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INVESTMENT

FINANCE



HUNGARY

RESIDENTIAL PARK



SWISS MADE
TECHNOLOGY LTD



CLOSED GREEN RESIDENTIAL PARK

Summary: developing a 302.000m² closed residential park, service and facility area near the Capital of Hungary.

Investment: 17.000.000 EUR

Location: Dunavarsány City, Hungary

Term: 6 years

Grace period: 12 months

Interest rate: max. 5,5%/ year

can be reached within 15-30 minutes, excellent road network and infrastructure would be waiting for the home owners. The high quality and prestige homes would be targeting those who would escape the crowd, noise and other disadvantages of the capital city but they would stay close to enjoy the benefits of multicolored life of Budapest. The residential park is ideal for those who are longing to settle close to the nature as well because of the large, very clean lake in the middle of the land.

PROJECT

In order to develop a green residential park with public facilities (sport, shopping, parking, restaurant etc.), Financial Gold Cloud Ltd is planning to purchase the project owner company. The firm has 100% ownership of the land and building permissions. After the purchase the first step of the project has to be the creation of main utilities (which has already began, with a 3,67 million EUR investment). After the preparation of the property building of the residential park can be started. The maximum of living quarters is 545 what can be achieved in 4 years.

THE COMPANY

Financial Gold Cloud Ltd. is the project owner company who is planning to develop the residential park project.

LOCATION

Dunavarsány is in the centre of Hungary appr. 12 km south from Budapest, Capital of Hungary. The Capital

*The photo is illustration.

INVESTMENT

FINANCE



HUNGARY

IT



IT DEVELOPMENT, HUNGARY

Summary: developing unique, intelligent objects for a BIM Standard architectural design software.

Investment: 5.900.000 EUR

Location: Budapest, Hungary

Term: 10 years

Interest rate: 6,75%

Grace period: 12 months

ABOUT THE SOFTWARE

The BIM Standard design software is owned by one of the market leading software developer companies, AutoDESK. It is a full 3D software, developed for the Building information modelling (Bim) standard, which is the beginning of a new era in architectural design. The software is taking over the role in the market of its ancestor, the Computer aided Design (CaD) standard and CAD-based softwares (AutoCAD, ArchiCAD etc).

ABOUT THE PRODUCT

The project owner develops intelligent objects, organised object libraries, calculator and designer add-ins, object updates and translations. The Product lines based on the project owners customers HVAC companies' product portfolio, according to their technical datas, and also based on the project owners customers architectural designers, according to their technical datas and every day needs.

PRODUCT ADVANTAGES

The objects are suitable for all BIM softwares and compatible with previous technologies as well. Fully developed technology, there is no need for testing, before the project can be started. Introduces new objects to a developing software, which means growing market potential. The intelligent objects include more information about the modelled products than any other objects produced by competitors.

INVESTMENT

In order to increase the attractiveness for the customers, it is necessary to offer them a wide range of products. It requires professionally educated staff and hardware. The more intelligent objects can be developed in the shortest time period, the higher revenue can be generated for the investors.

*The photo is only illustration.

INVESTMENT

FINANCE



SLOVAKIA

MINERAL WATER



AQUA LIFE
LTD



MINERAL WATER BOTTLING FACTORY, SLOVAKIA

Summary: developing a mineral water bottling factory.

Investment: 11.500.000 EUR

Location: Turie, Slovakia

Term: 10 years

Interest rate: 5,75%

Grace period: 24 months

ABOUT MINERAL WATER

The spring water to be bottled is unique in its chemical composition:

- ▶ its level of mineralisation is very low,
- ▶ it does contain in optimal measure minerals beneficial to the human body, and
- ▶ minimal volumes of those that could in unproportional volumes negatively affect the human body like natrium.

Due to this excellent quality Rosienka spring water of the water is predisposed to be consumed as daily drinking water in unlimited quantities.

PROJECT DESCRIPTION

The aim of the project is to develop a mineral water bottling technology with production hall, administration area, warehouse for products. The project has a „green aspect” as well, it includes the purchase of 5 ha land, for agricultural purposes, to grow organic plants for flavouring the mineral water.

CURRENT PHASE OF THE PROJECT

- ▶ The land for the bottling factory establishment was already purchased, the permits for constructions are in place.
- ▶ The brand of the water „Rosienka” is registered as trademark.
- ▶ The borehole for mineral water was drilled and the composition was analysed and certified.
- ▶ The artificial well, the source of ROSIENKA®, is 252 meters deep.

