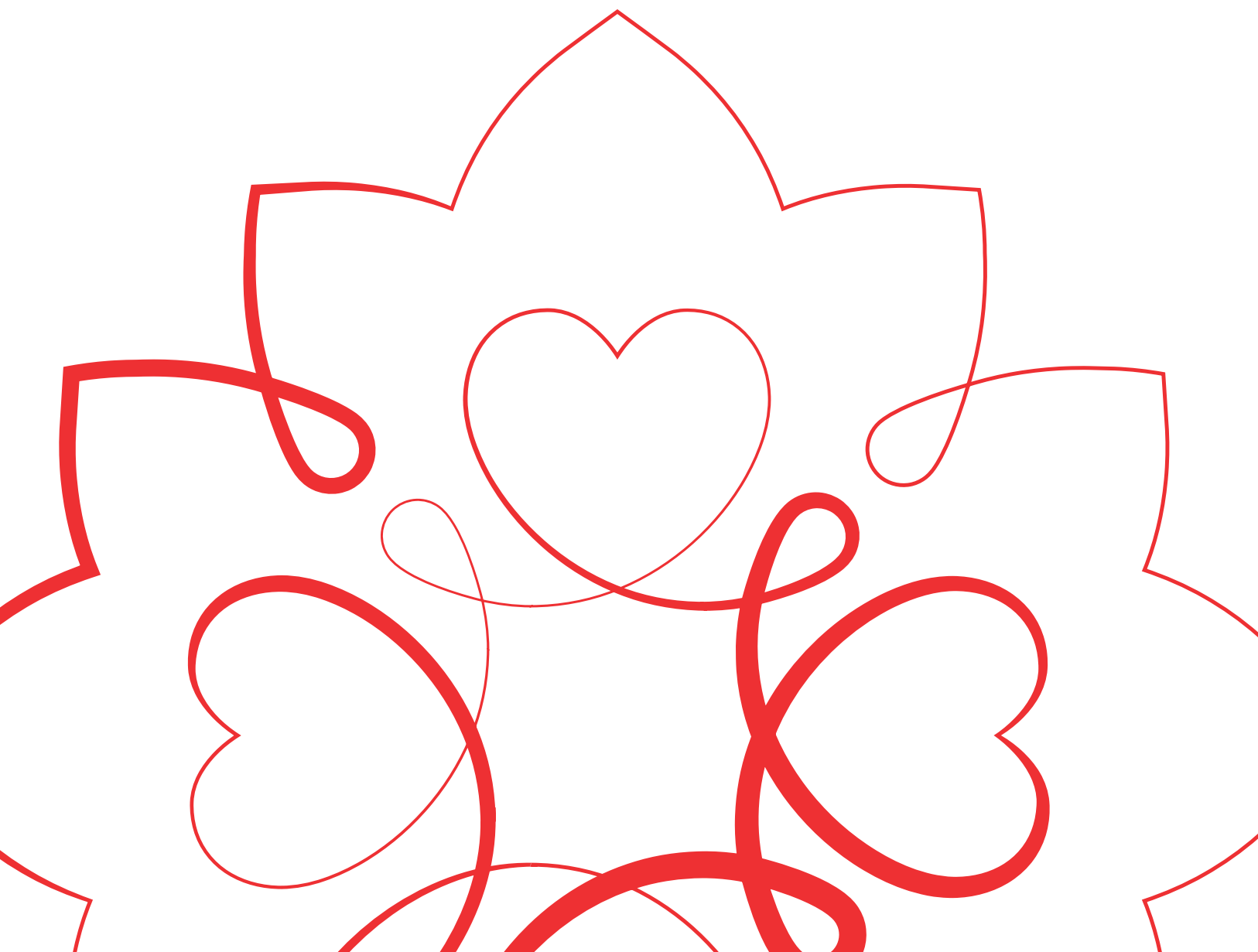




Portfolio of Investment Opportunities





This investment portfolio is made within the „EU4Moldova: Focal Regions” Program, financed by the European Union and implemented by UNDP and UNICEF. The views expressed here do not necessarily reflect the point of view of the EU, UNDP and UNICEF.

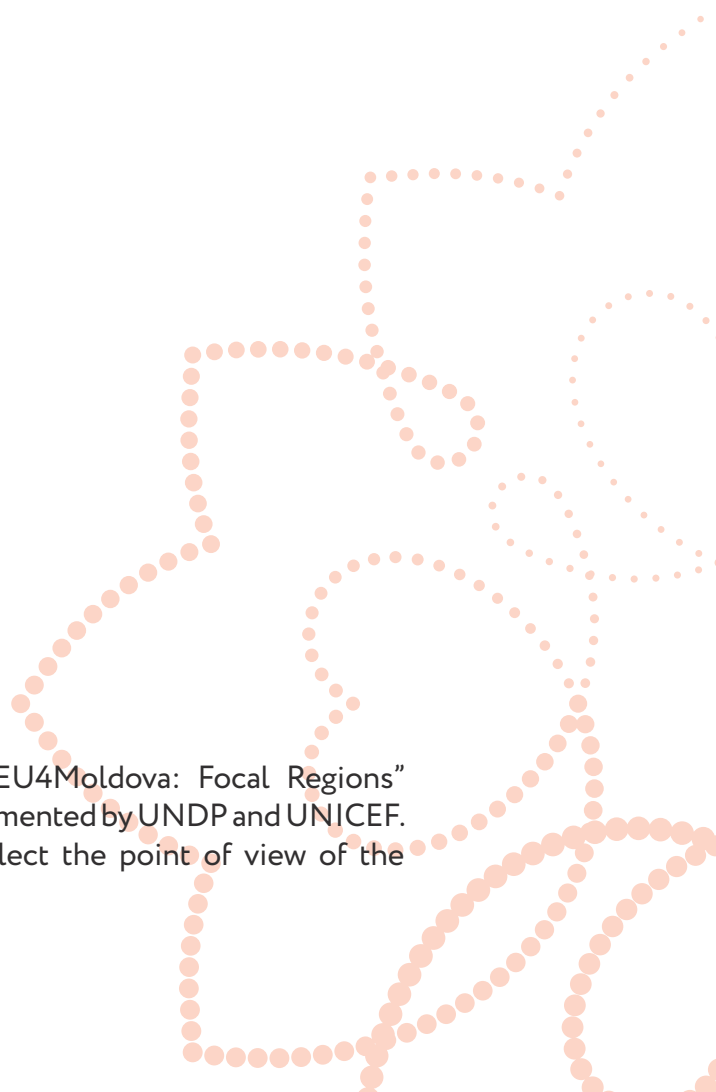


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Interstepcom LTD

PROJECT BACKGROUND



Interstepcom LTD is a well-known company in the Cahul region, whose core activity is manufacturing furniture. In its manufacturing activity, the company places a great emphasis on identifying sources of pollution and their impact on the environment. The company uses quality and robust materials, which can last for a long time. Its high-quality production and individual approach to each customer mark the company out from its competitors on the domestic market.

The company displays a wide range of products in its furniture showroom, which vary in regard to both design and price. Its production capacity is approximately 24,000 items annually. The company aims to achieve flexibility in its production process by purchasing energy-efficient equipment.

Portfolio of Investment Opportunities

4



The company is established in the city of Cahul. The main indicators for its geographic location are as follows:

- 20 km by land from the EU border (Romania).
- 19.5 km by land from Giurgiulesti Port.
- 203 km by land from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



GENERAL INFO

Established	2005
Location	City Cahul, str. Stefan cel Mare, 16
Ownership	Bajenov Sergiu – 100%
Main activity	Furniture production
Employees	71

ACTIVITY

Total land	N/A
Main production	Manufacturing furniture
Production capacity	24,000 articles yearly
Target market	Moldova, Romania

INFRASTRUCTURE

Equipment	• Furniture production line (eight units)
Spaces	Industrial buildings - 1 500 m ²

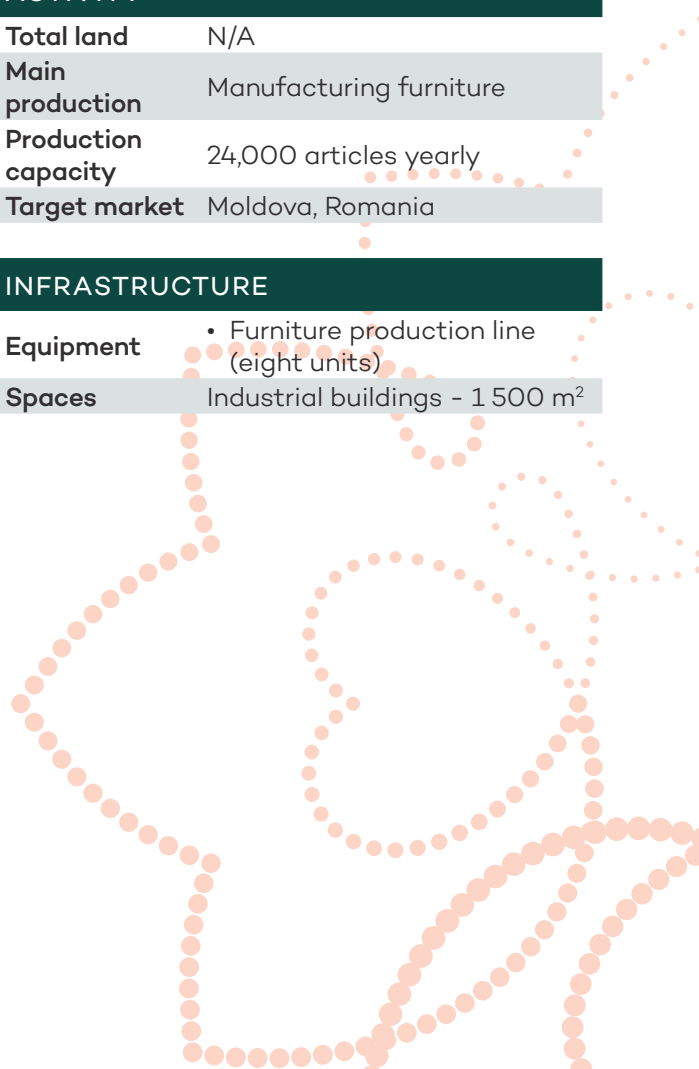
SECTOR

Production

SUB-SECTOR

Furniture production

- **Annual production:** about 24 000 items;
- **Investment needs:** more energy-efficient systems and equipment;
- **Investment prospect:** extensive experience, with substantial positive results;
- **Investment advantage:** quality products with high added value.



PROJECT OVERVIEW

PROJECT GOAL

- Increasing revenue by offering customers a varied range of products.
- Increasing production capacity by reducing the cost of production.
- Growing the company by developing new products and value chains.
- Promoting the company on the local market, and seeking international cooperation.

WHY INVEST?

- There are opportunities to develop all types of production.
- The domestic and foreign markets for furniture (primarily upholstered) are growing.
- Good availability of labour force and necessary premises for the production of furniture.
- High growth capacity.

COMPETITIVE ADVANTAGES

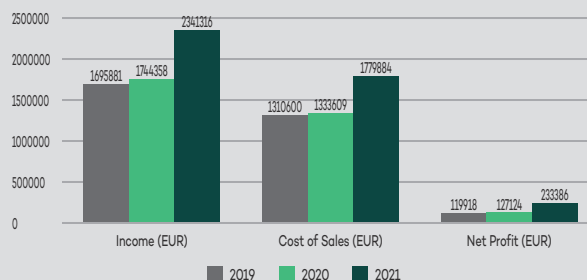
- Income is stable and predictable.
- Company balances economic profits with environmental responsibility.
- Company increases its production capacity through the rational use of resources.
- Rigorous quality control of each product.
- A reputable company, thanks to the quality of the products and its affordable prices.
- An advantageous geographical situation.
- The possibility of expanding the production range.
- A well-established operational process that ensures impeccable quality of the products manufactured.

- Experience in selling its own products on the local and international markets.
- Company has its own showroom.

TARGET GROUP

Interstepcom LTD is a company with rich experience in the furniture industry, and has managed to achieve a high level of recognition locally. About 80% of its production is sold on the local market and about 20% on the international market. The company is constantly looking for new clients and international partners that have potential new market shares in development. The company's main priorities are expanding the sales market and promoting production abroad. Increasing export capacity requires investment in both marketing and in energy-efficient equipment, to reduce production costs.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

5 839 967,50 MDL / 295 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Construction of biomass thermal power plant	115 000	39%	46 000
Photovoltaic panels (100 kW)	95 000	32%	38 000
Saw machine	85 000	29%	0,00
TOTAL	295 000	100%	84 000

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, are found in the second year.
- The business owner is looking for a partner to identify export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	296999	299969	302969	305999	309059	312149	315271	318424
Subsidies	0,00	84,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	2285,74	2280,80	2324,11	2347,14	2370,40	2393,90	2417,63	2441,59
Administrative costs	0,42	0,44	0,44	0,45	0,47	0,50	0,52	0,55
Net profit	683,83	802,45	705,14	712,40	719,71	727,10	734,56	742,10
Amortization	2793	2092	2092	2092	2092	2092	2092	2092
Operating net cash flow	711,77	823,37	726,06	733,32	740,63	748,02	755,48	763,01
Investment value	295,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	416,77	1240,14	1966,19	2699,51	3440,14	4188,16	4943,64	5706,65

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	19 236,18
Internal rate of return (IRR)	24 601,18

INFRASTRUCTURE





Schif-1 LTD

PROJECT BACKGROUND



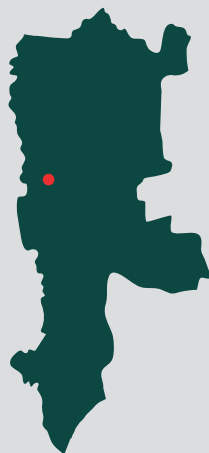
Schif-1 LTD is a company with over 30 years of experience, mostly focused on the HoReCa segment, managing a mini hotel with restaurant: the Marco Polo Hotel and Restaurant. High-quality services and an individual approach have always favourably distinguished the company from its competitors on the domestic market. The accommodation capacity in the mini hotel is approximately 4,300 people annually. Of the total services provided, the majority relate to the provision of food to the general public, with the company able to serve approximately 120,000 people per year.

