**DANUBIANA**

**UNIQUE DEVELOPMENT/INVESTMENT OPPORTUNITY-BUCHAREST**

In the following we introduce an investment opportunity comprising approximately 75 hectares of land, industrial buildings and infrastructures which is highly suitable for the development of a single or possibly a number of lines of real estate, industrial, energy production and logistic project developments.

The property which is located less than 25 minutes commuting distance from the centre of Bucharest, comprises approximately 55 hectares, of “open land” and 20 hectares of existing industrial buildings and infrastructures, all with direct access to public utilities, main roads and giving direct railroad access to the whole of Romania and in particular shares the main rail link directly to Constanta, Romania’s largest port.

The property has its own water supply (25 wells) and transformer station (endorsed output of 28mW and 110kV / 6kV power supply) - the transformer station is directly connected to the national grid. The element of the project being sold supplies water and electricity on commercial terms to neighbouring properties. Gas is supplied directly to the property via an adjacent publicly owned reduction station.

The property has obtained an open “PUZ” (Romanian Planning Permit) for all project development purposes.

The purchase price of € 8 million corresponds to an average cost per square meter for the land, buildings and infrastructure of € 11 (Eleven Euros) compared to the latest registered land-only deal in the same area which was concluded at €79 (Seventy nine Euros) per square meter.

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