*The photo is only illustration.

INVESTMENT

FINANCE



SLOVAKIA

RENEWABLE SOURCES


**DREVOBLOK
SLOVENSKO**


WOOD-CEMENT CONSTRUCTION MATERIAL FACTORY, SLOVAKIA

Summary: developing a factory to produce wood-cement construction materials.

Investment: 11.000.000 EUR

Location: Slovakia

Term: 10 years

Interest rate: 5,75%

Grace period: 24 months

BACKGROUND

Evolution of requirements for building construction during the past two decades led to significant changes in materials, construction solutions and technologies. Crucial aspects include major effort to decrease energy consumption of buildings and eliminating environmental impacts related to CO2 emissions.

Reducing the amount of non-recyclable waste and, at the same time, increasing the quality of buildings' internal and external environment. It is the application of intelligent systems in buildings that presents itself as one of the most perspective ways of achieving sustainable construction of buildings

PROJECT

The project aims to construct a factory for the massproduction of their unique construction material, which is a mix of cement and renewable materials to be sold under their own trademark, DrevoBlok.

MARKET

There is a niche in the construction material market in Slovakia for modern, environmentally friendly products which could be locally manufactured and that would save money and time at construction of dwellings and other types of buildings. The technology of this production is mature and available in the market, the main input materials are locally available at reasonable prices and the construction market in Slovakia is expected to expand as the economic performance of the country improves.

*The photo is only illustration.

INVESTMENT

FINANCE



BULGARIA

FOOD PRODUCTION

ENOKI
OOD

MUSHROOM PRODUCTION, SLOVAKIA

Summary: Cultivation, packing and selling of culinary mushrooms.

Investment: 18.300.000 EUR

Location: Vedrare, Bulgaria

Term: 10 years

Interest rate: 5,5%

Grace period: 24 months

PROJECT

The project of ENOKI, OOD is an innovative project for year round, large scale automated Cultivation, Packing and Selling of Culinary Mushrooms like King Oyster mushroom (*Pleurotus eryngii* using bottle cultivation technology).

PROJECT'S SCOPE

The industrial (*Pleurotus eryngii*) king oyster mushroom-growing facility is designed to produce fresh king oyster mushroom at a capacity of 1.500 tons per year. The scope of the project covers everything from spawn production through a substrate preparation to growing houses, processing, retail of fresh and processed mushroom.

OBJECTIVES

- ▶ Reach important share on the market in Central Europe in special mushroom production.
- ▶ Become to be a leader in those commodity production and a perspective supplier for retail stores, wholesalers and for Hotel-Restaurants-Catering customers.
- ▶ Support increasing consumption of local produced foodstuff in BIO quality.
- ▶ Due to use of high effective technology, high automated production processes the goal is to keep sustainable low production price combined with highest quality of final product.
- ▶ Packaging, storage, drying, producing of the extracts for pharmaceutical industry, production of food supplements from the mushroom, etc.

*The photo is only an illustration.

INVESTMENT

FINANCE



SLOVAKIA

HELICOPTER

AEROS
SRO

HELICOPTER ROBOTIC SYSTEM, SLOVAKIA

Summary: developing a factory to produce special helicopter units.

Investment: 11.000.000 EUR

Location: Slovakia

Term: 5 years

Interest rate: 5,6%

Grace period: 18 months

HELICOPTER ROBOTIC SYSTEM

HeRoS project is an unmanned helicopter. The system is designed to fulfill preplanned missions. Uniqueness of the system is in variability and universality of the usage.

FIELDS OF APPLICATION

- ▶ Traffic and telecommunication;
- ▶ Monitoring, surveillance;
- ▶ Environmental protection;
- ▶ Medical emergencies, rescue;
- ▶ Utilities;
- ▶ Mining and others.

PROJECT OBJECTIVES

- ▶ To build new R&D premises to increase and optimize research, development and test capabilities of the R&D team. The main aim is to support clients with key-solutions from elementary concept, over design to final tests and application in real situations.
- ▶ To build production factory for producing most of the parts inside the house and increase number of produced units a year. Unmanned aerial system (UAS) helicopter production is very specific and production factory has to be designed and optimize for this purpose.
- ▶ To build flight test area for continue and completion of all pending flight tests of the system, for closing version 1. The flight test area will be used as a training area too.
- ▶ To start mass production of UAS HeRoS and be able to satisfy waiting clients.
- ▶ To extend the R&D team by a new department to support client's specific requirements and design to fulfil each particular requirement and find optimal key solution.