Schif-1 LTD owns a well with a depth of 565 metres, from which it obtains mineral water. The mineral water, which has a pungent smell due to the presence of hydrogen sulfide and iodine, is recommended in the treatment of various types of ailments. Water with the same mineral composition is used to treat patients at the famous Nufărul Alb sanatorium in Cahul. The company aims to diversify the services it offers to its customers, through the design and construction of a sanatorium to provide balneo-curative and medicinal services.



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 10 km by land from the EU border (Romania).
- 203 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



SECTOR

HoReCa

SUB-SECTOR

Public food

- **Annual services:** serves about 120,000 people annually;
- **Investment needs:** construction of a quality sanatorium to provide health treatments;
- **Investment prospect:** short periods of activity, with major prospects for attracting customers;
- **Investment advantage:** quality services with high added value.

GENERAL INFO

Established	1993
Location	Cahul district, Cahul city
Ownership	Curdov Piotr – 66,6 % and Curdov Valentina – 33,84%
Main activity	Public food
Employees	35

ACTIVITY

Total land	1,7 ha
Main production	Hotel services
Production capacity	Serving 120,000 people annually
Target market	Moldova, Romania

INFRASTRUCTURE

Natural resources	<ul style="list-style-type: none"> • Probe with healing mineral water.
Spaces	<ul style="list-style-type: none"> • Industrial buildings - 1 490 m²; • Warehouse - 40 m².

PROJECT OVERVIEW

PROJECT GOAL

- Increasing revenue by offering clients a varied range of services.
- Increasing its capacity to provide health treatments to the population.
- Improving the aesthetic appearance and unique character of the location.

WHY INVEST?

- Development opportunities for all types of activities.
- Demand for balneo-curative services continues to increase.
- High growth capacity;
- Company will be able to provide a wide range of curative and medicinal services to local and international clients.

COMPETITIVE ADVANTAGES

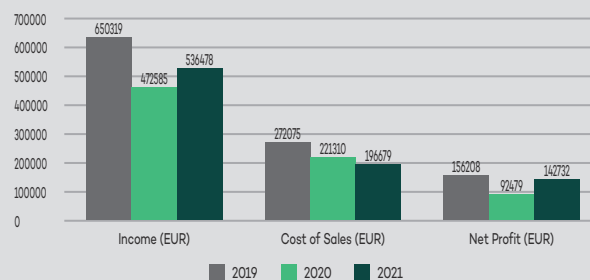
- Stable and predictable nature of income.
- Only one competitor at the national level.
- Company has its own well, which provides healing mineral water.
- Improving the health status of the population based on excellent performance and low costs.
- An advantageous geographical situation.
- The possibility of expanding the company's range of services.
- Water analysis (to present samples)
- The creation of new jobs.

- Quality services will help attract international customers.

TARGET GROUP

The city of Cahul is famous for its medicinal mineral waters and is attracting increasing interest at the national level. Not only will the new sanatorium bring added value to the business itself, but it will also satisfy the market demand for quality sanatorium services, including by increasing the degree of comfort offered to customers. Due to its ability to offer natural healing services, the business will advance by leaps and bounds not only nationally, but also internationally. The modern sanatorium will be able to offer 150 places.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

178 168 500 MDL / 9 000 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Design and construction of sanatorium	9 000 000	100%	53 451
TOTAL	9 000 000	100%	53 451

EXIT POLICY

- The business owner would be interested in an investor who can offer opportunities to develop the international market by selling a share. At the same time, the owner is willing to transfer the business to a long-term concession.
- The business owner is interested in a potential international partner with professional capabilities in the field of providing sanatorium services.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	2293,33	2293,33	2316,27	2339,43	2362,83	2386,45	2410,32	2434,42
Subsidies	0,00	53,45	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	1396,86	1077,34	1382,12	1392,94	1403,87	1414,90	1426,05	1437,31
Administrative costs	3,74	3,93	3,97	4,01	4,21	4,42	4,64	4,87
Net profit	892,73	1265,52	930,18	942,49	954,75	967,13	979,63	992,24
Amortization	336,07	300,00	300,00	300,00	300,00	300,00	300,00	300,00
Operating net cash flow	1 228,80	1 565,52	1 230,18	1 242,49	1 254,75	1 267,13	1 279,63	1 292,24
Investment value	9 000,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-7771,20	-6 205,68	-4 975,50	-3 733,01	-2 478,26	-1 211,13	68,50	1 360,73

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	-22 565,97
Internal rate of return (IRR)	-24 945,56

INFRASTRUCTURE





Gigalboe Agro LTD

PROJECT BACKGROUND



Gigalboe Agro LTD is a company operating in the agricultural sector and located in the village of Lopațica, Cahul district. It is oriented towards the growth and cultivation of vegetable crops, annually registering a production of over 10,000 tons of grain. **Gigalboe Agro LTD** is one of the most well-known companies in the region and has achieved continuous growth and development through its major investments. The company's main markets are Romania and the domestic market. The entity is looking to invest in increasing its cost efficiency and its production storage capacity, in order to be able to export to the EU on a large scale

Portfolio of Investment Opportunities

08



The company is established in the village of Lopațica, Cahul district. The main indicators for its geographical location are as follows:

- 35 km from Giurgiulesti Port.
- 45 km from the EU border (Romania).
- 135 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



GENERAL INFO

Established	2000
Location	Lopațica village, Cahul district
Ownership	Munteanu Mihail – 100%
Main activity	Cultivation of vegetable crops
Employees	25

ACTIVITY

Total land	2,404 hectares
Main production	Growing cereals
Production capacity	10,000 tons of grain annually
Target market	Moldova, Romania

INFRASTRUCTURE

Equipment	Agricultural equipment
Machinery	Specific processing equipment
Spaces	Warehouse for processing

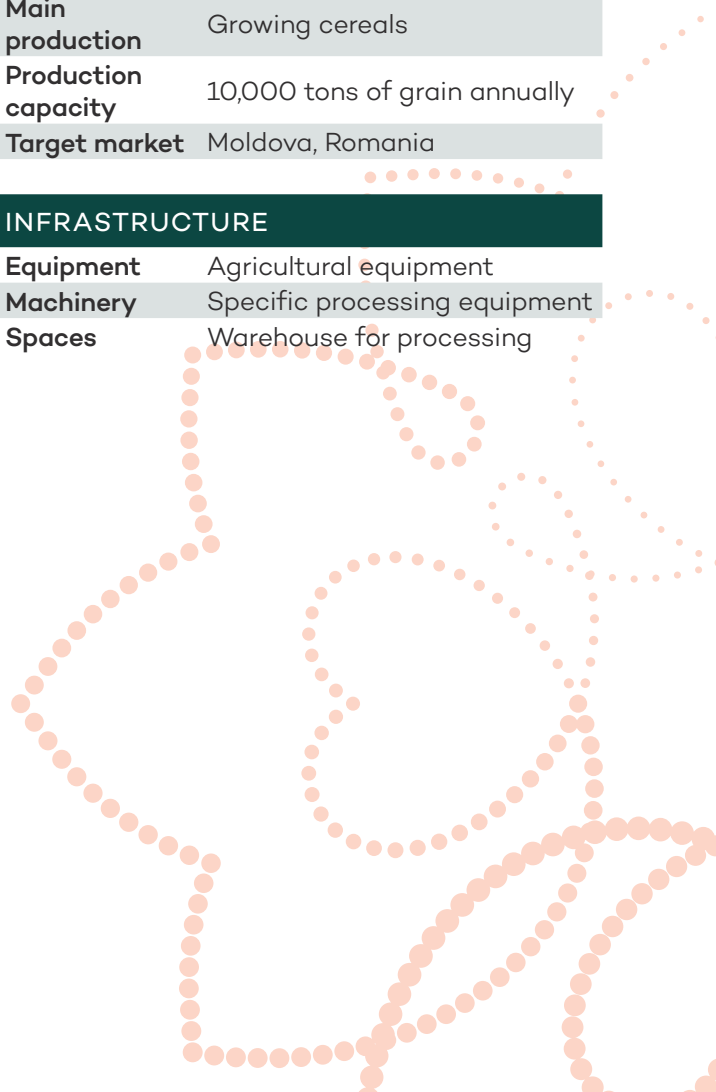
SECTOR

Agriculture

SUB-SECTOR

Growing vegetable crops

- **Annual production:** about 10,000 tons of grain;
- **Investment needs:** increase storage capacity and improve grain storage conditions;
- **Investment prospect:** long experience with significant positive results;
- **Investment advantage:** products with high added value and competitive prices.



PROJECT OVERVIEW

PROJECT GOAL

- Storing grain at a lower cost, in order to increase its competitiveness in the internal and external markets.
- Obtaining the maximum yield of the finished product by minimizing crop losses.

WHY INVEST?

- A stable national market.
- Increased export potential.
- A state-subsidized sector.
- High demand for vegetable crops in the market (national and international).

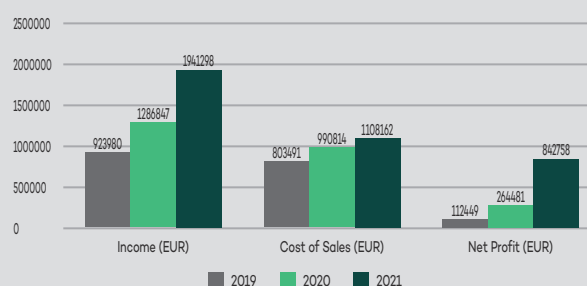
COMPETITIVE ADVANTAGES

- Access to the international market.
- Certificates of harmlessness (ANSA).
- Rich experience in the agricultural sector.
- Experience in marketing its own production on the local and international markets.
- The possibility of expanding into new crop types for which there is demand in the market.
- Resistance to climate change.

TARGET GROUP

Gigalboe Agro LTD has been present in the local and international markets since 2005. The domestic market currently represents the main point of sale for the vegetable crops it produces. Approximately 80% of its production is sold on the local market and approximately 20% on the Romanian market. The company is constantly looking for new customers and international investors that have potential new market shares in development. The company's mission is to expand the sales areas for its own production, to increase the number of customers it serves, and to establish itself as a reputable business in the national and international markets.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

28 704 925 MDL / 1 450 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Grain cleaner	100 000	6,90%	40 000
Silo (three units)	500 000	34,48%	200 000
Grain storage	350 000	24,14%	140 000
Grain dryer	100 000	6,90%	40 000
Elevator	400 000	27,59%	160 000
TOTAL	1 450 000	100%	580 000

EXIT POLICY

- The business owner would be interested in a potential investor, and would be willing to sell a share in the company.
- The business owner is looking for a partner to identify export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1325.99	1339.25	1352.64	1366.17	1379.83	1393.63	1407.57	1421.64
Subsidies	0.00	11.48	0.00	0.00	0.00	0.00	0.00	0.00
Cost of sales	780.59	766.11	814.61	822.34	830.14	838.03	845.99	854.99
Administrative costs	3.74	3.93	3.97	4.01	4.21	4.42	4.64	4.87
Net profit	54.166	580.69	534.07	539.83	545.48	551.48	556.94	562.74
Amortization	22.88	41.67	41.67	41.67	41.67	41.67	41.67	41.67
Operating net cash flow	564.54	622.36	575.74	581.49	587.15	592.85	598.60	604.40
Investment value	1 450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-885.46	-263.10	312.64	894.13	1 481.28	2 074.14	2 672.74	3 277.14

MAIN INDICATORS

Discount rate	4.41%
Net present value (NPV)	7 028.67
Internal rate of return (IRR)	9 563.52

INFRASTRUCTURE





Rumix Stil LTD

PROJECT BACKGROUND



Rumix Stil LTD (Eco-Village Văleni) is a local social business that is located in the southern part of the Republic of Moldova. It works to promote the development of Văleni as a tourist region and the Beleu Lake ecosystem, which is part of the first UNESCO Biosphere Reserve, "Lunca Prutului de Jos". The Lunca Prutului area (the Prutul de Jos Nature Reserve and Lake Beleu) is an important areas for rural tourism services, offering opportunities for visitors to engage in rural activities, learn about local folklore, undertake excursions, and experience local entertainment and traditions.

The main business sectors are rural activities, cultural activities, wine production, and eco-tourism. The wine production capacity is about 20 tons annually. The accommodation capacity in Casa Dorului Guesthouse is about 900 people annually, and about 2,000 foreign tourists visit from cruise ships per season.

Portfolio of Investment Opportunities

10



The company is established in the village of Văleni, Cahul district. The main indicators for its geographical location are as follows:

- 19.5 km from Giurgiulesti Port.
- 20 km from the EU border (Romania).
- 203 km from Chisinau International Airport.
- Located on the banks of the Prut River.
- Access to the national road network.
- Access to the railway network.

SECTOR

Tourism

SUB-SECTOR

Eco-tourism, wine tourism, adventure and cultural tourism

- **Number of tourists:** 2 000;
- **Investment needs:** to develop eco-tourism, adventure tourism and wine tourism;
- **Investment prospect:** short periods of activity, with major prospects for attracting new tourists;
- **Investment advantage:** quality services with high added value.

