for overbidding and overbidding, if this is not mentioned in the submitted Certificate of Ascertainment.

- **if the company's administrator does not have full powers**, he/she will be able to submit a special power of attorney issued in notarial form of representation on behalf of the company, signed by the representatives with full powers, a certificate of ascertainment issued by the ONRC (not older than 10 days from the date of submission) and a decision of the General Shareholders' Meeting empowering the company's administrator, which will contain at least the subject matter of the Auction in which he/she participates, the Asset and the limits of his/her mandate. A declaration of the principal company shall also be submitted stating that the company assumes responsibility for all acts of the trustee, including overbidding and overbidding.

- **in the case of a representative other than the legal representative**, the special power of attorney of representation issued in authentic notarial form signed by the representatives with full powers, a certificate of ascertainment issued by the ONRC (not older than 10 days from the date of submission) and the latest version of the articles of incorporation will be submitted. The special power of attorney will contain the mention according to which the principal assumes responsibility for all the acts of the agent, including for overbidding and overbidding as for his own act.

The Auction Organizer reserves the right to request additional documents to prove the power of representation.

For foreigners, all these documents will be accompanied by the legalized translation into Romanian and will be apostilled or superlegalized, where applicable.

The guarantee for participation in the Auction is EUR 500,000 (VAT will be applied according to the legal provisions), calculated at the NBR exchange rate valid on the date of payment and will be paid in lei to the IBAN account no. **RO93BTRLRONCRT0317847001**, opened by ELECTROMAGNETICA S.A. at Banca Transilvania S.A.

Recapitulație:

Starting price <b>EUR</b> excl. VAT	Step Auction <b>EUR</b> excl. VAT	Participation guarantee <b>EUR</b> excl. VAT	Participation fee <b>Lei</b> without VAT
2.000.000	10.000	500.000	10.000

***To the amounts mentioned in the table above, VAT will be applied according to the legal provisions.***

The absence of any of the documents listed above or their presentation in violation of the conditions mentioned above, by the deadline for submission of documents for individuals or legal entities, entails automatic disqualification (exclusion) from participation in the Auction and exclusion of the bid.

The process of selling the **Asset** will comprise two stages:

1. Designation of the auctioneer/buyer **of the Asset**.
2. Conclusion of the Contract of Sale in authentic notarial form.

The persons who are part of the management of ELECTROMAGNETICA S.A. and the persons with decision-making positions within ELECTROMAGNETICA S.A., involved in the sale procedure, in consideration of which the bidders must evaluate and declare the non-existence of the conflict of interest are the following:

1. Daniela-Adi Cucu, Sorin-Iulian Cioacă, Cristina-Gabriela Gagea, Mihai Trifu, Mihai Zoescu – members of the Board of Directors,
2. Mihai Odoviciuc – President, Chirilov Cristina Mirela and Gârzu Maria Alexandra – members of the Tender Commission.

#### **Chapter IV. Contractual clauses**

In order to transfer the ownership of **the Asset**, the Sale contract will be concluded in an authentic notarial form ("Sale-Purchase Agreement", in the form annexed to these Specifications, as Annex 4.1).

**The price will be paid in full within a maximum of 5 working days from the date of conclusion of the Sales Contract. Failure to pay the remaining price within the mentioned term allows the Seller to apply late payment penalties of (0.5% of the amount due for each day of delay) and allows the Seller to opt for any of the following remedies provided by law: activation of the commission agreement by which it will be able to terminate the Sales Contract as of right, with damages equal to the participation guarantee plus another 0.5% of the amount due for each day of delay, without the intervention of the courts and without any formality or the execution of the legal mortgage on the Asset from which the Seller will benefit according to art. 2386 item 1 of the Civil Code for the payment of the rest of the price and any possible late payment penalties, calculated until the date of issuance by the bailiff of the report of termination of the forced execution as a result of the collection of the main claim. The seller may unilaterally decide to renounce the legal mortgage and/or to register it in the land register through the sale contract, if the successful bidder proves the approval of a bank financing in order to pay the price and if such a requirement is expressly imposed by the successful bidder's financing bank.**

**Each of the bidders has the obligation to independently carry out, on its own account and on its own responsibility, an analysis of any mandatory legal conditions for the valid conclusion of the Sales Agreement and the acquisition of ownership of the Asset.**

**The successful bidder is responsible for the proper fulfillment of all the obligations provided by law in order to validly complete the sale, including for obtaining any and all necessary authorizations and approvals both internally and from public authorities.**

**If the fulfillment of such conditions proves necessary, the Contract of Sale will be amended by the Seller to the extent necessary to reflect the obligation to meet these conditions or, as the case may be, their fulfillment prior to the completion of the sale, to the full satisfaction of the Seller.**

The parties will conclude the Sale contract within 60 working days at the latest from the signing of the award report.

**Potential bidders have the right to inspect and investigate the Asset, under the terms of these Tender Specifications and the Regulations prior to the Auction meeting and agree to acquire the Asset in its physical and legal state, on the "as is" principle, assuming this situation, as well as the obligations imposed in these Tender Specifications. The Seller's liability for any case of eviction and/or latent defects shall be cumulatively limited, for all such cases, to the price collected.**

All costs related to further investigation and/or expert reports are borne by the bidder. Sales expenses, notary fees and bank commissions, including real estate advertising formalities, will be borne by the buyer.

The Sale Contract will be signed with the successful bidder, based on the approval decisions of the competent management bodies of the successful bidder submitted to the tender file and of ELECTROMAGNETICA S.A.

## Chapter V. Guarantee of participation in the Auction

In order to protect the seller from the risk of inappropriate behavior of the auctioneer during the Auction and until the conclusion of the Sale contract, ELECTROMAGNETICA S.A. requests a guarantee of participation in the Auction ("Guarantee"), under the following conditions:

<b>Warranty Conditions</b>	
<b>Amount</b>	EUR 500,000 calculated at the NBR exchange rate valid on the date of payment and paid in lei to the <b>RO93BTRLRONCRT0317847001 account</b> , opened by ELECTROMAGNETICA S.A. at Banca Transilvania, VAT not being included and applied according to the legal provisions.
<b>Submission Deadline</b>	2 working days before the date of the Auction meeting, according to Chapter III
<b>Give Back</b>	At the written request of the participants in the Auction (except for the successful bidder). The guarantee is refunded starting with the first working day following the resolution of the appeals or after the expiry of the deadline provided in the documentation for submitting appeals, if no appeals are registered. In the case of the successful bidder, the Guarantee is considered an advance from the sale price and is deducted from the amount due for the sale <b>of the Asset</b> .
<b>Loss of warranty</b>	The warranty is lost if: - the bidder/bidder did not show up at the Auction and/or, although he showed up, did not offer at least the starting price for that Auction; - the bidder/bidder who won the Auction does not, for any reason, sign the Sale contract, or does not pay, for any reason, the value <b>of the Asset</b> within the term established by the Tender Specifications and the Auction Regulations; - the winning bidder/bidder revokes the bid after the award; - other causes provided for in this Tender Specifications or the Sales Regulations.

The guarantee of participation in the Auction in the amount of EUR 500,000 (VAT will be applied according to the legal provisions) is deposited by bank transfer to the IBAN

RO93BTRLRONCRT0317847001 account, opened by ELECTROMAGNETICA S.A. at Banca Transilvania, by payment order.

**Bidders declare that they participate in the Auction in full knowledge of the facts and know that each Bid is unconditional, irrevocable and unrestricted. Through the bidding operation, the bidder:**

- **fully accepts this Tender Specifications and the Tender Regulations, including the Sales Contract (Annex 4.1. of the Tender Specifications) which may be amended by the Seller depending on the requirements imposed by law for authentication, any legislative changes, the legal conditions necessary to be met for the transfer of the ownership right to the Successful Bidder, the requirements imposed by the successful bidder's financing bank, if applicable, or any other circumstances that may make it necessary to secure the rights and interests of the Seller against a possible risk of non-collection of the full price on time;**
- **undertakes to purchase the Asset at the price it has offered, under the conditions of this Tender Specifications and the Auction Regulations.**

The Asset Auctioneer will sign the "Auction Minutes" of the Auction on the date of the Auction and will sign the Sale Agreement and will pay the price within the established term. Otherwise, the guarantee of participation in the Auction will be retained, as damages, in the patrimony of ELECTROMAGNETICA S.A.

All potential buyers, Romanian or foreign individuals or legal entities, who comply with the provisions of this Tender Specifications and the Tender Regulations and whose documentation has been declared compliant, have unrestricted access to the Auction meeting.

In order to participate in the Auction, potential entitled buyers will be notified no later than 15:00 on the day prior to the Auction. The notification will be made by email, to the address indicated by the respective potential buyer.

## **Chapter VI – How the Auction is conducted**

- (1) The auction shall be held on the date, place and time indicated in the announcement.
- (2) The auction shall be conducted in one or more bidding stages, under the conditions established in the Auction Regulations.
- (3) The identification and qualification of the participants in the Auction shall be made according to the conditions of participation and the "Qualification Documents" (mentioned above).
- (4) It is mandatory that all Bidders present offer at least the starting price of the Auction. By registering and participating in the Auction, the bidder(s) is deemed to provide the starting price of the Auction. The Auction will also be held in the presence of a single bidder, who is considered to be bidding at least the starting price of the Auction by participating in the Auction.

The auction is coordinated by an Auction Commission with the following attributions:

- conducts the Tender meetings, in accordance with the provisions of the Tender Specifications and the Tender Regulations;
- verifies and analyzes participants' documents;
- draw up the list of accepted participants, excluding from participation those who do not meet the conditions;
- announces the conduct of the Auction, clarifying any doubts;
- announces the starting price of the Auction; the bidders announce by shouting and picking up the participation slip, a price equal to the one announced by the organizer or a price better than the starting price of the Auction, in accordance with the Auction Regulations;
- establishes the tiebreaker of the bidders, at equal price offers, in accordance with the provisions of the Auction Regulations;

- announces the winner of the Auction, declares the Auction meeting closed, draws up the auction minutes signed by the members of the Auction commission and the participants in the Auction;
- resolves any disputes regarding the result of the Auction within 5 working days from the date of their submission to the Seller.

Appeals regarding the result of the Auction can be submitted to the organizer's headquarters, where the Auction took place, within a maximum of 2 working days from the date of award, with the explicit presentation of the arguments based on documents. The annulment of the sale procedure is not contested.

The minutes of the Auction will include:

- a. the Announcement, the Tender Specifications and the Tender Regulations (as annexes);
- b. List of bidders;
- c. The criteria for evaluating the bids in compliance with the provisions of the Tender Regulations;
- d. The steps/prices called by the bidders and the result of the Auction, with the indication of the winner;
- e. Agreements for the processing of personal data signed by all bidders (as annexes);
- f. The particulars, as the case may be, provided for in the Regulation.

## **Chapter VII. Conditions for participation in the Auction**

In order to participate in the Auction, bidders must meet the following conditions:

- a. to provide the Guarantee and submit all required documents;
- b. to be declared qualified, based on the required qualification documents.

The Announcement, the Tender Regulations and the Tender Specifications for the Auction will be posted on the website of ELECTROMAGNETICA S.A., at <https://electromagnetica.ro/anunturi-licitatii-vanzari>.

## **Chapter VIII. Bid evaluation criterion**

Bid evaluation criterion: in accordance with the provisions of the Tender Regulations.