*The photo is only illustration, it does not represent the product.

INVESTMENT

FINANCE



SLOVAKIA

RENEWABLE ENERGY


**MARQUART
CAPITAL SRO**


ELECTRICITY AND PELLET PRODUCTION, SLOVAKIA

Summary: The production of electricity from wood chips /biomass/ and wood pellet production.

Investment: 10.000.000 EUR

Location: Slovakia

Term: 12 years

Interest rate: 5,6%

Grace period: 12 months

PROJECT

The main objective of project is to produce of electricity and heat from biomass effectively and to manufacture of wood pellets through own power plant. Due to the used technology – pyrolysis and ARTI in the case of biomass power plant it will be produce energy based on quality and years of research testing system. Also due to the planned technology in the case of pellet plant – CPM will be production of pellets reliable and effective.

Additionally, from the project owner's perspective the main objective is to buy existing biomass power plant and after investment to construct pellet plant and operate both of them.

PRODUCTS

The main activities are energy production (electricity, heat, carbon) with production capacity of electricity 5600 MWh/year, production capacity of heat 8000 MWh/year and production capacity of carbon residue 800 t/year. Planned activity is a production of wood pellets with planned production capacity 20 000 t/year.

HIGHLIGHTED PROJECT ADVENTAGES

The project is fully permitted. Regarding to permits, the most important permits are at the first (final) building approval, Protocol about functional test, Price range from Regulatory Office for Network Industries, Confirmation of compliance with the notification obligation, Network Connection Agreement, Power Purchase Agreement. All inspections and permits from municipality were realized. The biomass power plant is already finished and fully operational. Construction of the pellet plant can start immediately after investment.

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INVESTMENT

FINANCE



SLOVAKIA

CONSTRUCTION



HERALD SUN
AS



THERMAL SPA CONSTRUCTION, SLOVAKIA

Summary: constructing a thermal spa and producing heat energy from geothermal well.

Investment: 5.000.000 EUR

Location: Slovakia

Term: 10 years

Interest rate: 5,6%

Grace period: 24 months

VISION

The combination of spa and use of geothermal renewable source of energy makes the synergy of pure nature, providing relaxing space for tourists and highly profitable business at one time.

REVENUES

The planned spa will produce its main revenues from selling tickets for visitors. As it is planned, the spa will get known and will attract more and more visitors after a few years thanks to carefully composed marketing activities and references. The geothermal well will generate heat energy for local businesses.

PROJECT

The plan has two main developments planned:

- ▶ To construct the first thermal spa of the region in the High Tatras and
- ▶ To expand the use of thermal energy for heating for households and businesses in the region.

FUTURE PLANS

The project owners have future plans for further expansion as well to build accommodation facilities nearby, supported by health care services.

*The photo is a design plan for the spa. We do not own any rights.

INVESTMENT

FINANCE



SLOVAKIA

PROPERTY



AGRIMON
SRO



OFFICES AND RESIDENCES, SLOVAKIA

Summary: purchase and sales of offices and apartments.

Investment: 3.600.000 EUR

Term: 18 months

Interest rate: 4,75%

ROI: 6%

Summary: purchase and rent of offices in B-class office building.

Investment: 6.500.000 EUR

Term: 10 years

Interest rate: 3%

Annual net ROI: 1,00-3,48%

INVESTMENT 1

This is an investment proposal to acquire recently finished real estate. The residence is already finished, newly constructed real estate property with valid statutory approval. The interiors of individual areas are finished, however, with minimum standard (no floors, door casings etc.) and ready for disposal towards individual retail purchasers. The real estate will include 6 flats, 2 offices and 14 parking spots.

INVESTMENT 2

This is an investment proposal to acquire freshly refurbished B-class office property. The building was built in 1999, 3 floors of offices with cca. 15 parking spots in the front of object.

Solid tenant portfolio creates valuable a secure basis for principal repayments and together with current office market yields in Slovakia

*The photo is illustration.

INVESTMENT

FINANCE



SLOVAKIA

HEALTH



**SPORTA
SLOVAKIA SRO**



SPORT + ARENA, ACADEMY, ACTIVITIES, APARTMENTS, SLOVAKIA

Summary: constructing a complex consisting of commercial and modern sports and relaxation center including a wellness area.