GENERAL INFO

Established	2014
Location	Cahul district, Văleni village
Ownership	Nicu Stirbet (100%)
Main Activity	Tourism
Employees	4

ACTIVITY

Total land	2 hectares tourist complex 4.5 hectares agricultural land
Main services	Hotel services and eco-tourism
Adventure packages capacity	3,000 packages (annually)
Accommodation capacity	1,500 people (annually)
Receiving capacity	5,000 people (annually)
Target markets	Moldova, Romania, Germany, Holland, Austria

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Professional kitchen sets. • Ecological water treatment plant based on hydrocarbons. • Swimming pool and jacuzzi set. • Wooden mushroom set/plant treatment. • Photovoltaic system 5 KW. • Grape processing line.
Machinery	<ul style="list-style-type: none"> • Boat set 710 TRIP (12 seats). • Boat set Spain 4750 (8 places). • VW Tiguan + trailer. • Automatic peeler. • T40 tractor + three trailers. • Set of canoes (19 places).
Spaces	<ul style="list-style-type: none"> • Building area of 1,000 m²; • Production hall of 120m².

PROJECT OVERVIEW

PROJECT GOAL

- Increasing income by developing the level of comfort offered to tourists and visitors.
- Improving the aesthetic aspects and the unique character of the location by respecting ancestral traditions.

WHY INVEST?

- Tourist services specific to adventure tourism, with boats and kayaks/canoes.
- A state-subsidized sector (AIPA).
- There is high demand for the eco-tourism sector.
- A varied range of tourist destinations.

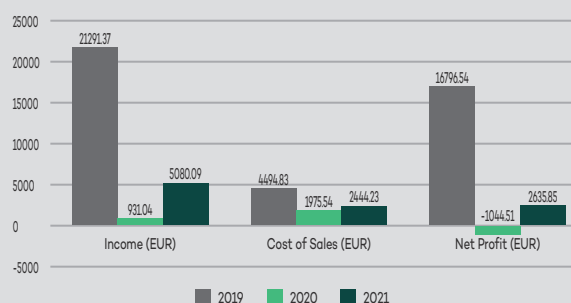
COMPETITIVE ADVANTAGES

- It has the status of „Market Market” in the field of ecological tourism.
- Access to the EU market (Romania, Germany, Austria).
- Rich experience in the field.
- The only tourist stop in Lunca Prutului that is able to operate tourist tours for up to 50 people.
- A good cost/service ratio for its clients.
- The bridge connecting the Romanian market and the Republic of Moldova.
- The possibility of expanding the rural tourist complex.

TARGET GROUP

Eco-Village Văleni is of national and international interest to nature and folklore lovers, due to its ability to provide specifically Moldovan hospitality. Its ability to accommodate mixed groups of tourists has increased its interest to foreign tourists and visitors participating in cruises on the Danube. Approximately 45% of visitors are foreigners (from Romania, Ukraine, Austria and Germany). In this context, in order to develop its eco-tourism, adventure tourism and wine tourism offer, **Rumix Stil LTD** is seeking to expand its sales market globally (to Asia, Africa and North America).

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

5 938 950 MDL / 300 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Cottages in rustic style, furnished with rustic furniture	68 000	22,67%	0,00
Construction and fitting out of the sauna and treatment centre	40 000	13,33%	0,00
Indoor sauna and wet sauna set: jacuzzi and indoor mini pool plus leech treatment equipment	37 000	12,33%	0,00
Construction of the grape-receiving platform plus semi-automatic bottling line	55 000	18,33%	15 000
Set of photovoltaic panels (50 kW)	50 000	16,67%	17 000
Other equipment for adventure tourism	50 000	16,67%	0,00
TOTAL	300 000	100%	32 000

EXIT POLICY

- The business owner would be interested in an investor who can offer development opportunities in the field of eco-tourism, and would be willing to sell a share in the company.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	265,50	268,16	270,84	273,54	276,28	279,83	281,83	284,65
Subsidies	0,00	0,04	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	179,03	180,81	182,61	184,44	186,28	188,15	190,03	191,93
Administrative costs	1,50	1,58	1,59	1,61	1,69	1,77	1,86	1,88
Net profit	84,97	85,81	86,63	87,50	88,31	89,13	89,95	90,85
Amortization	0,03	0,02	0,02	0,02	0,02	0,02	0,02	0,02
Operating net cash flow	85,00	85,83	86,65	87,51	88,33	89,14	89,96	90,86
Investment value	300,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-215,00	-129,17	-42,52	44,99	133,32	222,46	312,42	403,28

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	1 189,19
Internal rate of return (IRR)	1 812,55

INFRASTRUCTURE





Terra-Vitis LTD

PROJECT BACKGROUND



Terra-Vitis LTD was founded in 2002. Its main activity is the cultivation and commercialization of agricultural products. The company manages about 1,788 hectares (ha) of agricultural land, of which 1,681 ha is occupied by field crops, 83 ha by grapes (table varieties and technical varieties), and the remaining 24 has by cherry, apple and pear orchards. The company also has post-harvest production infrastructure: harvested fruit is stored in cold storage in a 600-ton refrigerator, which also has two pre-cooling rooms of 30 tons each. For the implementation of the proposed investment project, and taking into account the established objectives, the owner proposes to make investments in the horticultural field: namely, the installation of equipment for the combined anti-hail/anti-rain system, on an area of 7 ha. **Terra-Vitis LTD** has the post-harvest infrastructure necessary for the pre-cooling, sorting, calibration and packaging of its cherry production. The production is mostly exported to the markets of the Russian Federation and Belarus between May and July



The company is established in Burlacu village, Cahul district. The main indicators for its geographical location are as follows:

- 35 km by land from the EU border (Romania).
- 40 km from the port of Galati.
- 35 km from the port of Reni.
- Access to the national road network.
- Access to the railway network.



SECTOR

Wine

SUB-SECTOR

Cultivation and marketing of agricultural products

- **Annual production:** about 6,928 tons.
- **Investment needs:** to put in place the necessary conditions to protect the fruit and prevent their being damaged on the trees.
- **Investment prospect:** extensive experience, with major positive results.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFO

Established	2002
Location	Raionul Cahul, village Burlacu
Ownership	Mihov Petru (100%)
Main activity	Cultivation and marketing of agricultural products
Employees	166

ACTIVITY

Total land	1,788 ha
Main production	Field crops
Production capacity	Field crops (5,618 tons); perennial plantations (1,310 tons)
Target market	Russian Federation, Belarus

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Two water storage basins. • Two irrigation systems, for the cherry orchard and the vineyard. • Platform for orchards.
Machinery	<ul style="list-style-type: none"> • Six units of tractors and cultivators.
Spaces	Warehouse

PROJECT OVERVIEW

PROJECT GOAL

- Reducing the risk of losing the cherry harvest due to heavy rains and hail during the fruit ripening period.
- The formation of fruit batches for the export of production.
- Production launch in potential new markets.

WHY INVEST?

- A stable national market.
- Increased export potential.
- A state-subsidized sector.
- High demand for cherries in the market (national and international).
- Availability of the necessary equipment, labour and storage space.

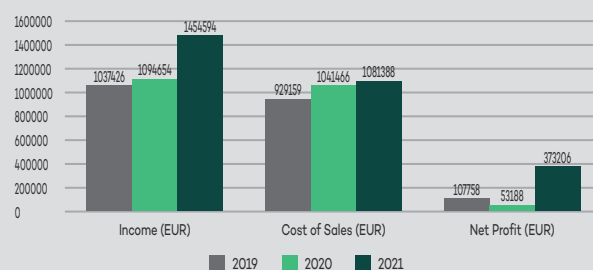
COMPETITIVE ADVANTAGES

- Access to the international market.
- The existence of cold storage facilities for fruit.
- High quality of the cherry production.
- Certificates of harmlessness (ANSA).
- Investment will reduce the risk posed by heavy rains and hail during the cherry ripening period.
- Rich experience in the wine sector.
- Experience in marketing company's own production on the local and international markets.
- Commercialization in stable and homogeneous batches of cherry production.
- Advantageous price policy for both the producer and the buyer.

TARGET GROUP

Terra-Vitis LTD is one of the largest producers of cherries in southern Moldova. About 30% of the production is sold on the local market and about 70% on the international market. Investments in marketing and outlets are needed to increase export capacity. The company's core priority is to attract customers by offering quality production at favourable prices. The business has a high potential to penetrate new markets and obtain higher revenues. From the price point of view, the company will focus on the medium and high price segments, as determined by the high quality of the fruit grown on intensive plantations.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

3 959 300 MDL / 200 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Combined anti-hail/ anti-rain system	200 000	100%	60 000
TOTAL	200 000	100%	132 000

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, are found in the second year.
- The business owner is looking for a partner to identify export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1 578,56	1 594,35	1 610,29	1 626,39	1 642,66	1 659,08	1 675,68	1 692,43
Subsidies	0,00	1,58	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	932,13	918,54	937,53	946,80	956,17	965,63	975,15	984,84
Administrative costs	12,63	13,26	13,29	13,53	14,20	14,91	15,66	16,44
Net profit	633,80	664,13	659,37	666,06	672,28	678,54	684,83	691,15
Amortization	22,88	10,00	10,00	10,00	10,00	10,00	10,00	10,00
Operating net cash flow	656,68	674,13	669,37	676,06	682,28	688,54	694,83	701,15
Investment value	200,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	456,68	1130,81	1800,18	2476,25	3158,53	3847,07	4541,90	5243,05

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	17 724,96
Internal rate of return (IRR)	22 654,46

INFRASTRUCTURE





Auto Garant LTD

PROJECT BACKGROUND



Auto Garant LTD represents a business at the beginning of the path, designed to escalate very quickly. Although the business was founded in 2013, the launch of the services on the market will follow from the fall of 2022. All this time the company has been focused on attracting investments for the construction of the self-service building and equipping it with equipment and machinery necessary for the work process. The main fields of activity are the technical servicing of cars of different tonnage and the transportation of goods and products. The forecast of the professional capacity to provide services in the own workshop represents an annual volume of about 1 500 means of transport. Taking into account that both the district agricultural market and different types of enterprises register insufficiency regarding the transportation of goods, the company proposes to widen the spectrum of services by offering land transport services in national and international traffic.

Portfolio of Investment Opportunities

14



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 19.5 km from Giurgiulesti Port.
- 20 km from the EU border (Romania).
- 203 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



SECTOR

Auto services

SUB-SECTOR

Technical service

- **The capacity of car services:** about 1 500 transport units;
- **Investment needs:** lack of the necessary grain transportation capacity;
- **Investment perspective:** short period of activity with major prospects in attracting customers;
- **Investment advantage:** Quality services with high added value.

GENERAL INFO

Established	2013
Location	Cahul district, Cahul city, Dunării str, 7C
Ownership	Mihai Todos – 100%
Main activity	Auto services
Employees	4

ACTIVITY

Total land	5,5 ha
Main production	Technical services
Production capacity	Means of transport - 1 500 (annually)
Target market	Moldova, Romania

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Self-loading tractor for concrete production, • Automotive/agricultural machinery testing line; • Stand to adjust the steering angle of cars.
Means of transport	<ul style="list-style-type: none"> • Self-service machine; • Elevator - 4 units; • Press; • Compressor; • Motor vehicles (2 units).
Spaces	<ul style="list-style-type: none"> • Surface of the building with 3 levels 870 m²; • Hall - 100 m².

PROJECT OVERVIEW

PROJECT GOAL

- Increasing revenue by offering clients a varied range of services;
- Reduction of transport costs by using own transport;
- Increasing competitiveness for the internal and external market.

WHY INVEST?

- Development opportunities in all types of activities;
- The continuous increase in the demand for the transport of goods;
- A wide range of services for all types of cars.
- High growth capacity.

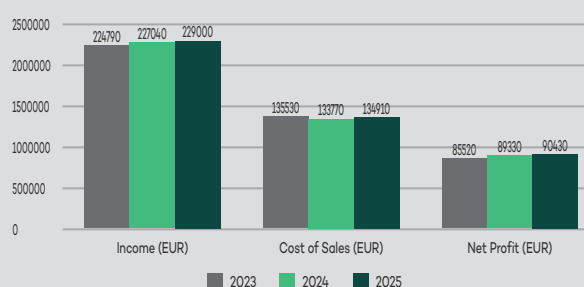
COMPETITIVE ADVANTAGES

- Stable and predictable nature of income;
- Lack of competitors in the region;
- The availability of servicing all types of vehicles of any tonnage;
- Qualified employees in the field;
- The only service provider in the region regarding the adjustment of the steering angle of motor vehicles;
- Providing a wide and complex spectrum of quality services based exclusively on efficient performance and costs;
- The advantageous geographical situation;
- The possibility of expanding the range of services;
- Car service license.

TARGET GROUP

Based on the market analysis **Auto Garant LTD** has identified the increased demand for the national and international transport of goods by land. What has led the company to focus on investments in this area. Due to the correct choice of cars for transport, especially in the case of new fleets that are not old, travel costs will be minimal compared to the existing means of transport in the area that have considerable ages. In this context, in order to develop the business, the company intends to launch and rapidly advance goods transportation services at national and international level.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

3 959 300 MDL / 200 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Trucks (4 units)	140 000	70%	0,00
Trailers (4 units)	60 000	30%	0,00
TOTAL	200 000	100%	0,00

EXIT POLICY

- The business owner would be interested in an investor who would come up with opportunities to develop the international market by selling a share;
- The business owner is interested in a potential international partner with professional capabilities in the field of automotive services.