## **Chapter IX. Other details**

The final decision on the sale **of the Asset** to the winner of the Auction will be taken by the management bodies of ELECTROMAGNETICA S.A., according to the decision-making powers, within a maximum of 2 (two) working days from the date of resolution of the appeals or the expiry of the date of submission of the appeals. The Sale-Purchase Agreement will be signed with the successful bidder within 60 working days from the date of signing the award report.

ELECTROMAGNETICA S.A. will ensure the necessary conditions for the transparency of the Auction process for the sale of **the Asset**, by setting up a section on [www.electromagnetica.ro](http://www.electromagnetica.ro)'s own website, called announcements-auctions-sales.

## **Chapter X. Cancellation of the auction**

The advertisement for the organization of the Auction, as well as the completion of the stages of the Auction, does not create the obligation for ELECTROMAGNETICA S.A. to carry out the respective sale or to conclude the Sale Contract.

ELECTROMAGNETICA S.A. may cancel/terminate the sale procedure at any time until the moment of signing the award report, without any obligation to inform the bidders of the reasons that determined the cancellation of the sale procedure, but it will communicate the cancellation decision in writing to all participating bidders and will fully return the participation guarantees. In the event that the cancellation of the Auction is made after the award, due to the winning bidder not concluding the Sale contract within the agreed term, ELECTROMAGNETICA S.A. will retain the winning bidder's Guarantee to cover the damage created by the non-conclusion of the Sale contract.

## **Chapter XI – Appeals and disputes**

The appeals will concern only the result of the Auction and can be submitted to the headquarters of ELECTROMAGNETICA S.A. within a maximum of 2 (two) working days from the date of conclusion of the Auction Award Report and must include all the reasons that were the subject of the appeal with the explicit presentation of the arguments based on documents.

The contesting bidder will receive a written response to the appeal submitted within a maximum of 5 (five) working days from the date of registration of the appeal. Only appeals registered within the aforementioned deadline will be taken into account and only for reasons related to the outcome of the Auction.

Bidders who have not bid, who have withdrawn, who have lost or withdrawn their participation guarantee during the validity period of the guarantee will not be able to appeal based on the above provisions.

## **Chapter XII. Conclusion of the Contract of Sale and transfer of ownership**

The contract shall be concluded within 60 working days from the date of signing the award report, in compliance with the provisions and conditions of Chapter IV above. The seller will inform the successful bidder within 2 working days from the date of resolution of the appeals or the expiry of the date of submission of appeals regarding the date of signing the Sale-Purchase contract.

The transfer of ownership of **the Asset** will be made at the time of conclusion of the sale-purchase contract.

The deposited guarantee is retained by ELECTROMAGNETICA S.A. as an advance from the sale price and is deducted from the amount due for the sale **of the Asset**.

If the successful bidder fails to appear to sign the Sales Contract within 60 working days from the date of signing the award report, on the date and place indicated by the seller or, although he does show up, refuses to sign the Sales Contract and/or any documents necessary for the completion of the sale, he loses the quality of successful bidder and the guarantee. In this case, ELECTROMAGNETICA S.A. has the right, at its choice, to:

- invites qualified bidders to the Auction, in descending order of ranking, in order to conclude the Sale-Purchase Agreement, but who meet the price conditions requested by ELECTROMAGNETICA S.A. In this case, the term of validity of the Guarantee and the Offer will be extended or, for the bidders who have requested and received the Guarantee back, its constitution will be renewed;
- cancel the Auction and resume the sale procedure.

**The bidder declared the winner is obliged, under penalty of losing the Guarantee, to pay the full price awarded within the agreed term, according to the method established in the Sales Contract and in this Tender Specifications.**

By participating in the Tender, the bidders have acknowledged and fully accept the conditions for its conduct mentioned in this Tender Specifications, which comprises 48 pages.

This Tender Specifications are completed with the Tender Regulations, as well as with other annexes.

Additional information can be obtained at the telephone number 021 4042102, contact person Mihai Odoviciuc and at the email address – [juridic@electromagnetica.ro](mailto:juridic@electromagnetica.ro).

**Annex 2.1 to the Tender Specifications**

**Model declaration on own responsibility of the participant**

The undersigned (a) ..... (name/surname of the bidder natural person), residing in ....., identified with the serial ID number..... No..... issued by ..... On ....., I submit this

**STATEMENT**

by which I declare on my own responsibility, knowing the provisions of the Criminal Code regarding false statements, that,

(i) as a Bidder, we meet the conditions for participation in the Auction and that we are NOT in any of the following situations nor is there any basis for such actions to be taken against the Bidder and/or legal representative(s) until the completion of the Auction:

- a. is not on international sanctions lists;
- b. the bidder and the legal representative(s) are not in conflict of interest with persons who are part of the management of ELECTROMAGNETICA S.A. and with persons with decision-making positions within ELECTROMAGNETICA S.A., involved in the sale procedure,

(ii) the provisions of the Tender Specifications and the Tender Regulations are enforceable and binding on me and I fully assume them.

(iii) I ensure my presence at the Auction on the date and time established by the announcement and that I offer at least the starting price of the respective Auction.

(iv) the financial means related to the payment of the price come from lawful means.

(v) we have had the opportunity to inspect the goods described in the Tender Specifications, to verify the information presented in the Tender Specifications and declare that we have no objection to the goods put up for auction.

(vi) based on this possibility offered by inspecting the Goods, by registering for the sale procedure we assume their physical and legal status and we understand to award on the principle **"as they are, where they are"**.

(name of the bidder).....  
(Name and surname)

..... (signature)

Date: .....(date of signature of the declaration)

**Annex 2.2. to the Specification**

**Model declaration on own responsibility of the participant**

Undersigned, ..... (name of the Bidder legal person/PFA/PFA Form of association), based in ..... registered in the Trade Register/other relevant public register under no. J.../...../....., having CUI ....., tel. ...., represented by ....., as ..... (the quality held within the Bidder is completed), I submit to you the present

**STATEMENT**

by which I declare on my own responsibility, knowing the provisions of the Criminal Code regarding false statements, that,

(i) as a Bidder, we meet the conditions for participation in the Auction and that we are NOT in any of the following situations nor is there any basis for such actions to be taken against the Bidder and/or legal representative(s) until the completion of the Auction:

- a. is not on international sanctions lists;
- b. is not in the procedure of judicial reorganization, judicial or administrative liquidation or bankruptcy on the date of submission/opening of the offer,
- c. is not subject to a legal procedure for its declaration in one of the situations set out above,
- d. the bidder and the legal representative(s) are not in conflict of interest with persons who are part of the management of ELECTROMAGNETICA S.A. and with persons with decision-making positions within ELECTROMAGNETICA S.A., involved in the sale procedure,

(ii) the provisions of the Tender Specifications and the Tender Regulations are enforceable and binding on me and I fully assume them.

(iii) I ensure my presence at the Auction on the date and time established by the announcement and that I offer at least the starting price of the respective Auction.

(iv) the financial means related to the payment of the price come from lawful means.

(v) we have had the opportunity to inspect the goods described in the Tender Specifications, to verify the information presented in the Tender Specifications and declare that we have no objection to the goods put up for auction.

(vi) based on this possibility offered by inspecting the goods, by registering in the sale procedure we assume their physical and legal condition and we understand to award on the principle **"as they are, where they are"**.

(Name of Bidder) .....  
(Name and surname, capacity of the Bidder's representative)

..... (signature)

Date: ..... (date of signing the declaration)

**Annex 3.1 to the Tender Specifications**

**Model agreement for the processing of personal data**

**DECLARATION - AGREEMENT REGARDING THE PROCESSING OF PERSONAL DATA**

Having regard to the provisions of Regulation (EU) 2016/679 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, the undersigned .....,

I hereby declare that I have been informed about and agree to the personal data processing activities carried out within the sales procedures organized by ELECTROMAGNETICA S.A.

In the case of personal data provided by ELECTROMAGNETICA S.A. in order to participate in the Public Auction organized by the company, I declare that I have informed the data subjects whose data have been transmitted, regarding their disclosure to ELECTROMAGNETICA S.A.

I have been informed that the processing of the personal data requested within the Auction procedures is necessary in order to assess eligibility, comply with the conditions imposed by the Tender Specifications, designate the winner of the Auction, conclude and carry out the Sale-purchase Contract, and I understand that the failure to provide and process the requested personal data may lead to the disqualification of the participant.

Bidder:

Date:

Signature:

**Annex 3.2 to the Tender Specifications**

**Model agreement for the processing of personal data**

**DECLARATION - AGREEMENT REGARDING THE PROCESSING OF PERSONAL DATA**

Taking into account the provisions of Regulation (EU) no. 2016/679 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, the undersigned ....., having the function of ..... and representing .....

I hereby declare that I have been informed about and agree to the personal data processing activities carried out within the sales procedures organized by ELECTROMAGNETICA S.A.

In the case of personal data provided by ELECTROMAGNETICA S.A. in order to participate in the Public Auction organized by the company, I declare that I have informed the data subjects whose data have been transmitted, regarding their disclosure to ELECTROMAGNETICA S.A.

I have been informed that the processing of the personal data requested within the Auction procedures is necessary in order to assess eligibility, comply with the conditions imposed by the Tender Specifications, designate the winner of the Auction, conclude the Sale-Purchase Agreement and I understand that the failure to provide and process the requested personal data may lead to the disqualification of the participant.

Bidder:

Date:

Signature:

Quality:

**Annex 4 to the Tender Specifications**

**CONTRACT OF SALE - PURCHASE**

*Nota Bene: this draft contract of sale may be modified by the Seller depending on the requirements imposed by law for authentication, any legislative changes, the legal conditions necessary to be met for the transfer of the ownership right to the Successful Bidder, the requirements imposed by the financing bank of the successful bidder, if applicable, or any other circumstances that may make it necessary to secure the rights and interests of the Seller against a possible risk of non-collection of the entire price on time*

**I. PARTIES TO THE CONTRACT:**

**1. SELLER:**

**ELECTROMAGNETICA S.A.**, with its registered office in Bucharest, Str. Calea Rahovei, nr. 266-268, sector 5, having the unique registration code RO 414118, registered with the Trade Register Office under number J1991000019408, represented by Mihai Odoviciuc, acting as General Manager, mandated by the Board of Directors meeting in the meeting of .. ----- 2026 hereinafter referred to herein as **the Seller**.

**2. BUYER:**

[●], a company [●], incorporated and operating in accordance with the laws of [●], with its registered office in [●], registered with the Trade Register under no. [●], unique registration code [●], duly represented by [●], as [●]

**OR**

[●], citizen [●], domiciled in [●], identified with identity card/passport [●], issued by [●] on [●] valid until [●], personal identification number [●]

hereinafter referred to, in the content of this document, **the Buyer**, who was declared the successful bidder in the Open Auction on ....., organized by Electromagnetica SA on the basis of the purchase offer drawn up in response to the sale offer made public:

- by the announcement published on the website of Electromagnetica S.A. on .....
- by publishing the current Report on the .....
- by publishing the current Report at the FSA on .....
- by publishing on the website of Electromagnetica S.A. under the heading Investors/Current Reports on .....
- in the newspaper *Adevarul* in ..... on .....
- in *Financial Intelligence* (online version) from ..... on .....