Investment: 15.000.000 EUR

Location: Slovakia

Term: 15 years

Interest rate: 5,75%

Grace period: 18 months

PROJECT

The planned complex will consist of a commercial part (hotel - congress building, residential part of the building, business premises) and modern sports and relaxation center including a wellness area (indoor swimming pool, spa, fitness center, medical center). Implementation of the investment will have a broad positive impact.

With its focus, facilities, and combination of provided services, the complex will be characterized by uniqueness and significantly affect the quality of sports in Western-Slovakia.

LOCATION

The sports and relaxation center will be built on land that has a total area of 4.5 ha. The SPORTA sports hall is already standing in the chosen location, which has been restored and is now used for indoor sports. The hall also includes a gym, currently used by city dwellers, pupils of local primary and secondary schools. National and international sporting events are organized here as well.

*The photo is only an illustration.

INVESTMENT

FINANCE



SLOVAKIA

AGRICULTURE



PLASTIC WASTE
TREATMENT



AGRICULTURE & WASTE TREATMENT, SLOVAKIA

Summary: the project owner plans to purchase two existing agricultural companies and to develop a new plastic waste treatment factory.

Investment: 7.500.000 EUR

Term: 10 years

Interest rate: 4-6%

Grace period: 6 months

INVESTMENT

The requested fund will be used to purchase two companies and refurbish their assets accompanied with a new development, construction of a plastic waste recycling factory, which will produce sellable products.

COMPANY PURCHASE

The first part of the investment is to purchase two existing companies. The firms are currently active and profitable in the agricultural activities, mostly livestock farming and plant cultivation with other income sources.

WASTE TREATMENT

- ▶ The objectives of the plastic waste treatment facility;
- ▶ Use of new technology for plastic waste recovery;
- ▶ Flexible reaction on limited utilization of alternative and secondary fuels in Slovakia, and on highly efficient combined production of energy under the principles of EU directives;
- ▶ Utilization of highly effective economic tools in waste industry;
- ▶ Reaching quick return of investments and transformation of the investment productivity into the profit level of the company;
- ▶ Decreasing the unemployment, which is very high in this region.

*The photo is illustration.

INVESTMENT

FINANCE



CZECH REPUBLIC

GREEN ENERGY



WINDPARK DEVELOPMENT, CZECH REPUBLIC

Summary: construction and operation of 3 wind power station units.

Investment: 8.700.000 EUR

Location: Czech Republic

Term: 11,5 years

Interest rate: 5,6%

Grace period: 18 months

LOCATION

The project is planned to be developed in the Czech Republic, near to the German border. There are several, already operating windfarms nearby from the same wind power station producing company. The project owner has collected several professional evaluations from more institutions to confirm the preferable wind conditions.

All necessary permissions were already granted and the construction has been already started with excavation works.

PROJECT

The project owner plans the installation and operation of 3 wind power stations, from the internationally present manufacturer, SENVION. The neighboring wind parks are also from the same producer and operating since 2006.

ELECTRICITY

The total installed capacity is max. 6,8 MW and the planned electricity production is 17 345 MWh annually. In the Czech Republic, there is an enacted support for the construction of wind power stations with guaranteed payback period and this legislation follows conditions valid throughout the European Union. Connection to the grid is provided by the company ČEZ, a.s. ČEZ is a parastatal and largest energy company in the Czech Republic. In the Czech Republic, renewable electricity generation from plants up to 100 kW is supported through a feed-in tariff, which circumstances provide stable income for the project owner and the investor.

INVESTMENT

FINANCE



CZECH REPUBLIC

SPA



SPA HEAVEN
RESORT



SPA PURCHASE AND MODERNIZATION

Summary: purchase of existing hotels to be refurbished and expand.

Investment: 17.630.000 EUR

Location: Czech Republic

Term: 15 years

Interest rate: 5,5%

Grace period: 24 months

unique throughout the Czech Republic. The uniqueness of the spas and bathhouses and position themselves architecture added to the Spa. The location is referred as the „Golden Spa Triangle” of the Czech spa industry in the Czech Republic. At the same time the location is a candidate for inclusion in the UNESCO WORLD HERITAGE SITE. The project combines the modern elements in the framework of the spas and the extension of the therapeutic and relaxing care for clients.

REVENUES

Expected incomes are based on available financial data of the last three years provided by current owners and official financial statements submitted to tax office for years 2014 and 2015 taking into account increase in number of beds from september 2018 and introduction of new services.