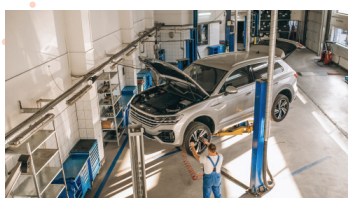
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	224,79	227,04	229,31	231,60	233,91	236,25	238,62	241,00
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	135,53	133,77	134,91	136,06	137,22	138,39	139,58	140,77
Administrative costs	3,74	3,93	3,97	4,01	4,21	4,42	4,64	4,87
Net profit	85,52	89,33	90,43	91,53	92,49	93,44	94,40	95,36
Amortization	22,88	20,00	20,00	20,00	20,00	20,00	20,00	20,00
Operating net cash flow	108,40	109,33	110,43	111,53	112,49	113,44	114,40	115,36
Investment value	200,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-91,60	17,73	128,16	239,69	352,18	465,62	580,02	695,38

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	1 807,22
Internal rate of return (IRR)	2 387,20

INFRASTRUCTURE





Cahulpan JSC

PROJECT BACKGROUND



Cahulpan JSC is a company operating in the food industry, namely the production of bread, bakery products, pastry, confectionery, beer and non-alcoholic beverages. Its main field of activity is the manufacture of bakery products. **Cahulpan JSC** is a leader in the local market and in the southern part of the country. The company has a network of branded food stores that increase the marketing capacity in respect of its own product range and other food products. The company's sales market covers Romania, Greece, Ukraine, France and Germany. Its varied products cater to a range of consumers. Its annual production capacity is about 3 million tons of bakery/pastry/confectionery products and about 70,000 litres of beer/kvass. The company is looking for investments in order to modernize its production lines in order to diversify its production and to expand its sales market at the national and international levels.

Portfolio of Investment Opportunities

16



The company is established in the city of Cahul, Cahul district. The main indicators for its geographic location are as follows:

- 30 km by land from the EU border (Romania).
- 40 km from the port of Galati.
- 35 km from the port of Reni.
- Access to the national road network.
- Access to the railway network.



SECTOR

Food industry

SUB-SECTOR

Bakery/Pastry Products

- **Annual production:** about 3 million tons;
- **Investment needs:** more modern production lines;
- **Investment prospect:** extensive experience, with major positive results;
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFO

Established	1995
Location	Cahul district, Cahul city, Pacii str, 20
Ownership	Culidobri Vadim
Main activity	Manufacture of bakery/pastry products
Employees	184

ACTIVITY

Total land	3,32 hectares
Main production	Bakery products, pastries, confectionery
Production capacity	Bakery/pastry/confectionery products – 3 million tons beer/kvass – 70,000 litres (annually)
Target market	Moldova, Romania, Greece, Ukraine, France

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Bakery production line. • Pastry production line. • Confectionery production line. • Beer production line. • Water production line.
Means of transport	<ul style="list-style-type: none"> • Motor vehicles – 15 units.
Spaces	<ul style="list-style-type: none"> • Industrial buildings, 5,312.58 m²

PROJECT OVERVIEW

PROJECT GOAL

- Manufacturing products at a lower cost, increasing competitiveness in the domestic and foreign markets.
- Production launch in potential markets.
- Expanding the product range.
- Modernization and restructuring of the entire production process.

WHY INVEST?

- A stable national market.
- Increased export potential.
- Guaranteed points of sale.
- High demand for bakery production in the market (national and international).
- Required workforce capacity and availability of manufacturing facilities.

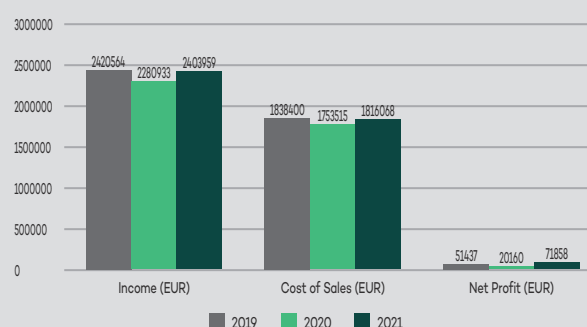
COMPETITIVE ADVANTAGES

- Access to the international market.
- An advantageous geographical situation.
- Rich experience in the food industry.
- Experience in selling its own production on the local and international markets.
- Placing products on the market at affordable prices thanks to modern energy-efficient equipment.
- The possibility of expanding the product range.
- It has its own network of company stores.
- Authorization.

TARGET GROUP

Cahulpan JSC is one of the largest producers in the bakery industry in Moldova. The company provides its national and international consumers with an assortment of products. Every year it keeps pace with market trends and demands, so as to offer diversity and choice in regard to its products. About 40% of the production is sold on the local market and about 60% on the international market. To increase the export capacity, investments are necessary to modernize the production lines. The company's core priority is attracting customers by offering quality products at favourable prices. The company is looking for new international investors that have potential new market shares in development.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

19 796 500 MDL / 1 000 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Water bottling line	300 000	30%	0,00
Cake industrial line	400 000	40%	0,00
Line for baking	300 000	30%	0,00
TOTAL	1 000 000	100%	0,00

EXIT POLICY

- On behalf of the majority shareholders, the company is looking for a potential international investor in order to modernize the business, and is willing to sell its share to that investor.
- The company is looking for a partner to offer export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	2452,64	2477,16	2501,94	2526,95	2552,22	2577,75	2603,52	2629,56
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	1564,91	1559,42	1673,02	1688,75	1704,63	1720,68	1736,89	1753,26
Administrative costs	3,74	3,93	3,97	4,01	4,21	4,42	4,64	4,87
Net profit	805,85	913,81	824,95	834,20	843,38	852,65	862,00	871,43
Amortization	101,03	100,00	100,00	100,00	100,00	100,00	100,00	100,00
Operating net cash flow	906,87	1 013,81	924,95	934,20	943,38	952,65	962,00	971,43
Investment value	1 000,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-93,13	920,69	1 845,64	2 779,84	3 723,22	4 675,87	5 637,86	6 609,30

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	20 173,40
Internal rate of return (IRR)	26 099,28

INFRASTRUCTURE





ME Vinia Trăian JSC

PROJECT BACKGROUND



ME Vinia Trăian JSC is a wine factory located in the town of Găvănoasa, on the left bank of the historic Cahul river. It is located in an excellent area for the cultivation of vines and has its own vineyards, which cover an area of 392 hectares (ha). The vineyards are within a distance of only 5 km from the factory, on the slopes of the Bugeacului Steppe and the vineyards of the Valul lui Trăian wine region, which has a geographical indication. The company's main activities are the processing of grapes and the manufacture and sale of wines on the domestic and foreign markets. The company's sales market includes Romania, Poland, the Czech Republic and Belarus. The active capacity is 10,000 tons of grapes in a processing season. The entity produces a wide assortment of wines, covering over 17 wine names. Annually, of the total amount of grapes collected, 90% are processed for dry wines and raw wines for sparkling wines. The company is looking for investments in order to expand its sales market and to promote its production abroad.



The company is established in Găvănoasa commune, Cahul district. The main indicators for its geographical location are as follows:

- 30 km by land from the EU border (Romania).
- 40 km from the port of Galati.
- 35 km from the port of Reni.
- Access to the national road network.
- Access to the railway network.



SECTOR

Wine

SUB-SECTOR

Grape processing

- **Annual production:** about 10,000 tons;
- **Investment needs:** to increase its own energy sources.
- **Investment prospect:** extensive experience, with major positive results.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFO

Established	1975
Location	Cahul district, Găvănoasa commune
Ownership	Kristev Simion (94.1%)
Main activity	Processing of grapes and manufacture of wine and wine distillates
Employees	59

ACTIVITY

Total land	392 ha
Main production	Wine production
Production capacity	Wine – 6,000,000 litres Divine – 100,000 litres (annually)
Target market	Romania, Poland, Czech Republic, Belarus

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Stainless steel tanks (6 million litres). • Technological equipment for wine production (refrigerators, pumps, filters, presses). • Bottling line. • Ganymede-type fermenters.
Machinery	<ul style="list-style-type: none"> • 29 units – tractors, trailers, vehicles, harvesters, combines.
Spaces	<ul style="list-style-type: none"> • Winery – 7 ha. • Industrial buildings. • Depot – 1,000 m².

PROJECT OVERVIEW

PROJECT GOAL

- Processing grapes at a lower cost, thus increasing competitiveness in the internal and external markets.
- Launching products in potential new markets.

WHY INVEST?

- A stable national market.
- Increased export potential.
- A state-subsidized sector.
- High demand for wine in the market (national and international).
- An excellent area for obtaining raw materials.
- Availability of the necessary equipment, labour, and processing and storage space.

COMPETITIVE ADVANTAGES

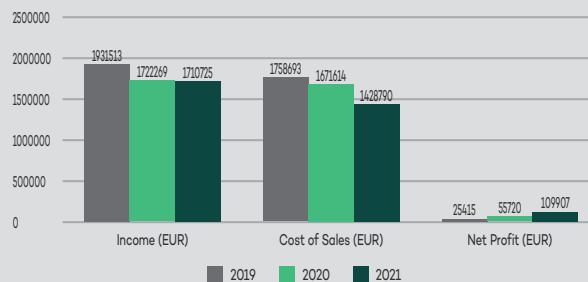
- Access to the international market.
- An advantageous geographical situation.
- Location has its own railway branch.
- Warehouse next to the railway line, which allows fast shipment of products.
- Certificates of harmlessness (ANSA).
- ISO 22000:2018 certification.
- AEO authorization.
- Rich experience in the wine sector.
- Experience in marketing its own products in the local and international markets.
- The possibility of expanding the product range.

- Products are placed on the market at affordable prices thanks to the use of a renewable energy source.

TARGET GROUP

EM Vinea Trăian JSC is one of the largest wine producers in Moldova. Its wines are distinguished by their stable quality. The foreign market currently represents the main point of sale for the company's products. About 40% of the production is sold on the local market and about 60% on the international market. Investments in marketing and outlets are needed to increase export capacity. The company's core priority is attracting customers by offering quality products at favourable prices. The company is looking for new international buyers and investors that have potential new market shares in development.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

3 959 300 MDL / 200 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Photovoltaic system, with a capacity of 200 kW	200 000	100%	60 000
TOTAL	200 000	100%	132 000

EXIT POLICY

- The business owner would be interested in a potential investor and would be willing to sell up to 100% of their share in the business.
- The business owner is looking for a partner who can identify export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	65011	65662	66318	66981	67651	68328	69011	69701
Subsidies	0.00	1.58	0.00	0.00	0.00	0.00	0.00	0.00
Cost of sales	543.18	525.69	540.75	546.06	551.42	556.83	562.30	567.83
Administrative costs	12.63	13.26	13.39	13.53	14.20	14.91	15.66	16.44
Net profit	94.31	119.24	109.04	110.23	110.89	111.53	112.15	112.74
Amortization	22.88	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Operating net cash flow	117.19	129.24	119.04	120.23	120.89	121.53	122.15	122.74
Investment value	20000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-82.81	46.44	165.48	285.70	406.59	529.12	650.27	773.02

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	2 112.46
Internal rate of return (IRR)	2 772.81

INFRASTRUCTURE





INARTIZ LTD

PROJECT BACKGROUND



INARTIZ LTD is a business that has been active for two years. The company operates in the textile industry, producing non-woven and spun textile articles. Its main activity is the manufacture of fabrics. In the southern part of the Republic of Moldova, the company is the only manufacturer of sheep's wool yarn at the industrial/semi-industrial production level. Its sales market includes the Republic of Moldova and Romania. The company's production capacity allows for the manufacture of items of any type and complexity, enabling it to provide its customers with unique products. Annual production capacity is about 1,000 items. **INARTIZ LTD** is looking for investments in order to broaden its raw material production in order to increase the range of production at the national and international level.

Portfolio of Investment Opportunities

20



The company is established in Cahul district, in Slobozia Mare village. The main indicators for its geographical location are as follows:

- 30 km by land from the EU border (Romania).
- 203 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



SECTOR

Textile industry

SUB-SECTOR

Production of non-woven and spun textile articles

- **Annual production:** about 1,000 articles.
- **Investment needs:** to obtain its own raw materials production base.
- **Investment prospect:** short periods of activity with high volumes of work.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFO

Established	2020
Location	Cahul district, Slobozia Mare village
Ownership	Minciuna Ina (100%)
Main activity	Production of non-woven and spun textile articles
Employees	1

ACTIVITY

Total land	3,31 hectares
Main production	Textiles
Production capacity	1,000 items (annually)
Target market	Moldova, Romania

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Wool/yarn felting equipment (20–30 kg/day – eight to 10 hours).
Machinery	<ul style="list-style-type: none"> • Professional sewing machines for leather/felt goods, footwear. • Shoe press. • Mechanical knitting machine (manual).
Spaces	<ul style="list-style-type: none"> • Industrial building - 64 m²

PROJECT OVERVIEW

PROJECT GOAL

- Manufacturing products at a lower cost, thus increasing competitiveness in the domestic and foreign markets.
- Launching products in potential new markets.
- Expanding the product range.
- Increasing competitiveness by obtaining its own raw materials production base.

WHY INVEST?

- A stable national market.
- Increased export potential.
- Growing demand for unique quality products.
- An excellent area for obtaining raw materials.
- Availability of the necessary equipment, labour, and processing and storage space.

COMPETITIVE ADVANTAGES

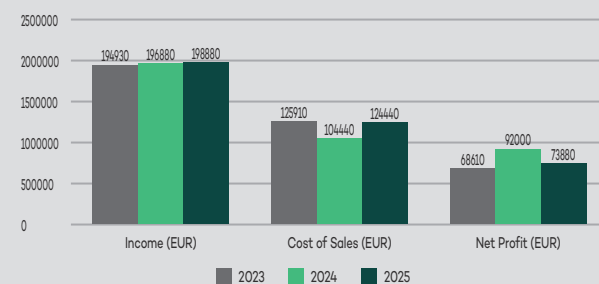
- An advantageous geographical situation.
- A lack of competition in the region.
- Professional capacity in the textile industry.
- Experience in marketing its own products in the local and international markets.
- Placing products on the market at affordable prices, due to the manufacture of the company's own raw materials.
- The possibility of diversifying the product range.