**II. OBJECT OF THE CONTRACT:**

1.1. In accordance with the \_\_\_\_\_ Decision of **ELECTROMAGNETICA S.A.** and the Minutes of the auction number \_\_\_\_\_, dated \_\_\_\_\_, the seller, **ELECTROMAGNETICA S.A.** sell to the buyer..... **The Asset** and the buyer hereby acquires the Asset in the physical and legal condition in which it is located.

The asset is as follows:

The building located in Bucharest, 19 Veseliei Street (former Calea Rahovei, no. 266-268), Sector 5, registered in the land register no. 203630 (no. old CF 11506), cadastral number 203630 (old cadastral no. 3273), composed of intra-urban land with an area of 16,095 sqm and of Construction C1, identified with no. cadastral 203630-C1 composed of: service dwelling with a built area of 60 sqm, utility grandstand with a built area of 319.90 sqm, administrative body for utilities with a built area of 257.4 sqm and hydrophore with an area of 63.60 sqm, known as the Veseliei Sports Base.

Together with the ownership of the Asset and in the account of the Price, the Seller also transfers to the Buyer any and all autonomous and added works in connection with the Property, in accordance with Article 1282 para. (2) and Article 1673 para. (2) of the Civil Code.

1.2. The seller declares, under the sanctions provided by Article 326 of the Criminal Code regarding false statements, the following:

- I am the owner of the Asset, which is the subject of this deed and the property right is registered in the land register;
- according to the extract of the land book for authentication number \_\_\_\_ dated \_\_\_\_, issued by the Office of Cadastre and Real Estate Advertising \_\_\_\_ - Office of Cadastre and Real Estate Advertising \_\_\_\_, in the land book of the Asset is noted the lease agreement no. 25779 of 28/05/2010 concluded by ELECTROMAGNETICA SA with ORANGE ROMANIA SA and the addendum no. 2335/18.08.2010 to this contract as well as the address no. 17016/13.10.2010 issued by BCR SA, having as object the rental of a space with an area of 150 sqm, an integral part of the Asset, necessary for the installation of GSM equipment. According to the Addendum no. 4 to the Lease Agreement, its duration was extended until 31.12.2030.

The successful bidder takes over on the date of full collection of the price, together with the ownership right over the Asset and the aforementioned Lease Agreement with Orange Romania SA, as subsequently amended by the subsequent addenda, according to art. 1811 lit. a) and art. 1813 para. (1) of the Civil Code, including all rights and obligations arising therefrom.

- The asset that is the subject of this contract has not left the civil circuit, has not been the subject of any promise or any other legal act under private signature or concluded in authentic form regarding the alienation of the property right or any other dismemberment of the property right.

1.3. The Buyer shall send to the tenant Orange Romania SA a written notification regarding its subrogation in the rights and obligations of the lessor under the above-mentioned lease agreement within 2 (two) working days from the date of full collection of the price by the Seller. At the request of the Buyer, the Seller will countersign this notice.

1.4. The Buyer declares that it has taken note of the provisions of the above-mentioned rental agreement, which are made available in its entirety by the Seller prior to the use of this Agreement. The parties expressly agree that the right to collect rent and any other amounts set forth in the lease shall pass to the Buyer from the date of collection by the Seller of the sale price.

1.5. Within 15 working days from the date of authentication of this Agreement, the Buyer undertakes to transfer all utility contracts on its behalf or to terminate them and conclude new

ones. The Seller bears the full value of the utilities until the date of delivery, and starting with the date of delivery, all these costs will be borne by the Buyer.

1.6. If, until the date of conclusion of the new contracts for the supply of utilities by the Buyer on its own behalf, the invoices for the consumption of utilities in the period subsequent to the date of delivery will be issued in the name of the Seller, the Seller will re-invoice the Buyer at the cost of these invoices, and the Buyer will have the obligation to pay them within 5 working days at the latest. If, after the conclusion of the new contracts for the supply of utilities by the Buyer, invoices related to the consumption of utilities prior to the date of delivery are issued in the name of the Buyer, the Buyer will re-invoice the Seller at the cost of these invoices (in full or pro rata compared to the period of time prior to the date of authentication of this Contract, exclusively), and the Seller will have the obligation to pay them within 5 working days at the latest. In case of delay of the Debtor Party in the payment of these amounts, it will owe the other penalty of 0.1% of the amount due for each day of delay.

### III. PRICE AND METHOD OF PAYMENT

3.1. The firm price set by the parties is in the total amount of (...) Euro, respectively (...) RON calculated at the official exchange rate communicated by the NBR for the EURO currency for sale and valid (the highest exchange rate will be completed: from the date of authentication or from the date of award), respectively (...) lei = 1 euro.

3.2. The corresponding clause will be maintained depending on the Successful Bidder:

The parties declare that they are registered for VAT purposes, with regard to the Price being applicable the simplification measures consisting of the application of VAT with reverse charge, according to art. 331 para. (2) letter g) of the Fiscal Code.

or

VAT will be added to the Price in the amount provided by law.

3.3. 3.2. The price is paid in the bank account with the IBAN code **RO93BTRLRONCRT0317847001**, opened in the name of the seller, at Banca Transilvania, by payment order, as follows:

a) sum of ..... lei was paid into the bank account with IBAN code **RO93BTRLRONCRT0317847001**, opened in the name of the seller, at Banca Transilvania, by payment order, on ....., representing the guarantee of participation in the Auction;

b) sum of ..... lei will be paid into the bank account with an IBAN code **RO93BTRLRONCRT0317847001** opened in the name of the seller, at Banca Transilvania, by payment order, within no more than 5 working days from the date of authentication of this document, respectively until ....., representing the price difference.

3.4. The obligation to pay the Price is considered fulfilled on the date of replenishment of the Seller's account with the entire amount representing the Price, according to art. 1497 of the Civil Code.

3.5. The Buyer will bear all bank taxes and commissions so that the Seller's account is funded with the full Price. Within no later than 10 (ten) business days from the date of crediting the Seller's account, the Seller shall provide the Buyer with an authentic statement attesting to the full collection of the Price.

3.6. Proof of the extinction of the obligation to pay the Price will be represented by the declaration of collection of the Price from the Seller issued in notarial authentic form according to

art. 3.4 above or, failing that, the Seller's account statement attesting to the full collection of the Price that the Buyer is expressly authorized to obtain from the Seller's bank in accordance with art. 1504 para. (2) of the Civil Code.

3.7. The price is firm and final, without the possibility of being updated or renegotiated, under any circumstances, regardless of the occurrence of any cause or circumstance of the nature of those provided for by art. 1271 of the Civil Code after the conclusion of the Contract. In the latter situation, in accordance with art. 1271 para. (3) letter c) of the Civil Code, each Party assumes all risks and agrees to the Price according to the above, expressly waiving the remedies provided by art. 1271 para. (2) of the Civil Code.

3.8. The seller retains the right of legal mortgage on the Property provided by art. 2386 item 1 of the Civil Code until the full collection of the Price and requests the registration of this right in the land register of the Property. The parties empower the notary to transmit this Agreement to the competent BCPI in order to register the Buyer's ownership right at the same time as the registration of the Seller's legal mortgage right for the Price.

3.9. If the Seller's account will not be credited at the due date referred to in art. 3.3 letter b) with the amount representing the Price, the Buyer will be obliged to pay penalties in the amount of 0.5% of the amount due for each day of delay.

3.10. At the same time, in the event that the Buyer will delay the payment of the remaining Price by more than 3 (three) working days of maturity, the Seller will have the right to opt for the automatic termination of this Contract, according to art. 1553 of the Civil Code, without court intervention, without formal notice and without any formality, except for a simple written notice of termination addressed to the Buyer, with damages to the Buyer equal to the equivalent value of the Guarantee referred to in art. 3.3 letter a), which will be retained by the Seller plus 0.5% of the amount due for each day of delay that will be paid to the Seller within no more than 5 (five) working days from the date on which the Contract will be terminated, in the bank account of the Seller indicated in the notice of termination.

3.11. In the case of resolution provided for in art. 3.10. Above:

- a) The property will return to the property of the Seller, and the Buyer will no longer have any rights in relation to it;
- b) the intervention of the commission agreement will be ascertained, at the request of the Seller by the instrumenting notary public or by any other notary public chosen by the Seller, by a conclusion of certification of facts issued based on the provisions of the Law on Notaries Public and Notarial Activity no. 36/1995, attesting the termination of the Contract, based on the Seller's account statement from which it results that, at the expiry of the term of 3 working days provided by art. 3.10. above, the Seller's account has not been credited with the amount corresponding to the Price. The Buyer confirms that this conclusion will be fully enforceable against it and may be used by the Seller in relation to any third party (public or private law entities) to prove the termination of this Agreement and the extinction of its ownership right over the Property;
- c) as a result of the legal termination of the Contract, the deletion of the Buyer's property right from the land register of the Property will be carried out by the notary public on the basis of the conclusion referred to in item b) above, at the request of the Seller. Also, the Parties expressly express their agreement regarding the deletion from the land register of the Property of the registration of the property right in favor of the Buyer and the re-registration of the property right

of the Seller, without the intervention of the court, directly, based on the conclusion of the aforementioned certification notary and

d) at the express request of the Seller, the Buyer shall make available to it, within no more than 5 (five) calendar days from the date of receipt of a written request in this regard, an authentic notarial declaration regarding its agreement to restore the previous land register situation (i.e. cancellation of the registration of the Buyer's property right and re-registration of the Seller's ownership of the Property), under penalty of payment of late payment penalties equal to 0.3% of the Price for each day of delay in issuing this declaration until the Buyer's ownership right is removed from the land register of the Property and the Seller's property right is re-registered.

The parties declare that the price is honest and has not been fictitiously fixed.

## **V. RIGHTS AND OBLIGATIONS OF THE CONTRACTING PARTIES:**

### **1. The seller, through an agent/representative, declares:**

1.1. I agree to sell the Asset that is the subject of this document at the agreed price, collected in the above-mentioned manner and declare that I am the real beneficiary of this price.

1.2. I transfer ownership of the asset described above to the buyer, with all its attributes, today, the date of conclusion of the sale-purchase contract.

1.3. I guarantee the Buyer against any causes of eviction arising from its own act, according to art. 1695 and art. 1707 of the Civil Code and against any evictions arising from the act of third parties, the cumulative liability of the Seller for such cases not exceeding the Collected Price;

1.4. ELECTROMAGNETICA S.A. is not subject to the procedure regulated by Law No. 85/2006 or No. 85/2014, regarding insolvency prevention and insolvency procedures.

1.5. I, [●], declare on my own responsibility under the sanctions provided by art. 326 of the Criminal Code, that I have the quality of [●] of **ELECTROMAGNETICA S.A.** and there was no act ordering the limitation of the duties exercised in this capacity within the company.

1.6. We have made available to the buyer the Urban Planning Certificate no. 1382-V dated 06.11.2018 issued by the City Hall of Sector 5 for information purposes, without granting any guarantee regarding the possibility of carrying out construction works according to the parameters mentioned therein.

1.7. I, [●], declare on my own responsibility under the sanctions provided by art. 326 of the Criminal Code, that I have the quality of [●] to **ELECTROMAGNETICA S.A.** and there was no act ordering the limitation of the duties exercised in this capacity within the company.

1.8. The Seller does not grant any guarantee, of any kind, regarding the destination, the technical-urban characteristics and the manner of use of the Property, regardless of whether or not they are decisive for the Buyer when purchasing the Property. The Buyer hereby releases the Seller from liability for any present or future claim regarding the destination or compatibility of the Property with the investment intentions of the Buyer, these risks being assumed exclusively by the Buyer.