INVESTMENT

The project includes the purchase of two commercial entities in the Czech Republic, which are currently operating as hotels with fix clientele. The plan is to refurbish the existing buildings and to create a new balneo center between the existing hotels.

COMPETITIVE EDGE

The project builds on the uniqueness of baths in the treatment of gynecological diseases, making them

ECONOMIC INDICATORS

NPV - Net Present Value: 8 312 534,16 eur

PP - Payback Period: 10,26 years

IRR – 2,98%

ROI – 190,89% cumulative (app. 12,45% p.a.)

ROA – 220,65% cumulative (app. 14,39% p.a.)

Profitability rate – 146,97%

*The photo is illustration.

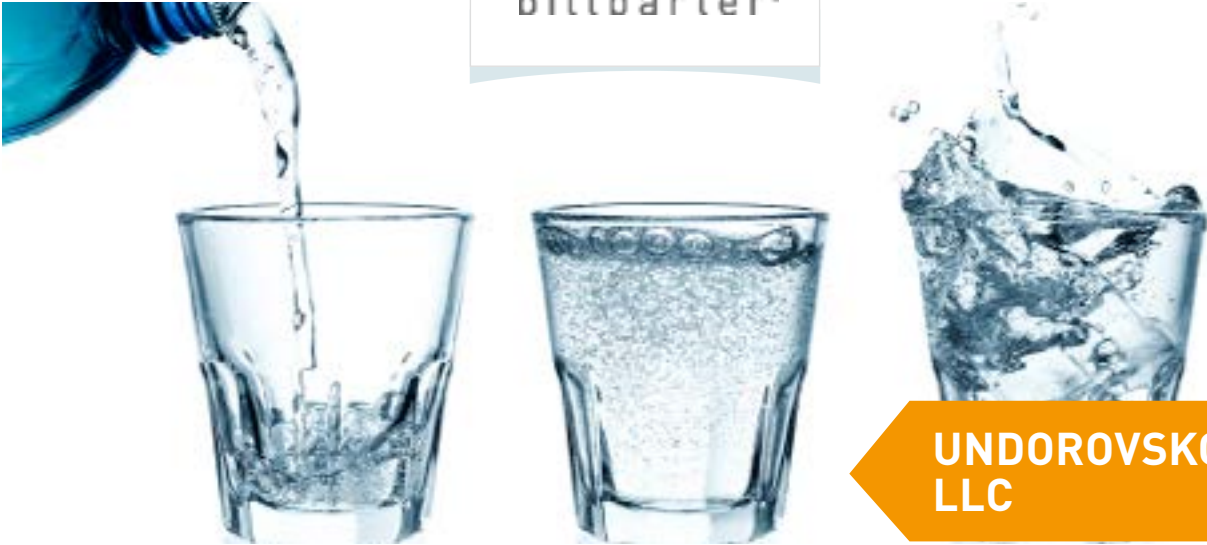
INVESTMENT

FINANCE



RUSSIA

MINERAL WATER

UNDOROVSKOYE
LLC

MINERAL WATER BOTTLING FACTORY IN RUSSIA

Summary: developing a mineral water bottling factory.

Investment: 7.140.000 EUR

Location: Russia

Term: 10 years

Interest rate: 4,8%

Grace period: 24 months

PROJECT'S OBJECTIVES

The purpose of the project: the organization of an efficient, profitable business, based on the extraction and sale of natural mineral and drinking water under the company's own brand. The Project Initiator plans to equip the existing production base in its ownership. And also to build a new building to accommodate production workshops. The acquisition of high-performance equipment will allow the production of bottled natural mineral and drinking water.

COMPETITIVENESS

The factors that will contribute to ensuring of the competitive advantages of the project being implemented:

- ▶ Creation of a branched dealer network in the radius of the optimal „shipping legs ... Significant competitive advantage of the Project Initiator is the transport component in costs.
- ▶ Presence of own natural mineral water deposit with high qualitative characteristics. This advantage is due to the fact that many producers of mineral and drinking water carry out artificial mineralization, which affects the consumer properties of the goods.
- ▶ Wide range of product portfolio with quality products and competitive prices.
- ▶ Availability of a flexible system of discounts.
- ▶ High level of technical and technological equipment of production.
- ▶ Highly qualified staff.
- ▶ Good reputation among customers.

PROFITABILITY

The net present value of the project (NPV) is positive after 2 years and 10 months from the beginning of the project, which indicates a full payback of the project.

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