- High production capacity.
- Production of company's own raw materials.

TARGET GROUP

INARTIZ LTD is a unique manufacturer of sheep wool yarn at the industrial/semi-industrial production level in the region. As a result, its business has developed rapidly. The company offers customers an assortment of quality raw materials and products. In two years, the business has managed to gain the trust of customers and to be recognized abroad. Approximately 70% of production is sold on the local market and approximately 30% on the international market. In order to increase its export capacity, investments are needed in the production of raw materials.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

4 588 927,68 MDL / 231 805 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Scaling machine	27 500	11,9%	0,00
Carding-winding machine	51 340	22,1%	0,00
Thread selection machine	36 645	15,8%	0,00
Machine turned fuior	32 500	14,0%	0,00
Yarn+2 ball-type product machine	83 820	36,2%	0,00
TOTAL	231 805	100%	0,00

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, are found in the fifth year.
- The business owner is looking for a partner who can bring export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	194,93	196,88	198,85	200,84	202,85	204,88	206,93	209,00
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	125,91	104,44	124,53	125,58	126,64	127,71	128,79	129,89
Administrative costs	0,42	0,44	0,44	0,45	0,47	0,50	0,52	0,55
Net profit	68,61	92,00	73,88	74,81	75,74	76,67	77,61	78,56
Amortization	22,88	19,43	19,43	19,43	19,43	19,43	19,43	19,43
Operating net cash flow	91,49	111,44	93,31	94,25	95,17	96,10	97,04	97,99
Investment value	231,81	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-140,31	-28,88	64,44	158,68	253,85	349,96	447,00	544,99

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	1 220,30
Internal rate of return (IRR)	1 649,73

INFRASTRUCTURE





SUD-INVEST COMPANY LTD

PROJECT BACKGROUND



SUD-INVEST COMPANY LTD holds the title of Industrial Park from Cahul, based on Government Decision no. 106 of 26 February 2016. The company has been designed to scale very quickly. The company was founded in 2014. Since then, it has focused on business development. To date, all infrastructure, access roads, parking lots and engineering networks (water, sewage, gas and electricity) have been built. Thus, in 2023, the Cahul Industrial Park became functional, with optimal operating conditions being created. The main fields of activity of the company are the construction of buildings, engineering construction, installations and technical-building networks, reconstruction, consolidation, restoration and providing a wide spectrum of services to the residents of the park. It is forecast that the services the company provides within the Industrial Park will yield an annual turnover of approximately EUR 1,123,820. This includes the lease of production halls and administrative spaces, and the lease of parcelled land for entrepreneurial activities.

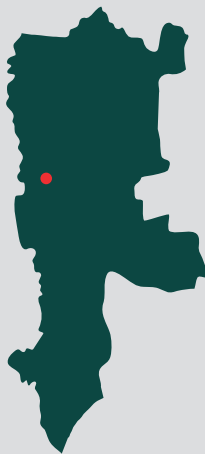
Portfolio of Investment Opportunities

22



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 45 km from Giurgiulesti Port.
- 7 km from the EU border (Romania).
- 171 km from Chisinau International Airport.
- Access to the national road network and the railway network.



SECTOR

Industrial park

SUB-SECTOR

Providing services

- **Services:** lease of premises for production, storage and offices – 12,410.70 m²; land available for construction approx. 20,000 m²
- **Investment needs:** to increase the spaces required for production/service activities with advanced and ecological technologies in the area.
- **Investment prospect:** short periods of activity, with major prospects for attracting new customers.
- **Investment advantage:** landscaped territory and connected to engineering networks.

GENERAL INFO

Established	2014
Location	Cahul municipality, Griviței str
Ownership	Susanu Boris – 51.00% Susanu Dumitru – 45.00% Dascaloi Gheorghe – 4.00%
Main activity	Administration and provision of services for the residents of the industrial park
Employees	3

ACTIVITY

Total land	5,892 hectares
The main services	Renting production/auxiliary/storage rooms/offices
Capacity of industrial premises	12 410,70 m ² (annually)
Land available for construction	20 000 m ²
Target audience	Moldova, Ukraine, Romania and other European countries

INFRASTRUCTURE

Engineering networks	<ul style="list-style-type: none"> • aqueduct with a diameter of 300 mm; • sewage system with pumping station 25 m³/hour; • electricity network, with two 10 kW connections; • street lighting system; • gas supply; • telephone and internet.
Access ways	<ul style="list-style-type: none"> • asphalted roads – 8250 m²; • parking lots - 140.
Equipment	<ul style="list-style-type: none"> • Maximal automatic line on hydraulic lift 2.0. • Compact concrete plant.
Machinery	<ul style="list-style-type: none"> • single shaft mixer BP-1G-300. • Linde E16C-02 electric forklift. • Manitou 1850 TAD 104 telescopic forklift
Spaces	<ul style="list-style-type: none"> • production building – 1 500 m²; • production building (degree of completion: 30%) – 2 777,9 m²; • production building (degree of completion: 30%) – 8 628,6 m²; • administrative building (degree of completion: 30%)– 1 004,20 m².

PROJECT OVERVIEW

PROJECT GOAL

- Increasing revenues by offering customers a wide range of services on a commercial basis.
- Completion of production halls, in order to create favourable conditions for residents engaged in production in various fields.
- Increasing competitiveness by attracting national and international customers.

WHY INVEST?

- A continuous increase in the demand for production/service spaces with advanced and ecological technologies.
- Availability of the necessary equipment and labour force.
- High business development capacity.
- Maritime and fluvial accessibility ensured by Giurgiulesti International Port.

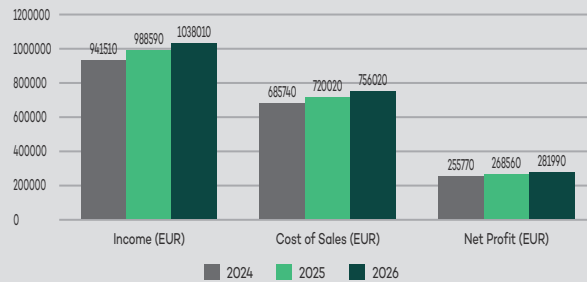
COMPETITIVE ADVANTAGES

- Stable and predictable nature of income.
- Lack of competitors in the region.
- Qualified employees in the field.
- Landscaped territory and connected to engineering networks.
- Provision of large production and storage spaces.
- Business is located in the industrial area of Cahul region.
- An advantageous geographical situation.
- Authorization.
- Capacity to increase new jobs.
- The possibility of expanding the range of services provided.

TARGET GROUP

SUD-INVEST COMPANY LTD estimates that the new business infrastructure in Cahul Industrial Park will attract direct investment to the region and create new jobs by the end of the park's fifth year of operation. The target customers are international and national economic agents (i.e. future residents of the Industrial Park) who are interested in the creation and development of production within the territory of the Industrial Park using the facilities provided. The development of business infrastructure in the Southern Development Region will create a favourable investment environment. Some economic agents have already shown an interest in obtaining a land or production space within the Industrial Park for the manufacture of furniture and carpentry articles, and construction materials, as well as for the production of textile articles. The company intends to develop commercial relations with international partners interested in expanding their business in Moldova.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

102 244 963,20 MDL / 5 164 800 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Finishing the production building (degree of completion: 30%) – 2777,9 m ²	1 111 200	21%	15 381
Finishing the production building (degree of completion: 30%) – 8628,6 m ²	3 451 200	67%	15 381
Finishing the administrative building (degree of completion: 30%) – 1004,20 m ²	602 400	12%	0,00
TOTAL	5 164 800	100%	30 762

EXIT POLICY

- The owner of the company would be interested in an investor who comes with business development opportunities, and would be willing to sell a share in the company.
- The business owner is interested in a potential international partner with professional capabilities in the field of providing services on a commercial basis.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	941510	988586	1038015	1089916	1144411	1201632	1261713	1324799
Subsidies	0	30762	0	0	0	0	0	0
Cost of sales	251805	264395	277615	291495	306070	321374	337442	354315
Administrative costs	7720	8106	8510	8735	9150	9430	9700	10000
Net profit	248055	282154	317960	357555	395261	436898	480641	526554
Operating net cash flow	681985	716084	751890	789685	829191	870828	914571	960484
Investment value	5164800	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-4482815	-3766731	-3014841	-2225156	-1395965	-525138	389433	571051

INFRASTRUCTURE





Bezman LTD

PROJECT BACKGROUND



Bezman LTD operates in the food industry: namely, bread and pastry production. Its main activity is the manufacture of bakery products. It offers the population in its area the opportunity to buy its products at a fair price. Its products are superior in quality to other existing products on the market. Bezman LTD is among the top 10 natural bakery producers in the local market and in the southern part of the country. The company has its own bakery which operates according to the principles of respecting the utility of yield and ensuring efficient operations, without losing sight of the ergonomic factor. The varied assortment of products it provides allows it to satisfy consumer demand in the area. The annual production capacity is approximately 50 tons of bakery/pastry products. The company is looking for investments to achieve sustainable development by reducing its energy costs and to expand its sales market at the national and international levels.

Portfolio of Investment Opportunities

24



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 15 km by land from the EU border (Romania).
- 45 km from the port of Galati.
- 30 km from the port of Reni.
- Access to the national road network.
- Access to the railway network.



SECTOR

Food industry

SUB-SECTOR

Bakery/pastry products

- **Annual production:** about 50 tons of bakery products.
- **Investment needs:** solar panels, to streamline prices and diversify its production range.
- **Investment prospect:** developing a new business niche by marketing its mineral water bottling line.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFO

Established	2004
Location	Cahul district, Roşu village
Ownership	Bezman Ruslan (100%)
Main activity	Manufacture of bakery/pastry products
Employees	18

ACTIVITY

Total land	N/A
Main production	Bakery/pastry products
Production capacity	Bakery/pastry – 50 tons (annually)
Target market	Moldova, Romania

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Bakery production line; • Pastry production line.
Means of transport	<ul style="list-style-type: none"> • Motor vehicles – 2 units.
Spaces	<ul style="list-style-type: none"> • Production hall, warehouse – 500 m²

PROJECT OVERVIEW

PROJECT GOAL

- Investments in the development of alternative energy sources to reduce the final price of its own services and products, to make the business more efficient.
- Launching products in potential new markets.
- Widening the product range.

WHY INVEST?

- A stable national market.
- Increased export potential.
- Guaranteed points of sale.
- High demand for bakery products in the market (national and international).
- The required capacity of the labour force and the availability of production premises.

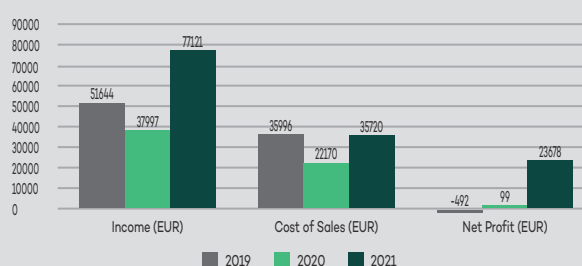
COMPETITIVE ADVANTAGES

- Access to the international market.
- An advantageous geographical situation.
- Rich experience in the food industry.
- Experience in selling its own products in the local market.
- Placing production on the market at affordable prices thanks to modern energy-efficient equipment.
- The possibility of expanding the product range.
- Major investments in modern equipment and machinery in recent years.
- Possibility of increasing price efficiency.

TARGET GROUP

Bezman LTD is one of the safest producers in the bakery industry that opts for 100% natural products from the south. The company delights its national consumers by providing them with an assortment of novel products. Every year, it keeps up with market trends and demands, so as to offer diversity and choice. About 90% of the production is sold on the local market and about 10% on the international market. The company's core priority is attracting customers by offering quality production at favourable prices. The company is looking for new international investors that have potential new market shares in development.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

3 959 300 MDL / 200 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Mineral water bottling line	100 000	50%	0,00
Photovoltaic panels 100 kW	100 000	50%	0,00
TOTAL	200 000	100%	0,00

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, are found in the third year.
- The company is looking for a partner who can offer export opportunities.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	237,51	239,89	242,29	244,71	247,16	249,63	252,13	254,65
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	186,18	160,83	182,04	183,66	185,30	186,95	188,62	190,31
Administrative costs	3,74	3,93	3,97	4,01	4,21	4,42	4,64	4,87
Net profit	47,60	75,13	56,28	57,04	57,65	58,26	58,87	59,47
Amortization	27,33	20,00	20,00	20,00	20,00	20,00	20,00	20,00
Operating net cash flow	74,92	95,13	76,28	77,04	77,65	78,26	78,87	79,47
Investment value	200,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-125,08	-29,95	46,33	123,37	201,02	279,28	358,15	437,62

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	949,46
Internal rate of return (IRR)	1 290,76

INFRASTRUCTURE





„Modernus” JSC

PROJECT BACKGROUND



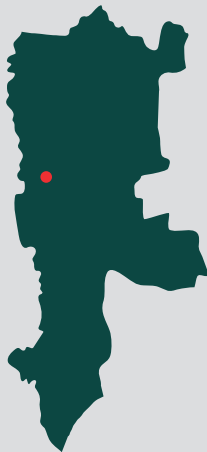
Portfolio of Investment Opportunities

26



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 19.5 km from Giurgiulesti Port.
- 20 km from the EU border (Romania).
- 203 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



Modernus JSC has 28 years of successful experience in trading in a wide range of goods, predominantly building materials. The diversity of the products sold allows the company to meet all construction and repair needs in the south of the country, including the Cahul region. The company benefits from innovative technologies, large commercial areas, and skilled workers. In the last two years, the company has developed an online store, “MSHOP”, which is the only active store of its kind in the south of the country. The number of purchases per day represents an average volume of about five positions. The annual capacity of traded goods is about 10,000 positions. The company has concluded contracts with about 500 companies, both resident suppliers and non-residents (about 30 of the latter), including international transport companies.