### **2. The buyer, through an agent/representative, declares:**

2.1. I agree to purchase the Property at the agreed price, in the manner mentioned above and I have all the necessary financial resources to pay the rest of the Price according to this Agreement.

2.2. I agree that the handover of the Property, i.e. the making available to the buyer of the asset for the free and unhindered exercise of possession, shall be carried out within no more than 5 working days from the date of full payment of the Price.

2.3. I agree that the notary public will take the steps regarding the registration of my property right in the land register.

2.4. I have been informed that within 30 days, starting from the date of authentication of this sales contract, I will register in the tax records without the obligation to previously register my property right.

2.5. I declare on my own responsibility, under the sanctions provided by art. 326 of the Criminal Code, that we are unmarried. I have become aware of the provisions of the Civil Code regarding the regime of assets acquired during marriage under the regime of the legal community of property.

2.6 I declare on my own responsibility that I agree to take over the task registered in the Land Book of the Asset, respectively the lease agreement no. 1613/27.10.2010 concluded between ORANGE ROMANIA S.A. and ELECTROMAGNETICA S.A. and the related addenda.

I, \_\_\_\_\_, as a representative for the \_\_\_\_\_, declare on my own responsibility under the sanctions provided by art. 326 of the Criminal Code, that I am not aware that the power of attorney has been revoked or that the principal has died.

2.7. The provisions of Law no. 151/2015 on the insolvency procedure of natural persons are not applicable to me and I am not registered as a debtor in this procedure.

2.8. I have fulfilled the obligation to verify the condition of the asset at the time of concluding this contract in order to discover the apparent defects, defects that were not observed.

2.9. I declare that I have carried out my own investigation on the Asset, I have verified the information, data, documents made available in the Tender Specifications and I have been granted access to carry out the examinations that I considered necessary to know the situation of the Asset.

2.10. I expressly confirm that in entering into this contract I did not rely or be determined on any representation or warranty of the seller, except as provided in this contract.

2.11. I declare that I have received and had full access to all documents, data and information regarding the condition of the Asset, that I had the opportunity to carry out any checks, investigations and expertise I deemed necessary, assessing all legal, economic, financial and environmental consequences arising from the performance of the clauses of this contract.

2.12. I confirm that I have received from the seller the information regarding the Property, I have had access to the documents, studies, information related to this Property in order to carry out all the investigations and expertise that I considered necessary to assess the legal consequences arising from the conclusion of the contract.

2.13. I declare that I have received and had full access to all documents, data and information regarding the situation of the location of the land owned, that I had the opportunity to verify the veracity and legality of this information with specialized assistance, evaluating all the legal, economic, financial consequences arising from the performance of the clauses of this contract.

2.14. In accordance with the provisions of the Emergency Ordinance no. 7/2026 for the amendment and completion of certain normative acts, as well as for the adoption of measures to increase the financial capacity of the administrative-territorial units, I have no debts towards the local budget of the administrative-territorial unit in whose radius the undersigned headquarters/point/work points are located, as it results from the Tax Attestation Certificate no. (...) of the date of (...) issued by (...).

2.15. The Buyer declares that it has become aware of the basic legal regime of the Property and accepts all the consequences provided by law arising from this regime, including those provided by art. 79 para. (2) in relation to para. (1) of the Law on Physical Education and Sport no. 69/2000 and expressly relieves the Seller of any liability in this regard.

## **VI. OTHER CLAUSES:**

1. Taxes are paid up to date, according to the Tax Certificate number \_\_\_\_\_, issued on \_\_\_\_\_ by the City Hall of Sector 5, Taxes and Taxes Department.

2. The Seller declares that the respective data has been collected and processed in accordance with the legal provisions applicable at the time of collection, for legitimate and proportionate purposes.

3. By signing this contract, the Buyer assumes full responsibility for any further processing of the personal data contained in the submitted documents and undertakes to fully comply with the provisions of the GDPR, as well as any other relevant data protection regulations.

4. The Seller shall not be liable for any damage, penalty, claim, investigation or litigation arising from the non-compliant processing, use, disclosure or storage of personal data by the Buyer, after the date of the transfer of the documents.

5. The Buyer expressly releases the Seller from any liability in connection with any requests, actions or complaints made by third parties, including data subjects or supervisory authorities, regarding the personal data contained in the documents collected.

6. If the Seller is brought into any judicial or administrative proceedings as a result of the Buyer's violation of the legal provisions on data protection, the Buyer undertakes to bear in full all related expenses, including lawyers' fees, fines, compensation and other related costs.

7. We, the contracting parties, declare on our own responsibility that we are not in any of the situations provided for by the Civil Code that would cause the inability to sell or buy.

8. We, the contracting parties, declare that we have taken note of the provisions of Law No. 70/2015 on the strengthening of financial discipline on cash collection and payment operations and for amending and supplementing the Government Emergency Ordinance No. 193/2002 on the introduction of modern payment systems and the provisions of Law No. 129/2019 on the prevention and sanctioning of money laundering and declare that the sale price is the one shown above.

9. The seller is exonerated and shall not be held liable for any damage resulting from acts, facts or events that have been disclosed under this contract, the Tender Specifications from which he may have been known by the buyer during the conduct of his own investigation based on the documents and information to which he had access during visits or meetings with the seller.

10. The expenses occasioned by the conclusion of this contract were borne by cumpărător \_\_\_\_\_.

11. We, the parties, declare that we have become aware of the method of issuing the extracts for authentication by the competent land book office, respectively through the integrated computer

system of cadastre and land book, we have been informed that when the extracts that were the basis for the authentication of this document were not verified, verification of what is possible to be carried out when solving the application for registration in the land register of this act and we intend to sign this act under these conditions. Consequently, I became aware of the working method of the land book office that issued the extract for authentication and of the circumstance that the notary public cannot guarantee the non-existence of entries in the registers of transcriptions and inscriptions, not highlighted in the extract for authentication.



Oficiul de Cadastru și Publicitate Imobiliară BUCUREȘTI  
Biroul de Cadastru și Publicitate Imobiliară Sectorul 5

Nr. cerere	18129
Ziua	30
Luna	03
Anul	2026

### EXTRAS DE CARTE FUNCİARĂ PENTRU INFORMARE

Carte Funciară Nr. 203630 Bucuresti Sectorul 5



#### A. Partea I. Descrierea imobilului

TEREN Intravilan

Nr. CF vechi:11506  
Nr. cadastral vechi:3273

Adresa: Jud. Bucuresti, UAT Bucuresti Sectorul 5, Loc. Bucuresti Sectorul 5, Str VESELIEI (FOSTA CALEA RAHOVEI NR. 266-268), Nr. 19

Nr. Crt	Nr. cadastral Nr. topografic	Suprafața* (mp)	Observații / Referințe
A1	203630	16.095	Deșcriere: TEREN IN SUPRAFATA DE 16095MP. AVAND URMATOARELE VECINATATI: LA N - STR. VESELIEI; LA V - LOCUINTE DIN STR. VESELIEI SI STR. SADULUI; LA E - FABRICA DE UTILAJE, PIESE DE SCHIMB SI TRANSPORT; LA S - INTREPRINDEREA MECANICA TEXTILA;

#### Construcții

Crt	Nr cadastral Nr. topografic	Adresa	Observații / Referințe
A1.1	203630-C1	Jud. Bucuresti, UAT Bucuresti Sectorul 5, Loc. Bucuresti Sectorul 5, Str VESELIEI (FOSTA CALEA RAHOVEI NR. 266-268), Nr. 19	- CONSTRUCTII: LOCUINTA DE SERVICIU IN S.C.= 60,00 MP, TRIBUNA, UTILITATI IN S.C.= 319,90 MP, CORP ADMINISTRATIV, UTILITATI IN S.C.= 257,4 MP. SI HIDROFOR IN S.C.= 63,60 MP.

#### B. Partea II. Proprietari și acte

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale		Referințe
1545 / 21/02/2001		
Certificat Atestare nr. 1441, din 09/11/1994 emis de MINISTERUL INDUSTRIILOR;		
B1	Intabulare, drept de PROPRIETATE, dobandit prin ATRIBUIRE, cota actuala 1/1 1) S.C. ELECTROMAGNETICA S.A	A1
706554 / 06/02/2007		
Anexa nr. 2943, din 01/11/1994 emis de MINISTERUL AGRICULTURII SI ALIMENTATIEI (PROCES VERBAL nr. FN/31.12.1994 emis de COMISIA DE INVENTARIERE SI EVALUARE SC ELECTROMAGNETICA SA BUCUREȘTI; CERTIFICAT ADRESA POSTALA nr. 36063/10561/20.12.2000 emis de PMB-DPI-DEP;DOSAR CADASTRU nr. ACTUALIZAT527772/29.12.2006 emis de OCPI- BUCUREȘTI;CERTIFICAT FISCAL nr. 127788/31.01.2007 emis de PRIMARIA SECT.5 - DITL.);		
B2	Intabulare, drept de PROPRIETATECota: 1/1, dobandit prin PRELUARE, cota actuala 1/1 1) S.C. ELECTROMAGNETICA S.A., (pentru constructii)	A1.1

#### C. Partea III. SARCINI

Înscrieri privind dezmembrămintele dreptului de proprietate, drepturi reale de garanție și sarcini		Referințe
268869 / 18/06/2010		
Act nr. -;		
C3	In CFNI 11506 privind imobilul cu numarul cadastral 3273, asupra imobilului de sub PI1, se inscrie provizoriu pana la depunerea acordului BCR SA, contractul de inchiriere nr.25779/28.05.2010 pentru o perioada de 10 ani pana la data de 21.12.2010, incheiat intre SC ORANGE ROMANIA SA, in calitate de chiras si SC ELECTROMAGNETICA SA, in calitate de proprietar .	A1
397829 / 19/10/2010		
Inchiriere nr. 25779, din 28/05/2010 emis de SC ELECTROMAGNETICA SA SI SC ORANGE ROMANIA SA (ACT ADITIONAL nr. 2335/18.08.2010 emis de SC ELECTROMAGNETICA SA SI SC ORANGE ROMANIA SA;ADRESA nr.		

Document care conține date cu caracter personal, protejate de prevederile Legii Nr. 677/2001.