GENERAL INFO

Established	1994
Location	Cahul district, Cahul city, 64 Ștefan cel Mare str
Ownership	Gangan Liubovi – 100%
Main activity	Retail and wholesale
Employees	114

ACTIVITY

Total land	1.3 hectares
Main production	Building materials
Production capacity	About 10,000 positions (annually)
Target market	Moldova, Romania

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Refrigerators – 22 units. • Freezers – 4 units.
Machinery	<ul style="list-style-type: none"> • Motor vehicles – 14 units. • Forklifts – 3 units.
Spaces	<ul style="list-style-type: none"> • Building area – 7,230 m²

SECTOR

Trade

SUB-SECTOR

Retail and wholesale

- **Investment needs:** necessary capacity to store goods.
- **Investment prospect:** increasing the storage capacity for the vast assortment of goods provided will allow for an increase in the number of wholesale customers.
- **Investment advantage:** the establishment of the wholesale commercial warehouse on the outskirts of the city will solve the problem of traffic jams in the unloading areas, including reducing environmental pollution.

PROJECT OVERVIEW

PROJECT GOAL

- The creation of a commercial unit on the outskirts of the city, with the aim of streamlining traffic and reducing the level of pollution.
- Increasing revenue by offering customers a more varied range of goods.
- Increasing competitiveness in the internal market.

WHY INVEST?

- Availability of financial resources, labour and a good reputation in the market.
- Continued growth in the demand for construction materials.
- A stable national market.
- High growth capacity.

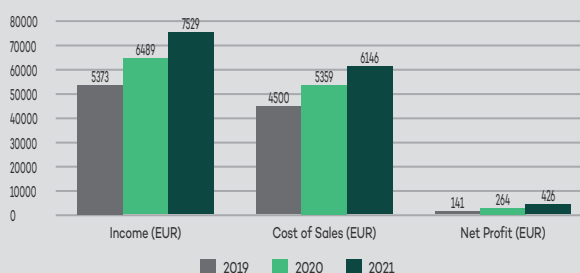
COMPETITIVE ADVANTAGES

- Stable and predictable nature of income.
- Lack of competitors in the region.
- Qualified employees in the field.
- Successful activity for 28 years.
- It has its own nationally recognized brand.
- The only online building materials store in the area.
- The existence of platforms for attracting customers.
- The availability of modern techniques and innovative technologies, which considerably reduce costs for the end consumers.
- An advantageous geographical location.

TARGET GROUP

The sales market is currently registering a high demand for construction materials, which has led the company to focus on investments in order to create a commercial unit on the outskirts of Cahul. As a result of this new unit, residents of rural areas will have easy and convenient access to construction materials. The target buyers are both large national construction companies and individuals with projects relating to the construction and repair of individual houses in the city and in the rural areas of the south of the Republic of Moldova. **Modernus JSC** aims to increase the number of customers by implementing more efficient technologies for the production of goods.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

3 959 300 MDL / 200 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Commercial building repair	200 000	100%	0,00
TOTAL	200 000	100%	0,00

EXIT POLICY

- The business owner would be interested in a preferential medium-term loan, or the possibility of financial support in the form of a grant with a co-financing share. In the case of the loan, the estimated repayment, including the investor's benefits, is found in the second year.

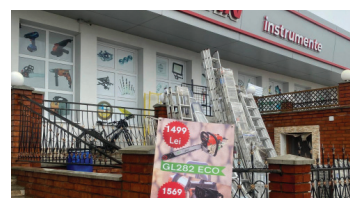
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	454,63	459,17	463,76	468,40	473,09	477,82	482,59	487,42
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	310,81	290,94	300,38	303,32	306,29	309,28	312,31	315,37
Administrative costs	12,63	13,26	13,39	13,53	14,20	14,91	15,66	16,44
Net profit	141,29	154,97	149,99	151,55	152,60	153,62	154,63	155,61
Amortization	12,78	6,67	6,67	6,67	6,67	6,67	6,67	6,67
Operating net cash flow	154,07	161,64	156,65	158,22	159,26	160,29	161,29	162,28
Investment value	200,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-45,93	115,71	272,36	430,58	589,84	750,13	911,42	1 073,70

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	3 152,14
Internal rate of return (IRR)	4 097,81

INFRASTRUCTURE





Căsuța Noastră JSC

PROJECT BACKGROUND

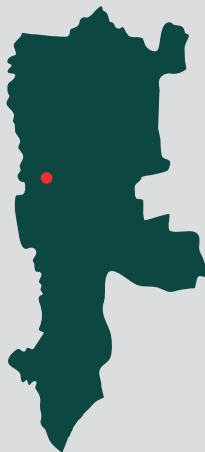


Căsuța Noastră JSC was founded in 1993, with a focus mostly on the HoReCa segment, with the overall goal of sustainable economic recovery, creating new jobs and building resilience to protect the health and well-being of the people of the Cahul region. The company's activity includes trade, rental and exploitation of its own/leased real estate, and providing hotel services. Căsuța Noastră JSC currently owns premises with a total area of 1,935 m². The company owns a shopping centre that is currently leased, and a cafe that has been operating since 2014. The cafe is located in the centre of Cahul in a developed commercial area, close to Central Park, Central Square, and residential neighbourhoods. At the same time, the business manages a mini hotel, with accommodation capacity of 5,110 people annually. High-quality services and an individual approach have always favourably distinguished the company from its competitors in the national market.



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 5 km by land from the EU border (Romania).
- 175 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



SECTOR

HoReCa

SUB-SECTOR

Public alimentation

- **Annual services:** serving around 15,000 people annually.
- **Investment needs:** expanding service and accommodation capacity by diversifying the competitive services it provides.
- **Investment prospect:** business sustainability scores big.
- **Investment advantage:** a sustainable business, with professional employees; the only restaurateur in the area with an emphasis on Mediterranean cuisine.

GENERAL INFO

Established	1993
Location	Cahul municipality, A. Mateevici street 8B
Ownership	Gheorge Lavric – 73.184%
Main activity	Public alimentation
Employees	12

ACTIVITY

Total land	63.33 hectares
Main production	Consumer services
Production capacity	3,500 people (annually)
Target market	Republic of Moldova, Romania, Ukraine

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Equipment for the gastronomic kitchen. • Food processing and processing line, from the initial phase to the finished product.
Transport units	Two cars
Spaces	<ul style="list-style-type: none"> • Buildings and production halls – 1 894 m²

PROJECT OVERVIEW

PROJECT GOAL

- Increasing revenues by offering clients a varied range of quality services.
- Expanding the capacity to provide services, and creating new jobs.
- Promotion and utilization of modern technologies in public food.

WHY INVEST?

- Company employs professionals in the field of public catering.
- The availability of the necessary spaces for business development and a good reputation in the HoReCa field.
- A favourable geographical position for attracting EU customers.

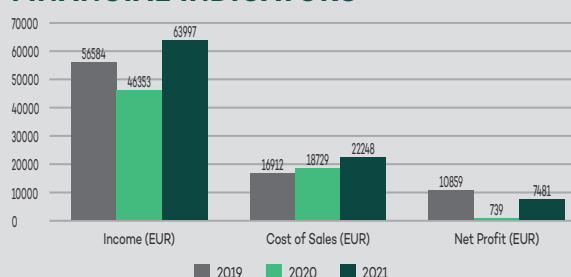
COMPETITIVE ADVANTAGES

- Rich experience in public catering.
- The possibility of expanding the types of services provided.
- The sustainability of the business has been proven over time.
- Has launched Mediterranean cuisine at an affordable price thanks to the installation of renewable energy sources.
- A cost/service ratio that is beneficial to the clients.
- Professional, trained employees.
- Offers a wide range of products.
- A menu and services that are unique in the area.

TARGET GROUP

The target audience is the citizens of the city of Cahul, which has a population of approximately 41,100 inhabitants and is located in the south-western part of the Republic of Moldova, 5 km from the border with Romania and 175 km from Chisinau, being considered the southern capital of Moldova. The proximity to the borders with Romania and Ukraine, as well as the growing tourism in the area, make the city an important stopping point for travellers and tourists. About 3,800 economic agents, eight preschool institutions, three primary schools, two gymnasiums, five high schools, five middle schools, two vocational schools and one multipurpose school are registered as present in the city of Cahul. At the moment, 83 public food establishments operate in the city of Cahul, most of them being pizzerias, brasseries, cafes, buffets, confectionery providers, and canteens, which do not have menus that specialize in healthy food.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

4 016 017 MDL / 202 865 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Photovoltaic system (50 kW)	40 865	20%	0,00
Finishing the rebuilding of the restaurant (30%)	70 000	35%	0,00
Finishing the hotel reconstruction (30%)	55 000	27%	0,00
Procurement of external windows	37 000	18%	0,00
TOTAL	202 865	100%	0,00

EXIT POLICY

- The business owner would be interested in an investor who can bring development opportunities in the field of hotel services, and would be willing to sell up to a 30% share in the company.
- The business owner is interested in a potential international partner with professional capabilities in the field of public catering. They wish to maintain the existing profile and concept of the business.

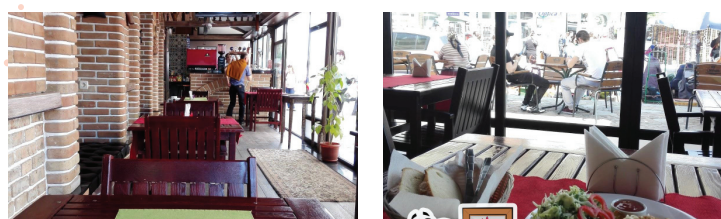
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	273,94	276,68	279,45	282,24	285,07	287,92	290,80	293,70
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	220,95	200,25	212,39	214,41	216,45	218,51	220,59	222,69
Administrative costs	12,63	13,26	13,39	13,53	14,20	14,91	15,66	16,44
Net profit	40,36	63,17	53,67	54,31	54,42	54,50	54,55	54,57
Amortization	22,88	10,34	10,34	10,34	10,34	10,34	10,34	10,34
Operating net cash flow	63,25	73,50	64,01	64,65	64,75	64,83	64,88	64,91
Investment value	95,87	107,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	-32,62	-66,11	-2,11	62,54	127,29	192,12	257,01	321,91

MAIN INDICATORS

Discount rate	4,41%
Net present value (NPV)	627,69
Internal rate of return (IRR)	860,03

INFRASTRUCTURE





Gold-Construct LTD

PROJECT BACKGROUND



Gold-Construct LTD is a company that has been active since 2013 in the field of construction services. In its nine years of activity it has managed to develop its business at the local level. The company also has a building materials store with an area of 464.8 m². The varied assortment of materials it provides meets the needs of its customers. The diversity of the products sold allows it to meet all the construction and repair needs in the south of the country, including Cahul region. In the company's activity, the owner puts a great emphasis on the use of innovative technologies, which increase the competitiveness of the business. The annual capacity of traded goods is about 11,934 positions. The company has concluded contracts with about 65 companies, including a number of resident suppliers and about 15 non-resident suppliers, including international transport companies. Due to its success and high demand for construction materials, the company plans to open a showroom in Zîrnești commune, which will offer customers not only a wide range of materials but also new building and repairing methods.

Portfolio of Investment Opportunities

30



The company is established in the city of Cahul. The main indicators for its geographical location are as follows:

- 50 km from Giurgiulesti Port.
- 16 km from the EU border (Romania).
- 203 km from Chisinau International Airport.
- Access to the national road network.
- Access to the railway network.



SECTOR

Commerce

SUB-SECTOR

Commercialization of construction materials

- **Investment needs:** expanding its sales market by diversifying the assortment of materials provided.
- **Investment prospect:** expanding the production range will increase the number of customers.
- **Investment advantage:** products/services with high added value and a competitive price.

GENERAL INFO

Established	2013
Location	Cahul district, Zîrnești commune
Ownership	Galaju Andrian – 100%
Main activity	Commercialization of building materials
Employees	10

ACTIVITY

Total land	0,49 hectares
Main production	Building materials
Production capacity	Approximately 11,934 positions (annually)
Target market	Republic of Moldova

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Front loader. • Balkancar forklift.
Machinery	<ul style="list-style-type: none"> • Trucks – four units (ready for lifting).
Spaces	<ul style="list-style-type: none"> • Building/warehouse – 468,8 m²

PROJECT OVERVIEW

PROJECT GOAL

- The creation of a showroom-type commercial unit, with the aim of expanding the production/merchandise range.
- Increasing revenue by offering customers a more varied range of goods.
- Increasing competitiveness in the domestic market.

WHY INVEST?

- Availability of financial resources and labour, and a good reputation in the market.
- The continuous increase in the demand for modern building materials.
- A stable national market.
- High growth capacity.

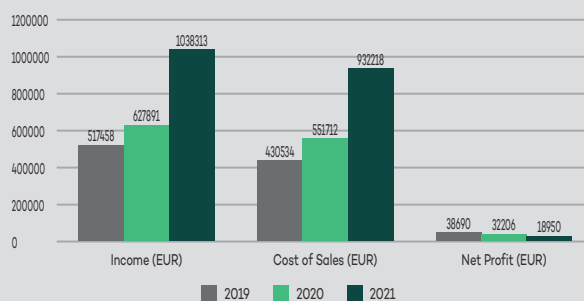
COMPETITIVE ADVANTAGES

- A stable and predictable nature of income.
- A lack of competitors in the region.
- Employees who are qualified in their field.
- Successful activity for nine years.
- It has its own shop located in the commune.
- The only building materials store in the area.
- Existence of platforms for attracting customers.
- The availability of modern techniques and innovative technologies that considerably reduce costs for end consumers.
- An advantageous geographical location.