Pagina 1 din 4

Extrase pentru informare on-line la adresa [epay.ancpl.ro](http://epay.ancpl.ro)

Formular versiunea 1.1

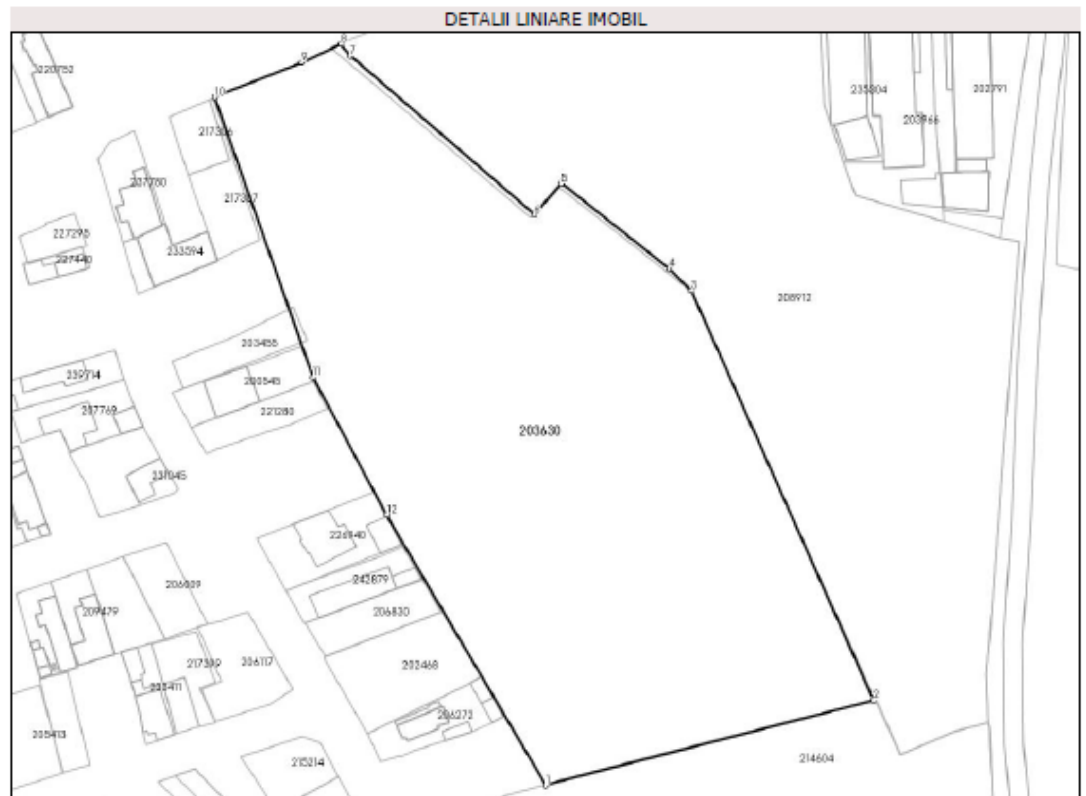
Înscrieri privind dezmembărămintele dreptului de proprietate, drepturi reale de garanție și sarcini		Referințe
17016/13.10.2010 emis de BCR-SA.);		
C4	NOTARE, drept de INCHIRIERE Sarcini:inchiriere asupra unui spatiu de 150 mp pe o perioada de 10 ani si intra in vigoare la data semnarii lui de catre ambele parti pana la data de 31.12.2020 1) SC ORANGE ROMANIA SA	A1

## Anexa Nr. 1 La Partea I

## Teren

Nr cadastral	Suprafața (mp)*	Observații / Referințe
203630	16.095	Deșcriere: TEREN IN SUPRAFATA DE 16095MP. AVÂND URMATOARELE VECINATATI: LA N - STR. VESELIEI; LA V - LOCUINTE DIN STR. VESELIEI SI STR. SADULUI; LA E - FABRICA DE UTILAJE, PIESE DE SCHIMB SI TRANSPORT; LA S - INTREPRINDEREA MECANICA TEXTILA;

\* Suprafața este determinată în planul de proiecție Stereo 70.



## Date referitoare la teren

Nr Crt	Categorie folosință	Intra vilan	Suprafața (mp)	Tarla	Parcelă	Nr. topo	Observații / Referințe
1	curți construcții	DA	16.095	-	-	-	

## Date referitoare la construcții

Crt	Număr	Destinație construcție	Supraf. (mp)	Situație juridică	Observații / Referințe
A1.1	203630-C1	construcții de locuințe	-	Cu acte	- CONSTRUCTII: LOCUINTA DE SERVICIU IN S.C.= 60,00 MP, TRIBUNA, UTILITATI IN S.C.= 319,90 MP, CORP ADMINISTRATIV, UTILITATI IN S.C.= 257,4 MP. SI HIDROFOR IN S.C.= 63,60 MP.

## Lungime Segmente

1) Valorile lungimilor segmentelor sunt obținute din proiecție în plan.

Punct început	Punct sfârșit	Lungime segment (= (m)
1	2	87.141
2	3	115.628
3	4	8.073
4	5	35.376
5	6	10.671
6	7	62.666
7	8	3.939
8	9	11.082
9	10	24.097
10	11	76.526
11	12	40.283
12	1	80.823

\*\* Lungimile segmentelor sunt determinate în planul de proiecție Stereo 70 și sunt rotunjite la 1 milimetru.

\*\*\* Distanța dintre puncte este formată din segmente cumulate ce sunt mai mici decât valoarea 1 milimetru.

Extrasul de carte funciară generat prin sistemul informatic integrat al ANCPİ conține informațiile din cartea funciară active la data generării. Acesta este valabil în condițiile prevăzute de art. 7 din Legea nr. 455/2001, coroborat cu art. 3 din O.U.G. nr. 41/2016, exclusiv în mediul electronic, pentru activități și procese administrative prevăzute de legislația în vigoare. Valabilitatea poate fi extinsă și în forma fizică a documentului, fără semnătură olografă, cu acceptul expres sau procedural al instituției publice ori entității care a solicitat prezentarea acestui extras.

Verificarea corectitudinii și realității informațiilor conținute de document se poate face la adresa [www.ancpi.ro/verificare](http://www.ancpi.ro/verificare), folosind codul de verificare online disponibil în antet. Codul de verificare este valabil 30 de zile calendaristice de la momentul generării documentului.

Data și ora generării,

30/03/2026, 17:45

Acest document se eliberează gratuit pentru proprietarii imobilelor. Pentru alți solicitanți, costul extrasului este de 25 de lei la ghișeu, respectiv 20 de lei dacă este obținut online prin platforma <http://epay.ancpi.ro>

Document care conține date cu caracter personal, protejate de prevederile Legii Nr. 677/2001.

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Extrase pentru informare on-line la adresa [epay.ancpi.ro](http://epay.ancpi.ro)

Formular versiunea 1.1



**CERTIFICAT DE URBANISM**  
Nr. 1782-V din 06.11.2018

**ÎN SCOPUL:** Informare – actualizare contract ipotecă.

Ca urmare a Cererii adresate de **S.C. ELECTROMAGNETICA S.A.** - C.U.I. 414118 prin **Gabriel Balmuş** cu domiciliul / sediul în județul \_ \_ , municipiul / orașul / comuna \_ \_ , sectorul **5** , cod poștal \_ \_ , strada **Calea Rahovei nr. 266-268** , bloc \_ \_ , scara \_ \_ , etaj \_ \_ , ap. \_ \_ , telefon / fax \_ \_ , e-mail \_ \_ , înregistrată la nr. **80622** din **05.09.2018** ,

pentru imobilul teren și/sau construcții situat în municipiul **București**, sectorul **5**, cod poștal \_ \_ , strada **Veseliei** nr. **19** , bloc \_ \_ , scara \_ \_ , etaj \_ \_ , ap. \_ \_ sau identificat prin: planuri cadastrale anexate sc. 1/2000.

În temeiul reglementărilor documentației de urbanism faza P.U.G., aprobată cu H.C.G.M.B. nr. 269/2000, prelungit cu H.C.G.M.B. nr. 324/2010, H.C.G.M.B. nr. 241/2011, H.C.G.M.B. nr. 232/2012 și cu H.C.G.M.B. nr. 224/2015.

În conformitate cu prevederile Legii nr. 50/1991 privind autorizarea executării lucrărilor de construcții, republicată, cu modificările și completările ulterioare, se

**CERTIFICĂ:**

**1. REGIMUL JURIDIC**

Imobilul – teren în suprafață de 16.095 mp. și construcții (nr. cad. 203630-C1), este în proprietatea persoanei juridice S.C. Electromagnetica S.A., conform Certificatului de atestare nr. 1441 din 09.11.1994, emis de Ministerul Transporturilor, intabulat în Cartea funciară nr. 203630 cu Încheierea nr. 1545/21.02.2001., respectiv nr. 706554/06.02.2003 (pt. construcții) - la Oficiul de Cadastru și Publicitate Imobiliară Sector 5. Sunt înscrise "Sarcini" privind drept de ipotecă în favoarea B.C.R. - S.A. și contract de închiriere cu S.C. Orange România S.A.

**2. REGIMUL ECONOMIC**

**Existent:** teren în suprafață de 16.095 mp. și construcții (nr. cad. 203630-C1)

**Se solicită:** Informare - actualizare contract ipotecă.

**Destinația:** conform P.U.G. - Municipiul Bucuresti - imobilul este situat în zona **V3b** - Complexe și baze sportive (Stadionul Giulești, Parcul Sportiv Dinamo, Complex Sportiv Steaua, Stadionul Progresul, Arenele B.N.R., Baza Sportivă Pescărușul (Bucureștii Noi), Baza Sportivă C.C.C.F. ( Bucureștii Noi - Străulești), Baza Sportivă Politehnica, Baza Sportivă Granitul, Baza sportivă Grivița, Clubul Sportiv Metalul, alte baze și cluburi sportive)

**3. REGIMUL TEHNIC**

**POT cu construcții, circulații, platforme = maxim 30%; CUT maxim 0.35 mp. ADC/ mp. teren**

Autorizația de construire se va emite în conformitate cu prevederile Legii nr. 50/1991 cu modificările și completările ulterioare, P.U.G. Municipiul București.

**Extras din R.L.U. Aferent subzonei funcționale V3b**

ARTICOLUL 1 - UTILIZĂRI ADMISE. - sunt admise construcțiile și instalațiile specifice conform proiectelor legal avizate

ARTICOLUL 2 - UTILIZĂRI ADMISE. CU CONDIȚIONĂRI - nespecificat

ARTICOLUL 3 - UTILIZĂRI INTERZISE. - se interzic orice intervenții care contravin legilor și normelor în vigoare. - se interzice tăierea arborilor fără autorizația autorității locale abilitate.

ARTICOLUL 4 - CARACTERISTICI ALE PARCELELOR (SUPRAFEȚE, FORME, DIMENSIUNI). VI - V8 - conform studiilor de specialitate avizate conform legii.

ARTICOLUL 5 - AMPLASAREA CLĂDIRILOR FAȚĂ DE ALINIAMENT. - conform studiilor de specialitate avizate conform legii.

ARTICOLUL 6 - AMPLASAREA CLĂDIRILOR FAȚĂ DE LIMITELE LATERALE ȘI POSTERIOARE ALE PARCELELOR. - conform studiilor de specialitate avizate conform legii.

ARTICOLUL 7 - AMPLASAREA CLĂDIRILOR UNELE FAȚĂ DE ALTELE PE ACEEAȘI PARCELĂ. - conform studiilor de specialitate avizate conform legii.

ARTICOLUL 8 - CIRCULAȚII ȘI ACCESE. - conform studiilor de specialitate avizate conform legii; - se va asigura accesul din circulațiile publice ale ailelor ocazional carosabile (pentru întreținere, aprovizionare, drum de halaj) care vor fi tratate ca alei principale. - se va asigura din drumul de halaj accesul direct la lac al mașinilor de pompieri.

ARTICOLUL 9 - STAȚIONAREA AUTOVEHICULELOR. - parcajele se vor dimensiona și dispune în afara circulațiilor publice conform normelor specifice și proiectelor de specialitate legal aprobate.

ARTICOLUL 10 - ÎNĂLȚIMEA MAXIMĂ ADMISIBILĂ A CLĂDIRILOR. - cu excepția instalațiilor, înălțimea maximă a clădirilor nu va depăși P + 2 niveluri.

ARTICOLUL 11 - ASPECTUL EXTERIOR AL CLĂDIRILOR. - conform studiilor de specialitate avizate conform legii; - se recomandă adecvarea arhitecturii clădirilor la caracterul diferitelor categorii de spații plantate.

ARTICOLUL 12 - CONDIȚII DE ECHIPARE EDILITARĂ. - conform studiilor de specialitate avizate conform legii. Se vor asigura alimentarea cu apă, colectarea apelor uzate, telefonie fixă și iluminat public conform cerințelor funcționale ale fiecărei categorii spațiu plantat în care este admis accesul publicului. - se recomandă extinderea sistemului de colectare a apelor meteorice în bazine decorative pentru a fi utilizate pentru întreținerea spațiilor plantate. - în cazul alimentării cu apă în sistem propriu se va obține a autorității competente care administrează resursele de apă.

ARTICOLUL 13 - SPAȚII LIBERE ȘI SPAȚII PLANTATE. - plantațiile înalte se vor dispune conform normelor specifice pentru fiecare categorie de spații plantate; - toate parcele vor fi obligatoriu plantate cu cel puțin un arbore la patru locuri de parcare și vor fi înconjurate de un gard viu de 1,20 metri înălțime. - se recomandă, din considerente ecologice și de economisire a cheltuielilor pentru întreținere de la buget, utilizarea speciilor locale adaptate condițiilor climatice și favorabile faunei antropofile specifice, cu excepția segmentelor decorative cu caracter special din zonele VI și V2.

ARTICOLUL 14 - ÎMPREJMUIRI. - conform normelor specifice existente; se recomandă în intravilan împrejmuiri transparente cu înălțime din care un soclu opac de 0,60 metri dublate de gard viu.

ARTICOLUL 15 - PROCENT MAXIM DE OCUPARE A TERENULUI. - POT cu construcții, circulații, platforme = maxim 30%

ARTICOLUL 16 - COEFICIENT MAXIM DE UTILIZARE A TERENULUI - CUT maxim 0.35 mp. ADC/mp. teren sau conform normelor specifice în vigoare și P.U.Z. avizat conform legii.

**Prezentul certificat de urbanism poate fi utilizat în scopul declarat pentru: obținerea autorizației de construire.**

**CERTIFICATUL DE URBANISM NU ȚINE LOC DE AUTORIZAȚIE DE CONSTRUIRE/DESFIINȚARE  
NU CONFERĂ DREPTUL DE A EXECUTA LUCRĂRI DE CONSTRUCȚII**

#### **4. OBLIGAȚII ALE TITULARULUI CERTIFICATULUI DE URBANISM:**

În scopul elaborării documentației pentru autorizarea executării lucrărilor de construcții - de construire/de desființare solicitantul se va adresa autorității competente pentru protecția mediului:

AGENȚIA PENTRU PROTECȚIA MEDIULUI BUCUREȘTI

**Aleea Lacul Morii nr. 1, sector 6, București**

În aplicarea Directivei Consiliului 85/337/CEE (Directiva EIA) privind evaluarea efectelor anumitor proiecte publice și private asupra mediului, modificată prin Directiva Consiliului 97/11/CE și prin Directiva Consiliului și Parlamentului European 2003/35/CE privind participarea publicului la elaborarea anumitor planuri și programe în legătură cu mediul înconjurător, modificarea, cu privire la participarea publicului și accesul la justiție, a Directivei 85/337/CEE și a Directivei 96/61/CE prin certificatul de urbanism se comunică solicitantului obligația de a contacta autoritatea teritorială de mediu pentru aceasta să analizeze și să decidă, după caz, încadrarea/neîncadrarea proiectului investiției publice/private în lista proiectelor supuse evaluării impactului asupra mediului.

În aplicarea prevederilor Directivei Consiliului 85/337/CEE, procedura de emitere a acordului de mediu se desfășoară după emiterea certificatului de urbanism, anterior depunerii documentației pentru autorizarea executării lucrărilor de construcții la autoritatea administrației publice competente.

În vederea satisfacerii cerințelor cu privire la procedura de emitere a acordului de mediu, autoritatea competentă pentru protecția mediului stabilește mecanismul asigurării consultării publice, centralizării opțiunilor publicului și formulării urii punct de vedere oficial cu privire la realizarea investiției în acord cu rezultatele consultării publice.

În aceste condiții:

După primirea prezentului certificat de urbanism, titularul are obligația de a se prezenta la autoritatea competentă pentru protecția mediului în vederea evaluării inițiale a investiției și stabilirii demarării procedurii de evaluare a impactului asupra mediului și/sau a procedurii de evaluare adecvată. În urma evaluării inițiale a notificării privind intenția de realizare a proiectului se va emite punctul de vedere al autorității competente pentru protecția mediului.

În situația în care autoritatea competentă pentru protecția mediului stabilește efectuarea evaluării impactului asupra mediului și/sau a evaluării adecvate, solicitantul are obligația de a notifica acest fapt autorității administrației publice competente cu privire la menținerea cererii pentru autorizarea executării lucrărilor de construcții.

În situația în care, după emiterea certificatului de urbanism ori pe parcursul derulării procedurii de evaluare a impactului asupra mediului, solicitantul renunță la intenția de realizare a investiției, acesta are obligația de a notifica acest fapt autorității administrației publice competente.

5.

**REA DE EMITERE A AUTORIZAȚIEI DE CONSTRUIRE/DESFIINȚARE VA FI ÎNSOȚITĂ DE URMĂTOARELE DOCUMENTE:**

**CERE**

- certificatul de urbanism (copie) - ;
- copie legalizată act de proprietate intabulat în Cartea funciară; extras de Carte funciară actualizat - ;
- documentația tehnică -

D.T.A.C.

D.T.O.E.

D.T.A.D.

... și deservirile de amplasament stabilite prin certificatul de urbanism:

**d.1. avize și acorduri privind utilitățile urbane și infrastructura (copie):**

- |  |   |                               |
|--|---|-------------------------------|
| <input type="checkbox"/> alimentare cu apă               | <input type="checkbox"/> gaze naturale              | <u>Alte avize / acorduri:</u> |
| <input type="checkbox"/> canalizare                      | <input type="checkbox"/> telefonizare               |                               |
| <input type="checkbox"/> alimentare cu energie electrică | <input type="checkbox"/> salubritate(ag. autorizat) |                               |
| <input type="checkbox"/> alimentare cu energie termică   | <input type="checkbox"/> transport urban            |                               |

**d.2. avize și acorduri privind:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> securitatea la incendiu | <input type="checkbox"/> protecția civilă | <input type="checkbox"/> sănătatea populației |
|--|---|---|

**d.3. avize/acorduri specifice ale administrației publice centrale și/sau ale serviciilor descentralizate ale acestora (copie):**

**d.4. studii de specialitate (1 exemplar original):**

- e) punctul de vedere/actul administrativ al autorității competente pentru protecția mediului (copie);  
f) documentele de plată ale următoarelor taxe (copie): - .

**Prezentul certificat de urbanism are valabilitate de  12  luni de la data emiterii.**


**Cererea pentru prelungirea valabilității certificatului de urbanism se depune cu cel puțin 15 zile înainte de data expirării acestuia, conform normelor metodologice de aplicare a Legii nr. 50/1991 republicată, cu modificările și completările ulterioare.**

**PRIMAR,  
DANIEL FLÓREA**



**p. SECRETAR SECTOR,  
ELENA LUMINIȚA PETRESCU**

**ARHITECT ȘEF,  
MARIAN ION**

Întocmit 2 ex.: arh. Răzvan Tudose 

Achitat taxa de  165,00  lei, conform O.P./Chitanței nr.  157987 (4)  din  05.09.2018.

Prezentul certificat de urbanism a fost transmis solicitantului direct / prin poștă la data de \_\_\_\_\_.

În conformitate cu prevederile Legii nr. 50/1991 privind autorizarea executării lucrărilor de construcții republicată, cu modificările și completările ulterioare,

**SE PRELUNGESTE VALABILITATEA**

**CERTIFICATULUI DE URBANISM**

Nr. \_\_\_\_\_ din \_\_\_\_\_  
de la data de \_\_\_\_\_ până la data de \_\_\_\_\_

După această dată, o nouă prelungire a valabilității nu este posibilă, solicitantul urmând să obțină, în condițiile legii, un alt certificat de urbanism.

**PRIMAR,  
DANIEL FLOREA**

**p. SECRETAR SECTOR,  
ELENA LUMINITA PETRESCU**

**ARHITECT ȘEF,  
MARIAN ION**

Data prelungirii valabilității: \_\_\_\_\_  
Achitat taxa de \_\_\_\_\_ lei, conform O.P./Chitanței nr. \_\_\_\_\_ din \_\_\_\_\_  
Transmis solicitantului la data de \_\_\_\_\_ direct / prin poștă./

## Annex 4.1 Know your customers form (natural person)

Dear Sir/Madam,

Taking into account the regulations on international sanctions/prevention of money laundering and terrorist financing, we are obliged to carry out certain checks in each particular case, regardless of whether or not there are suspicions of such activities.

Therefore, please fill out this form and confirm the accuracy of the information by your signature. If you have any questions about the form, we are at your disposal.

In case of changes that occurred after filling in it (e.g. name, identity document, address, etc.), you have the obligation to inform us about this aspect and to fill in a new Knowledge Sheet within 30 days from the date of the change.

### GENERAL INFORMATION REGARDING THE CUSTOMER – *NATURAL PERSON*

- Name and surname: \_\_\_\_\_
- Nickname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Place of birth: \_\_\_\_\_
- Identity document: \_\_\_\_\_ series \_\_\_\_\_ number \_\_\_\_\_
- Issued on \_\_\_\_\_ by: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Tel./fax: \_\_\_\_\_
- Email: \_\_\_\_\_
- Occupation: \_\_\_\_\_

- 
- Employer's name / Nature of their activity: \_\_\_\_\_
  - Permanent domicile: \_\_\_\_\_

- 
- Residence: \_\_\_\_\_

- 
- Beneficial owner (*please fill in the annex on the beneficial owner*)

- **Publicly exposed person:**

YES       NU

- **In the case of the publicly exposed person**, the public office held: \_\_\_\_\_

- Purpose and nature of the business relationship with ELECTROMAGNETICA S.A.: \_\_\_\_\_
- 
- 

- Source of funds to be used in carrying out the business relationship: \_\_\_\_\_

The following shall be attached in copy:

- the identity document of the natural person;

- other documents additionally requested to justify the transaction, if applicable: \_\_\_\_\_

Knowing the provisions of the Criminal Code regarding false statements, by filling out this form I confirm that the above information is accurate, true and complete and that I am fully responsible for it to any competent authority.

I confirm that I have been provided with the Information Note on the processing of personal data.

Name and surname: \_\_\_\_\_

Date: \_\_\_\_\_

Signature

#### INFORMATION NOTE REGARDING THE PROCESSING OF PERSONAL DATA IN THE KNOW-YOUR-CUSTOMER PROCESS

The personal data of customers/beneficial owners/shareholders/proxies/any other persons involved in the opening/conduct of the business relationship are processed only for the purpose of preventing and combating money laundering and terrorist financing and are kept in the database of ELECTROMAGNETICA S.A. și actualizate în funcție de modificările intervenite, cu respectarea legislației specifice privind protecția datelor cu caracter personal.