TARGET GROUP

The retail market is currently registering a high demand for construction materials, which has led the company to focus on investments in order to create a showroom-type commercial unit in Zîrnești commune. The commercial facility, which will provide a wide range of products/merchandise, will meet the needs of the customers. The target buyers are both large national construction companies and individuals with projects related to the construction and repair of individual houses in the city and in the rural areas of the south of the Republic of Moldova. The increase in the number of employees from two to 10 people in 2021 had a positive effect on both turnover and net profit.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

7 918 600 MDL / 400 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Showroom construction	400 000	100%	0,00
TOTAL	400 000	100%	0,00

EXIT POLICY

- The business owner would be interested in a preferential medium-term loan or the possibility of financial support in the form of a grant with a co-financing rate. In the case of the loan, the estimated repayment, including the investor's benefits, is found in the second year.

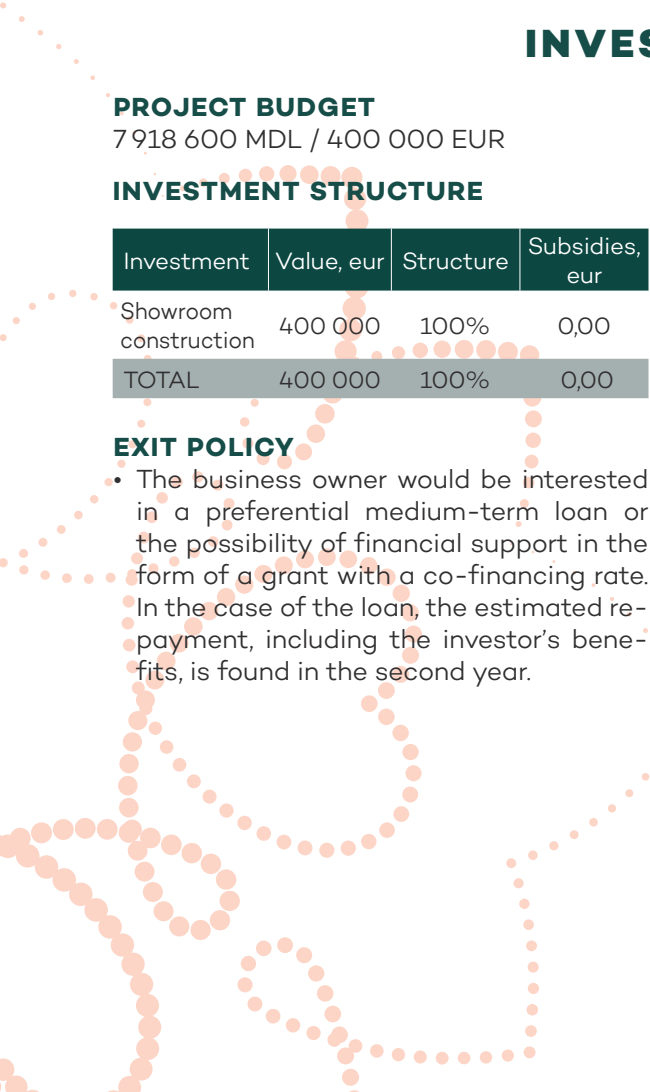
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1778,09	1795,87	1813,83	1831,97	1850,29	1868,79	1887,48	1906,36
Subsidies	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cost of sales	1133,08	1122,68	1146,98	1158,31	1169,76	1181,33	1193,01	1204,81
Administrative costs	12,63	13,26	13,39	13,53	14,20	14,91	15,66	16,44
Net profit	632,38	659,93	653,46	660,13	666,32	672,55	678,81	685,11
Amortization	21,77	13,33	13,33	13,33	13,33	13,33	13,33	13,33
Operating net cash flow	654,16	673,26	666,79	673,46	679,66	685,88	692,15	698,44
Investment value	400,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Cumulative net cash flow	254,16	927,42	1 594,21	2 267,67	2 947,33	3 633,21	4 325,36	5 023,80

MAIN INDICATORS

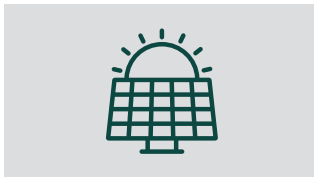
Discount rate	4,41%
Net present value (NPV)	16 337,33
Internal rate of return (IRR)	20 973,17

INFRASTRUCTURE





Construction of a photovoltaic panel station at SA Water-Canal Cahul



PROJECT BACKGROUND

There are currently no photovoltaic panel stations that can generate electricity from renewable energy sources in the municipality of Cahul. Taking into account modern trends, there is a strong need for this technology to increase energy efficiency. There is an urgent need for this technology at the pumping station of JSC Apă-Canal Cahul, which is currently dependent on electricity from thermal plants using gas, coal and fuel oil, which is not energy efficient or practical and which, at the same time, have a negative impact on the environment and the health of the population. The municipality of Cahul aims to become energy independent and environmentally friendly. Renewable energy sources have an important energy potential and offer unlimited availability for local and national use. The valorization of renewable energy sources is based on three important factors: accessibility, availability and acceptability. These requirements can be achieved in the national context through the implementation of energy conservation policies, increasing energy efficiency and increased utilization of renewable sources.

The investment is expected to be carried out in the municipality of Cahul. The main indicators for the entity's geographical location are as follows:

- 5 km by land from the EU border (Romania).
- 182 km from Chisinau International Airport.
- Access to national road network and railway network.



SECTOR

Public services

SUB-SECTOR

Energy security

- **The main beneficiaries:** inhabitants of the municipality of Cahul – about 40,000 people and about 1,200 local economic agents.
- **Target group:** SA Water-Canal Cahul;
- **Regional development potential:** Increased investment potential by developing energy conservation and initiating public-private partnerships (PPPs).

GENERAL INFO

Location	Cahul municipality
Representative / Manager	Nicolae Dandiș (mayor)
Staff	76

IMPACT

The population of the municipality	40,000 citizens
Number of direct beneficiaries	Over 50,000 people
Potential for investment expansion	Attracting new investors through creating PPPs
The objective of Sustainable Development pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • Poverty reduction.

TECHNICAL DATA

The field of intervention	Energy security
The estimated value of the project	EUR 750,000
Co-financing capacity	10% of the project amount
Expected duration of the action	12 months

PROJECT OVERVIEW

PROJECT GOALS

- Ensuring energy security for the development of a stable economic environment, in a sustainable manner, within the municipality of Cahul, through the construction of a photovoltaic panel station at the pumping station of SA Apă-Canal Cahul

RELEVANCE OF THE PROJECT

- Improving environmental protection and energy efficiency, as well as the ability to cope with climate change, and reducing dependence on energy imports or a single energy carrier.

MAIN DISCOUNTED RESULTS

- Photovoltaic panel station at SA Apă-Canal Cahul is functional and efficient.
- Creating energy independence in the provision of water and sewerage services of SA Apă-Canal Cahul.
- Creation of a model for operation of the photovoltaic panel station for nearby localities.

- Improving the activities provided by economic agents in the municipality of Cahul.
- Improving the quality of life of citizens of the municipality of Cahul.
- Increased attractiveness of the area for businesses

CORRELATION WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

The project is correlated with the following main local, regional and national strategic documents:

1. The Vision, Strategic Development Directions and Action Plan of the municipality of Cahul 2019 – 2025, through Strategic Direction 3: Environmental protection and increasing energy efficiency in the public and private sector, and Specific Objective 3.3: Increasing the energy efficiency of public and private sector facilities.

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Construction of a photovoltaic panel station	750 000	100%	0
TOTAL	750 000	100%	0

FORMS OF COOPERATION

PPP	TO BE DETERMINED, ALONG WITH IDENTIFYING POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Sanitation for, and development of, the Frumoasa Lake area, with the creation of a recreation area

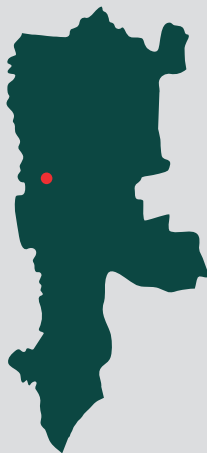


PROJECT BACKGROUND

The Frumoasa Lake area is currently completely undeveloped and has lost its attractiveness due to the wildness of the vegetation and the lack of a clear set of objectives and measures for maintaining the vegetation and allowing for public access. Also, the absence of certain activities, such as leisure, recreational, cultural and sports activities, has led to a decrease in the public's interest in spending their free time in this natural location. The land bordering the lake is currently disused and abandoned, and serves no function. The lake is roughly circular in shape. The land around the lake is relatively flat. The lake's banks are slightly sloping. There is no road to allow easy access to this area. The redevelopment of the area is very important as it will provide citizens with opportunities for useful leisure time, benefiting individuals and society. It will provide an area where citizens will be able to escape from their daily environment, including congestion and urban stress. The development of the territory will also highlight the resources available in the area, including various activities and services that can be provided by economic agents who are interested in developing small businesses in the recreation area near the lake.

The investment is expected to be carried out in the municipality of Cahul, with the main indicators for the entity's geographical location being as follows:

- 5 km by land from the EU border (Romania).
- 182 km from Chisinau International Airport.
- Access to the national road and railway networks.



SECTOR

Public services

SUB-SECTOR

Modernization of the socioeconomic infrastructure of Frumoasa Lake to increase its economic attractiveness.

- **Main beneficiaries:** the inhabitants of the municipality of Cahul (about 40,000 people) and five local economic agents.
- **Target group:** the population in the vicinity of the municipality of Cahul, economic agents, the local public administration, etc.
- **Regional development potential:** Attracting local and national investment for the development of the recreation area and the economic relaunch of the area.

GENERAL INFO

Location	Cahul municipality
Representative / Manager	Nicolae Dandiș (mayor)
Staff	76

IMPACT

The population of the municipality	40,000 citizens
Number of direct beneficiaries	Over 50,000 people
Potential for investment expansion	Attracting new investors through initiating public-private partnerships
Sustainable Development Goals pursued	<ul style="list-style-type: none"> Sustainable cities and communities. Poverty reduction.

TECHNICAL DATA

Field of intervention	Expansion and development of building networks according to the priorities, and the rehabilitation of the urban socioeconomic infrastructure.
Estimated value of the project	EUR 1,515,420
Co-financing capacity	10% of the project amount
Expected duration of the action	12 months

PROJECT OVERVIEW

PROJECT GOALS

- Modernization of the local leisure infrastructure in the municipality of Cahul by rehabilitating the Frumoasa Lake rest and recreation area.

RELEVANCE OF THE PROJECT

- Developing several economic branches by training human resources to undertake various activities, through the use of tourist resources for the prosperity of localities in the region.

MAIN DISCOUNTED RESULTS

- Ensuring ecological security.
- Creating a public recreation space.
- A pedestrian area, with the correct delimitation of traffic.
- About 600 metres of built road.
- About 2 km of equipped cycle paths.

- About 2 km of built pavements.
- About 1 km of aqueduct and sewerage networks.
- About 2 km of installed electricity/lighting networks.
- Increased attractiveness of the area, which will improve the business environment.

CORRELATION WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

The project is correlated with the following main local, regional and national strategic documents:

1. The Urban Revitalization Programme of the Municipality of Cahul 2022–2025.
2. The Vision, Strategic Development Directions and Action Plan of the Municipality of Cahul (2019–2025).

INVESTMENT STRUCTURE

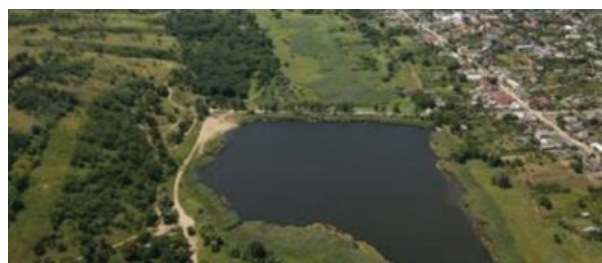
Investment	Value, eur	Structure	Subsidies, eur
Modernization of the local leisure infrastructure	1 515 420	100%	0
TOTAL	1 515 420	100%	0

FORMS OF COOPERATION

PPP	TO BE DETERMINED, ALONG WITH IDENTIFYING POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE

BEFORE:



AFTER:





Capital construction of the agro-food market

PROJECT BACKGROUND

Portfolio of Investment Opportunities



The municipality of Cahul currently lacks a space that applies all sanitary requirements, so as to improve the commercial-economic activity relating to agro-food products. Therefore, small producers and economic agents do not have decent conditions for marketing their agro-food products, and buyers likewise are not benefiting from a quality service. Because of this, street trading is widespread and small traders are forced to sell their production through intermediaries, leading to financial losses. The market reaches a wide sales area, and will particularly serve the southern area of the Republic of Moldova, which includes the districts of Cahul, Cantemir, Leova, UTA Găgăuzia, and Vulcănești, as well as other consumers. The nominated region is predominantly agricultural. 17 traders are currently active in the existing market, based on lease contracts concluded with Municipal Enterprise (M.E.) Cahul “Piața Centrală”. The structure of the object provides for the creation of 41 places for trade, which are currently unused.

36



The investment is expected to be carried out in the municipality of Cahul, with the main indicators for the entity's geographic location being as follows:

- 5 km by land from the EU border (Romania).
- 182 km from Chisinau International Airport.
- Access to national road and railway networks.



SECTOR

Public services

SUB-SECTOR

Sustainable economic development by setting up an agro-food market to promote and support local producers.