ELECTROMAGNETICA S.A. întocmește și păstrează, în format electronic și/sau pe suport hârtie, după caz, corespondențe comerciale, evidențe ale persoanelor cu care intră în relații de afaceri, inclusiv copii de pe documentele de identificare și de pe celelalte documente solicitate acestora, măsurile întreprinse în scopul verificării realității informațiilor, analizele și evaluarea legate de identificarea fiecărei persoane cu care intră în relații de afaceri în parte.

Toate documentele privind măsurile de cunoaștere a clienței (documente de identificare a clienților, interogări în aplicațiile informatice, interne sau din surse publice, evidențe, reevaluări și rapoarte interne, corespondențe, documente justificative, evidențe ale tranzacțiilor etc.) vor fi păstrate și arhivate pe perioada prevăzută de lege.

Personal data collected and processed in the process of getting to know the customer by ELECTROMAGNETIC S.A. se face doar cu respectarea prevederilor Regulamentului (UE) 2016/679 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE (Regulamentul general privind protecția datelor) și cu Legea nr. 190/2018 privind măsuri de punere

în aplicare a Regulamentului (UE) 2016/679 al Parlamentului European și al Consiliului din 27 aprilie 2016 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE.

## **Declaration of natural persons as to the status of publicly exposed person**

### **Declaration of a natural person on his public exposed person status**

In order to comply with the provisions of the Regulation for the application of the provisions of Law 129/2019 for the prevention of și sanctioning the SPălăMoney șterrorist financing, financial institutions must establish the status of a publicly exposed person of the client.șăand natural persons.

*In order to observe the provisions of Regulation for application of Law 129/2019 on preventing and sanctioning the money laundering the financial institutions have to establish the public exposed person status of their customers, natural persons.*

## **DECLARATION regarding the status of publicly exposed person**

### **STATEMENT on Public Exposed Person status**

The undersigned \_\_\_\_\_, domiciled in \_\_\_\_\_ Str. \_\_\_\_\_ nr. \_\_\_\_\_, bl. \_\_\_\_\_, sc. \_\_\_\_\_, et. \_\_\_\_\_, apt. \_\_\_\_\_, county/sector \_\_\_\_\_, holder al \_\_\_\_\_, series/number \_\_\_\_\_ issued by \_\_\_\_\_ on de \_\_\_\_\_, personal numeric code \_\_\_\_\_, declare on my own responsibility, under the sanction of the law:

*I, the undersigned, \_\_\_\_\_, permanent address in*

\_\_\_\_\_, No. \_\_\_\_\_, \_\_\_\_\_ Str., bl. \_\_\_\_\_, entrance \_\_\_\_\_, \_\_\_\_\_ floor, apt. \_\_\_\_\_, \_\_\_\_\_ county/district \_\_\_\_\_, holder of \_\_\_\_\_, series/no. \_\_\_\_\_, issued by \_\_\_\_\_ on \_\_\_\_\_, personal number \_\_\_\_\_, hereby state I under my own responsibility, under the sanctions stipulated by law:

**1. I, the undersigned, hold or have held more recently for one year since this date, one of the positions:**

- Head of State, Head of Government, Member of Parliament, Member of the Government, Secretary of State, Member of the Governing Bodies of Political Parties, Member of the Constitutional Court, Member of the Supreme Court or of another court whose decisions can only be appealed by means of extraordinary remedies, member of the governing bodies of the Court of Auditors or other similar body, member of the board of directors of a central bank, ambassador, chargé d'affaires, high-ranking officer in the armed forces;
- member of the board of directors or of the supervisory board, person with a management position in autonomous companies, in companies with majority state capital or in national companies;
- director, deputy director, member of the board of directors or member of the governing bodies of an international organization.

**1. The undersigned is or have been in charge with such important public duties within one year of issuing this statement:**

- head of state, head of Government, member of Parliament, minister, deputy minister, assistant minister, member of the governing bodies of political parties;
- member of Constitutional Court, of Supreme Court or of other high-level judicial bodies whose decisions are not subject to further appeal, except in exceptional circumstances;
- member of the governing bodies of Court of Auditors or of the boards of central banks;
- ambassadors, charge d'affaires and high-ranking officers in the armed forces;
- member in the board of directors or in the supervisory board, person with a management position in autonomous kingdoms, in commercial companies with majority state capital or in a national companies;
- director, deputy director, member of the board of directors or member of the governing bodies of an international organization.

2. The undersigned am a direct member of the family of a person in the above categories:

- spouse/cohabitant,
- child or spouse/cohabitant of their child,
- Parent.

2. *The undersigned is an immediate family member of one person in the categories set out in point 1.*

- husband/spouse/person who is in a cohabiting relationship,
- children or husband/spouse/person who is in a cohabiting relationship of their child,
- parents.

3. The undersigned:

- I have a close business relationship with a person in the categories in point 1;
- I own or have a significant influence over a legal person, entity or legal structure established for the benefit of one of the persons referred to in point 1.

3. *The undersigned is:*

- *A natural person who is known to have joint beneficial ownership of legal entities or legal arrangements, or any other close business relations, with a person referred to in paragraph 1.*
- *A natural person who has sole beneficial ownership of a legal entity or legal arrangement which is known to have been set up for the benefit de facto of the person referred to in paragraph 1.*

4. The undersigned does not fall into any of the above categories.

4. *The undersigned is none of the categories set out in paragraphs 1-3.*

Nume client / *Client's name* \_\_\_\_\_

Semnatura / *Signature:* \_\_\_\_\_

Data / *Date:* \_\_\_\_\_

If the client falls into the PEP category, the entry into the business relationship is made with the approval of the SB/TF Compliance Officer for persons holding local functions, and for persons with national or non-resident functions, with the approval of the Board of Directors.

*If the customer is a politically exposed person, the business relationship may be established following the AML officer's advice for head of local authorities and following the Board Directors's approval for heads of national authorities or foreign citizens.*

**DECLARATION regarding the identity of the beneficial owner**

The undersigned ....., declare on my own responsibility, under the sanction of the law:

- that the undersigned is the beneficial owner of the operation/transaction;
- that the beneficial owner(s) is/are:

1)

- Name and surname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nature of the relationship: \_\_\_\_\_
- Nature of the activity carried out: \_\_\_\_\_
- **Publicly exposed person:**

YES       NU

▪ **In the case of the publicly exposed person, the public office held:**  
\_\_\_\_\_

▪ **Family member of a publicly exposed person:**

YES       NU

▪ **Close associate of a publicly exposed person:**

YES       NU

2)

- Name and surname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nature of the relationship: \_\_\_\_\_
- Nature of the activity carried out: \_\_\_\_\_
- **Publicly exposed person:**

YES       NU

▪ **In the case of the publicly exposed person, the public office held:**  
\_\_\_\_\_

▪ **Family member of a publicly exposed person:**

YES       NU

▪ **Close associate of a publicly exposed person:**

YES       NU

3)

- Name and surname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_

- Nature of the relationship: \_\_\_\_\_
- Nature of the activity carried out: \_\_\_\_\_
- **Publicly exposed person:**

YES       NU

- **In the case of the publicly exposed person, the public office held:**

- **Family member of a publicly exposed person:**

YES       NU

**Close associate of a publicly exposed person:**

YES       NU

- Source of funds: \_\_\_\_\_

The undersigned client undertakes to communicate ELECTROMAGNETIC S.A. any modification regarding those declared.

The improper declaration of the above-mentioned data is sanctioned according to the provisions of the Criminal Code regarding false statements.

Place and date Signature

*N.B.: ELECTROMAGNETICA S.A. reserves the right to refuse to carry out the transactions ordered by the client/to terminate relations with the client in case of false statements or if it has suspicions regarding the reality of what the client declares.*

*\* natural person/legal person.*

I confirm that I have been provided with the Information Note on the processing of personal data.

Name and surname: \_\_\_\_\_

Date: \_\_\_\_\_

Signature

INFORMATION NOTE REGARDING THE PROCESSING OF PERSONAL DATA IN THE  
KNOW-YOUR-CUSTOMER PROCESS

The personal data of customers/beneficial owners/shareholders/proxies/any other persons involved in the opening/conduct of the business relationship are processed only for the purpose of preventing and combating money laundering and terrorist financing and are kept in the database of ELECTROMAGNETICA S.A. și actualizate în funcție de modificările intervenite, cu respectarea legislației specifice privind protecția datelor cu caracter personal.

ELECTROMAGNETICA S.A. întocmește și păstrează, în format electronic și/sau pe suport hârtie, după caz, corespondențe comerciale, evidențe ale persoanelor cu care intră în relații de afaceri, inclusiv copii de pe documentele de identificare și de pe celelalte documente solicitate acestora, măsurile întreprinse în scopul verificării realității informațiilor, analizele și evaluarea legate de identificarea fiecărei persoane cu care intră în relații de afaceri în parte.

Toate documentele privind măsurile de cunoaștere a clientelei (documente de identificare a clienților, interogări în aplicațiile informatice, interne sau din surse publice, evidențe, reevaluări și rapoarte interne, corespondențe, documente justificative, evidențe ale tranzacțiilor etc.) vor fi păstrate și arhivate pe perioada prevăzută de lege.

Personal data collected and processed in the process of getting to know the customer by ELECTROMAGNETICA S.A. se face doar cu respectarea prevederilor Regulamentului (UE) 2016/679 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE (Regulamentul general privind protecția datelor) și cu Legea nr. 190/2018 privind măsuri de punere în aplicare a Regulamentului (UE) 2016/679 al Parlamentului European și al Consiliului din 27 aprilie 2016 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE.

## **Annex 4.2 to the Tender Specifications**

### **Know-your-customer form (legal entity)**

Dear Sir/Madam,

Taking into account the regulations on international sanctions/prevention of money laundering and terrorist financing, we are obliged to carry out certain checks in each particular case, regardless of whether or not there are suspicions of such activities.

Therefore, please fill out this form and confirm the accuracy of the information by your signature.

If you have any questions about the form, we are at your disposal.

In case of any changes that occurred after filling in it (e.g. name, shareholding structure, address, etc.), you have the obligation to inform us about this aspect and to fill in a new Knowledge Sheet within 30 days from the date of the change.

**GENERAL INFORMATION REGARDING THE CLIENT – *LEGAL ENTITY***

- Full trade name: \_\_\_\_\_
- Legal form: \_\_\_\_\_
- Tax identification number and/or business register number/European identification code (EUID) and/or equivalent information: \_\_\_\_\_

- 
- Unique registration code/its equivalent (for foreigners): \_\_\_\_\_

- 
- Type and nature of the activity carried out: \_\_\_\_\_

- 
- The credit institution through which the payment of the value of the activities or services provided is made: \_\_\_\_\_

- I.B.A.N. code through which the payment of the value of the activities or services provided is made: \_\_\_\_\_

- Full address of registered office: \_\_\_\_\_

- 
- Full address of the actual establishment (if applicable): \_\_\_\_\_

- 
- Full branch address (if applicable): \_\_\_\_\_

- 
- Structure of associates/shareholders: \_\_\_\_\_

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- Tel./fax: \_\_\_\_\_
- Email: \_\_\_\_\_
- Website: \_\_\_\_\_
- The purpose and nature of the operations carried out with ELECTROMAGNETICA S.A.:  
\_\_\_\_\_

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- Identity of the beneficial owner (***\*fill in and attach the Declaration on the beneficial owner***)

- Identity of the **legal representative** empowered to represent the client vis-à-vis third parties:

- Name and surname: \_\_\_\_\_
- Nickname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Place of birth: \_\_\_\_\_
- Identity document: \_\_\_\_\_ series \_\_\_\_\_ number \_\_\_\_\_
- Issued on \_\_\_\_\_ by: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Tel./fax: \_\_\_\_\_
- Email: \_\_\_\_\_
- Occupation: \_\_\_\_\_
- Employer's name/Nature of own activity: \_\_\_\_\_

- 
- Permanent domicile: \_\_\_\_\_
-

• Residence: \_\_\_\_\_

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• **Publicly exposed person:**

YES       NU

• **In the case of the publicly exposed person,** the public office held: \_\_\_\_\_

The following shall be attached in copy:

- the articles of incorporation;
- power of attorney given to the person representing the client, if he/she is not the legal representative;
- the certificate of ascertainment issued by the National Trade Register Office (for companies) or similar authorities in the country of origin and equivalent documents, certifying the registration of the beneficial owner.

Knowing the provisions of the Criminal Code regarding false statements, by filling out this form I confirm that the above information is accurate, true and complete and that I am fully responsible for it to any competent authority.

I confirm that I have been provided with the Information Note on the processing of personal data.

Name and surname: \_\_\_\_\_

Date: \_\_\_\_\_

Signature

INFORMATION NOTE REGARDING THE PROCESSING OF PERSONAL DATA IN THE  
KNOW-YOUR-CUSTOMER PROCESS

The personal data of customers/beneficial owners/shareholders/proxies/any other

persons involved in the opening/conduct of the business relationship are processed only for the purpose of preventing and combating money laundering and terrorist financing and are kept in the database of ELECTROMAGNETICA S.A. și actualizate în funcție de modificările intervenite, cu respectarea legislației specifice privind protecția datelor cu caracter personal.

ELECTROMAGNETICA S.A. întocmește și păstrează, în format electronic și/sau pe suport hârtie, după caz, corespondențe comerciale, evidențe ale persoanelor cu care intră în relații de afaceri, inclusiv copii de pe documentele de identificare și de pe celelalte documente solicitate acestora, măsurile întreprinse în scopul verificării realității informațiilor, analizele și evaluarea legate de identificarea fiecărei persoane cu care intră în relații de afaceri în parte.

Toate documentele privind măsurile de cunoaștere a clienței (documente de identificare a clienților, interogări în aplicațiile informatice, interne sau din surse publice, evidențe, reevaluări și rapoarte interne, corespondențe, documente justificative, evidențe ale tranzacțiilor etc.) vor fi păstrate și arhivate pe perioada prevăzută de lege.

Personal data collected and processed in the process of getting to know the customer by ELECTROMAGNETICA S.A. se face doar cu respectarea prevederilor Regulamentului (UE) 2016/679 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE (Regulamentul general privind protecția datelor) și cu Legea nr. 190/2018 privind măsuri de punere în aplicare a Regulamentului (UE) 2016/679 al Parlamentului European și al Consiliului din 27 aprilie 2016 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE.

## **Declaration of natural persons on the status of publicly exposed person – legal persons**

### **Declaration of a natural person on his public exposed person status**

In order to comply with the provisions of the Regulation for the application of the provisions of Law 129/2019 for the prevention of și sanctioning the SPălăMoney șterrorist financing, financial institutions must establish the status of a publicly exposed person of the client.șăand natural persons.

*In order to observe the provisions of Regulation for application of Law 129/2019 on preventing and sanctioning the money laundering the financial institutions have to establish the public exposed person status of their customers, natural persons.*

### **DECLARATION regarding the status of publicly exposed person**

#### ***STATEMENT on Public Exposed Person status***

The undersigned \_\_\_\_\_, domiciled in \_\_\_\_\_ Str. \_\_\_\_\_ nr.\_\_\_\_, bl.\_\_\_\_, sc.\_\_\_\_, et.\_\_\_\_, apt.\_\_\_\_, county/sector \_\_\_\_\_, holder al \_\_\_\_\_, series/number \_\_\_\_\_ issued by \_\_\_\_\_ on de \_\_\_\_\_, personal numeric code \_\_\_\_\_, declare on my own responsibility, under the sanction of the law:

*I, the undersigned, \_\_\_\_\_, permanent address in*

\_\_\_\_\_, No. \_\_\_\_\_, \_\_\_\_\_ Str., bl. \_\_\_\_\_, entrance \_\_\_\_\_, \_\_\_\_\_ floor,

apt. \_\_\_\_\_, \_\_\_\_\_ county/district \_\_\_\_\_, holder of \_\_\_\_\_, series/no.

\_\_\_\_\_, issued by \_\_\_\_\_ on \_\_\_\_\_, personal number \_\_\_\_\_, hereby state1 under my own responsibility, under the sanctions stipulated by law:

**1. I, the undersigned, hold or have held more recently for one year since this date, one of the positions:**

- Head of State, Head of Government, Member of Parliament, Member of the Government, Secretary of State, Member of the Governing Bodies of Political Parties, Member of the Constitutional Court, Member of the Supreme Court or of another court whose decisions can only be appealed by means of extraordinary remedies, member of the governing bodies of the Court of Auditors or other similar body, member of the board of directors of a central bank, ambassador, chargé d'affaires, high-ranking officer in the armed forces;

- member of the board of directors or of the supervisory board, person with a management position in autonomous companies, in companies with majority state capital or in national companies;
- director, deputy director, member of the board of directors or member of the governing bodies of an international organization.

*1. The undersigned is or have been in charge with such important public duties within one year of issuing this statement:*

- *head of state, head of Government, member of Parliament, minister, deputy minister, assistant minister, member of the governing bodies of political parties;*
- *member of Constitutional Court, of Supreme Court or of other high-level judicial bodies whose decisions are not subject to further appeal, except in exceptional circumstances;*
- *member of the governing bodies of Court of Auditors or of the boards of central banks;*
- *ambassadors, charge d'affaires and high-ranking officers in the armed forces;*
- *member in the board of directors or in the supervisory board, person with a management position in autonomous kingdoms, in commercial companies with majority state capital or in a national companies;*
- *director, deputy director, member of the board of directors or member of the governing bodies of an international organization.*

**2.** The undersigned am a direct member of the family of a person in the above categories:

- spouse/cohabitant,
- child or spouse/cohabitant of their child,
- Parent.

**2.** *The undersigned is an immediate family member of one person in the categories set out in point 1.*

- *husband/spouse/person who is in a cohabiting relationship,*
- *children or husband/spouse/person who is in a cohabiting relationship of their child,*
- *parents.*

**3.** The undersigned:

- I have a close business relationship with a person in the categories in point 1;
- I own or have a significant influence over a legal person, entity or legal structure established for the benefit of one of the persons referred to in point 1.

**3.** *The undersigned is:*

- *A natural person who is known to have joint beneficial ownership of legal entities or legal arrangements, or any other close business relations, with a person referred to in paragraph 1.*

- A natural person who has sole beneficial ownership of a legal entity or legal arrangement which is known to have been set up for the benefit de facto of the person referred to in paragraph 1.

4. The undersigned does not fall into any of the above categories.

4. The undersigned is none of the categories set out in paragraphs 1-3.

Nume client / Client's name \_\_\_\_\_

Semnatura / Signature: \_\_\_\_\_

Data / Date: \_\_\_\_\_

**DECLARATION regarding the identity of the beneficial owner**

The undersigned client\*....., declare on my own responsibility, under the sanction of the law:

- that the undersigned is the beneficial owner of the operation/transaction;
- that the beneficial owner(s) is/are:

1)

- Name and surname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nature of the relationship: \_\_\_\_\_
- Nature of the activity carried out: \_\_\_\_\_
- **Publicly exposed person:**

YES       NU

- **In the case of the publicly exposed person, the public office held:**

- **Family member of a publicly exposed person:**

YES       NU

- **Close associate of a publicly exposed person:**

YES       NU

2)

- Name and surname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_

- Nature of the relationship: \_\_\_\_\_
- Nature of the activity carried out: \_\_\_\_\_
- **Publicly exposed person:**

YES       NU

- **In the case of the publicly exposed person, the public office held:**

- \_\_\_\_\_
- **Family member of a publicly exposed person:**

YES       NU

- **Close associate of a publicly exposed person:**

YES       NU

3)

- Name and surname: \_\_\_\_\_
- CNP/its equivalent in the case of foreign persons: \_\_\_\_\_
- Date of birth: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nationality: \_\_\_\_\_
- Nature of the relationship: \_\_\_\_\_
- Nature of the activity carried out: \_\_\_\_\_
- **Publicly exposed person:**

YES       NU

- **In the case of the publicly exposed person, the public office held:**

- \_\_\_\_\_
- **Family member of a publicly exposed person:**

YES       NU

- **Close associate of a publicly exposed person:**

YES       NU

- Source of funds: \_\_\_\_\_

The undersigned client undertakes to communicate ELECTROMAGNETIC S.A. any modification regarding those declared.

The improper declaration of the above-mentioned data is sanctioned according to the provisions of the Criminal Code regarding false statements.

Place and date Client's signature

*N.B.: ELECTROMAGNETICA S.A. reserves the right to refuse to carry out the transactions ordered by the client/to terminate relations with the client in case of false statements or if it has suspicions about the reality of what the client declares.*

*\* natural person/legal person.*

I confirm that I have been provided with the Information Note on the processing of personal data.

Name and surname: \_\_\_\_\_

Date: \_\_\_\_\_

Signature

## INFORMATION NOTE REGARDING THE PROCESSING OF PERSONAL DATA IN THE KNOW-YOUR-CUSTOMER PROCESS

The personal data of customers/beneficial owners/shareholders/proxies/any other persons involved in the opening/conduct of the business relationship are processed only for the purpose of preventing and combating money laundering and terrorist financing and are kept in the database of ELECTROMAGNETICA S.A. și actualizate în funcție de modificările intervenite, cu respectarea legislației specifice privind protecția datelor cu caracter personal.

ELECTROMAGNETICA S.A. întocmește și păstrează, în format electronic și/sau pe suport hârtie, după caz, corespondențe comerciale, evidențe ale persoanelor cu care intră în relații de afaceri, inclusiv copii de pe documentele de identificare și de pe celelalte documente solicitate acestora, măsurile întreprinse în scopul verificării realității informațiilor, analizele și evaluarea legate de identificarea fiecărei persoane cu care intră în relații de afaceri în parte.

Toate documentele privind măsurile de cunoaștere a clienței (documente de identificare a clienților, interogări în aplicațiile informatice, interne sau din surse publice, evidențe, reevaluări și rapoarte interne, corespondențe, documente justificative, evidențe ale tranzacțiilor etc.) vor fi păstrate și arhivate pe perioada prevăzută de lege.

Personal data collected and processed in the process of getting to know the customer by ELECTROMAGNETICA S.A. se face doar cu respectarea prevederilor Regulamentului (UE) 2016/679 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE (Regulamentul general privind protecția datelor) și cu Legea nr. 190/2018 privind măsuri de punere în aplicare a Regulamentului (UE) 2016/679 al Parlamentului European și al Consiliului din 27 aprilie 2016 privind protecția persoanelor fizice în ceea ce privește prelucrarea datelor cu caracter personal și privind libera circulație a acestor date și de abrogare a Directivei 95/46/CE.