- **Main beneficiaries:** the inhabitants of the municipality of Cahul (about 40,000 people) and about 30 local economic agents.
- **Target group:** M.E. Cahul “Central Square” and the City Hall of the municipality of Cahul.
- **Regional development potential:** attracting new investments through the development of social and business infrastructure in the region.

GENERAL INFO

Location	Cahul municipality
Representative / Manager	Nicolae Dandiș (mayor)
Staff	76

IMPACT

Population of the municipality	40,000 citizens
Number of direct beneficiaries	Over 100,000 people
Potential for investment expansion	Attracting new investors through creating public-private partnerships
Sustainable Development Goals pursued	<ul style="list-style-type: none"> Sustainable cities and communities. Poverty reduction. Decent work and economic growth.

TECHNICAL DATA

Field of intervention	Developing and equipping infrastructure and economic support services to stimulate competitiveness
Estimated value of the project	EUR 1,515,420
Co-financing capacity	10% of the project amount
Expected duration of the action	12 months

PROJECT OVERVIEW

PROJECT GOALS

- Increasing the level of economic development of the locality by ensuring a favourable investment climate and supporting small businesses that are active in the field of agricultural production sales services.

RELEVANCE OF THE PROJECT

The relevance of the construction of the agro-food market is based on the following factors:

- Development of the local economy by increasing the number of natural and legal persons who will engage in trading activities.
- The promotion of domestic producers.
- The establishment of new businesses and new jobs, including stratum-up among the population.
- Increasing revenues in the local budget.

MAIN DISCOUNTED RESULTS

- Illicit street trade reduced by 40%.
- A modern market that is compliant with sanitary requirements and norms.

- The rehabilitated market will occupy a total surface area of 4,675 m².
- Of this, an area of 2,492 m² will be built or renovated and rehabilitated.
- 320 m² of green areas will be planted with trees and shrubs.
- The access road to the market (Str. Dunării) will be rehabilitated.
- Increased attractiveness of the area, which will improve the business environment.

ALIGNMENT WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

The project is aligned with the following main local, regional and national strategic documents:

- The Vision, Strategic Development Directions and Action Plan of Cahul Municipality (2019–2025).
- The Local Operational Plan for the development of the city-growth pole of the municipality of Cahul (2022–2027).

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Capital construction of the agro-food market	1,515,420	100%	0
TOTAL	1,515,420	100%	0

FORMS OF COOPERATION

PPP	TO BE DETERMINED, ALONG WITH IDENTIFYING POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Measures to prevent landslides on route L-668 from Andrușul de Jos village



PROJECT BACKGROUND

Landslides first started to occur in the village of Andrușul de Jos in 1993 and have gradually expanded to cover an area of 1.5 hectares. Between 2000 and 2020, two residential houses were ruined and a 250 metre-long section of road collapsed, which in 2017 stopped the flow of public transport to the neighbouring village of Andrușul de Sus. These landslides created major inconveniences in regard to delivering food to public institutions (one kindergarten and one school) and delivering goods to six economic agents, as well as blocking public and private transport. At the same time, the area covered by these landslides has been advancing by 10–15 cm per year, and they now constitute a major threat to the lives of 500 locals, as well as posing the risk of blocking the access road to Andrușul de Sus village. The economic damage brought to Andrușul de Jos town hall is MDL 1,200,000.00 in compensation paid to citizens affected by the landslides. The adverse influence of landslides on human lives and on the activity of economic agents, and the damage caused to the environment, means that urgent intervention is required to stop the landslides occurring.

The investment is expected to be carried out in the village of Andrușul de Jos, with the main indicators for the geographical location of the entity being as follows:

- 19.5 km by land from the EU border (Romania).
- 185 km to Chisinau International Airport.
- Access to national road and railway networks.



SECTOR

Public services

SUB-SECTOR

Measures against landslides on route L-668

- **Main beneficiaries:** API levels I and II, the owners of transportation operating on the route, and economic agents in the area.
- **Target group:** the inhabitants of Andrușul de Jos and Andrușul de Sus villages, economic agents from both localities, three public institutions, and six individual enterprises.
- **Regional development potential:** increased road safety and improvement of the economic sector in this area.

GENERAL INFO

Location	Village of Andrușul de Jos
Representative / Manager	Leonte Constantin (mayor)
Staff	5

IMPACT

Population of the municipality	3,841 citizens
Number of direct beneficiaries	More than 500 people
Potential for investment expansion	Attracting new investors through establishing public-private partnerships
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable communities. • Poverty reduction.

TECHNICAL DATA

Field of intervention	Measures against landslides on route L-668 from Andruşul de Jos village
Estimated value of the project	EUR 692,042
Co-financing capacity	10% of the project amount
Expected duration of the action	12 months

PROJECT OVERVIEW

PROJECT GOALS

- Ensuring unimpeded access to Andruşul de Jos village by renovating the road infrastructure, and ensuring the safety of the residents.

RELEVANCE OF THE PROJECT

- Free public access to the section of Route L-668 concerned, and to the entire route.
- Reducing the risk of landslides on the given portion.
- Ensuring unimpeded access to tourist areas.

MAIN DISCOUNTED RESULTS

- Ensuring unimpeded access to the villages of Andruşul de Jos and Andruşul de Sus, and stopping landslides.
- The population of the region, including economic agents and visitors, will have access to a safe route.

- Avoiding financial losses of the residents of the area and the APL.
- Increasing the degree of security of the inhabitants who are in close proximity to the surfaces affected by landslides.
- Increasing the incomes of the population and the well-being of families.
- Development of tourism and agro-tourism, which is an income generator.

ALIGNMENT WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

The project is aligned with the following main local, regional and national strategic documents:

1. Law No. 721/1996 regarding quality in construction.
2. Road Law 509/1995.

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Measures against landslides on route L-668	692 042	100%	0
TOTAL	692 042	100%	0

FORMS OF COOPERATION

PPP	TO BE DETERMINED, ALONG WITH IDENTIFYING POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Promotion of Cultural-Ethnic-CULT traditions in Cahul district

Portfolio of Investment Opportunities

40



PROJECT BACKGROUND

In 2019, the development of cross-border cooperation with partners from the Lower Danube Euro-region was continued within the cross-border cooperation programme Romania–Republic of Moldova 2014–2020. The promotion of cultural traditions contributes to the development of the cultural tourism potential of the region and involves the implementation of modernization measures and the renovation of traditional tourist and cultural sights in the area. This includes the following: the development of a pottery workshop in the “Romantica” camp in the village of Moscow, which involves rehabilitating, furnishing and equipping the existing building; the development of the People’s Harbour Museum in the village of Colibași, which involves the reconstruction of the building; the development of the Weaving Workshop in the village of Văleni, which involves the capital reconstruction of the building; construction of a „Craftsmen” Summer Camp in the village of Văleni; and construction of a Traditional Moldavian House (house museum) in the village of Wormwood. The evaluation and exploitation of tourist heritage can contribute both to the general development of the district and to consolidation of the budgets of the localities within the district.

The investment is expected to be carried out in the municipality of Cahul, with the main indicators for the entity’s geographical location being as follows:

- 19.5 km by land from the EU border (Romania).
- 185 km from Chisinau International Airport.
- Access to national road and railway networks.



SECTOR

Public services

SUB-SECTOR

Promotion of cultural traditions

- **Main beneficiaries:** citizens of Cahul municipality and tourists.
- **Target group:** residents targeted by the project in rural areas.
- **Regional development potential:** increased investment potential by developing infrastructure, promoting cultural traditions, and attracting tourists to the region.

GENERAL INFO

Location	Cahul Municipality
Representative / Manager	Nicolae Dunas (President of Cahul District)
Staff	8

IMPACT

Population of the municipality	105,324 citizens
Number of direct beneficiaries	Over 11,200 people
Potential for investment expansion	Attracting new investors through establishing public-private partnerships
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • Partnerships for goals.

TECHNICAL DATA

Field of intervention	Promotion of cultural-ethnic-CULT traditions in Cahul district
Estimated value of the project	EUR 289,990
Co-financing capacity	10% of the project amount
Expected duration of the action	24 months

PROJECT OVERVIEW

PROJECT GOALS

- Capitalizing on and developing the cultural tourism potential of the region by implementing measures to modernize and renovate traditional cultural and tourist attractions in the area.

RELEVANCE OF THE PROJECT

- The promotion of cultural traditions will stimulate the development of several economic branches by training human resources to work in various fields of activity, using traditional tourist resources, and thereby contributing to the prosperity of localities in the region.

MAIN DISCOUNTED RESULTS

- The creation and consolidation of a cross-border tourism cluster in Cahul, Reni and Galați, which will stimulate the development of border tourism.
- Development of a network of cultural institutions, including museums, traditional households, workshops and creative camps.

- At least six investment decisions in this area, which will employ more than 25 people.
- Ensuring the population's continuous and sustainable access to quality cultural services, with the potential to expand the craft area.
- Widespread positive economic effects.
- Increased attractiveness of the area, which will improve the business environment.

ALIGNMENT WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

The project is aligned with the following main local, regional and national strategic documents:

1. Socioeconomic development strategy of Colibași village 2020–2025.
2. Cahul district is currently in the process of developing the district strategy, and the strategies of the other localities targeted by the project are in the process of being approved.

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Rehabilitation of pottery workshop, rehabilitation of folk harbour museum, reconstruction of weaving workshop, construction of summer camp, construction of traditional museum	289,990	100%	0
TOTAL	289,990	100%	0

FORMS OF COOPERATION

PPP	TO BE DETERMINED, ALONG WITH IDENTIFYING POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Development and arrangement of the “Salt Lake” Cahul rest and recreation area

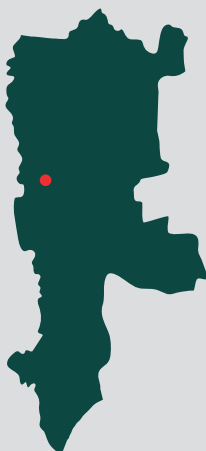


PROJECT BACKGROUND

The municipality of Cahul has the status of a spa resort, being an area rich in springs with mineral waters, with a unique composition. According to their chemical composition, the waters of southern Moldova are extremely valuable, being rich in sulphur, iodine, bromine, hydrogen sulphide and sodium with low mineralization, they are widely used in the treatment of locomotor disorders, cardiovascular, dermatological, gynecological disorders, the system central and peripheral nervous, attributed to the category of “Matesa” mineral waters (Russia). The recreation area “Salt Lake” was developed in 1964, operating for 20 years, during which thousands of tourists, attracted by the lake’s mineral water, came for treatment. At the moment, the water supply of the “Salt Lake” is insufficient and is limited to an insignificant source of water, the supply channels with thermal mineral water containing sodium chloride and iodo-bromic sulfate, being destroyed, are blocked.

The investment is expected to be carried out in the municipality of Cahul, with the main indicators for the entity’s geographical location being as follows:

- 19.5 km by land from the EU border (Romania).
- 185 km from Chisinau International Airport.
- Access to national road and railway networks.



SECTOR

Public services

SUB-SECTOR

Tourist Leisure

- **Main beneficiaries:** Cahul City Hall, Communal Services of Cahul Municipality, population of Cahul Municipality (40,000), and of the district (approx. 115,390), inhabitants of the „Lower Danube” Euroregion (approx. 2 million), RM population that require balneological recovery services, economic agents (approx. 50 thousand);
- **Target group:** The population of the city/region;
- **Regional development potential:** Attracting new investments by capitalizing on the balneoclimatic tourist potential.

GENERAL INFO

Location	Cahul municipality
Representative / Manager	Nicolae Dandiș (mayor)
Staff	56



IMPACT

Population of the municipality	50 000 people
Number of direct beneficiaries	Approx. 2 million people
Potential for investment expansion	Attracting new investors through incorporation PPP
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities; • Decent work and economic growth.

TECHNICAL DATA

Field of intervention	Development of balneo-climatic tourist leisure infrastructure.
Estimated value of the project	2 000 000 EUR
Co-financing capacity	10% of the project amount
Expected duration of the action	10 – 18 months

PROJECT OVERVIEW

PROJECT GOALS

- The development of tourist leisure infrastructure in the southern development region, in order to achieve sustainable and balanced economic growth in the region.

RELEVANCE OF THE PROJECT

The relevance of the Project „Development and arrangement of the recreation and recreation area Lacul Sărat Cahul” is expressed through:

- Valorization of mineral resources;
- Increasing the number of balneo-climatic tourist objectives in the Republic of Moldova;
- Capitalizing on the tourist potential of the Cahul region;
- Creating the conditions of rest and treatment for those who want it by means of mineral waters with a beneficial health composition.

MAIN DISCOUNTED RESULTS

- The utilization of approx. 11 m³/h mineral water;
- Increasing the degree of provision of the population with curative health services, respectively improving their health;
- Increasing the number of tourists attracted by the new tourism product that offers unique curative opportunities;

- Rehabilitation of the existing „Salt Lake” rest and recreation area, with the possibility of expanding the area;
- Increased attractiveness of the area for the business environment/investors;
- Creation of new jobs (approx. 54);
- The creation of a new public service of local and regional interest, on the right to use the underground sector for the extraction of curative mineral water of national importance;
- Increase in revenues in the local budget generated by balneo-climatic tourism;
- The creation of a new balneo-climatic objective in the Republic of Moldova.

ALIGNMENT WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

The project is aligned with the following main local, regional and national strategic documents:

1. The Vision, Strategic Development Directions and Action Plan of Cahul Municipality (2019-2025);
2. The Multiannual Capital Investment Plan of the municipality of Cahul, 2020-2025.

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Development and arrangement of the “Salt Lake” Cahul rest and recreation area	2 000 000	100%	0
TOTAL	2 000 000	100%	0

FORMS OF COOPERATION

PPP	TO BE DETERMINED, ALONG WITH IDENTIFYING POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE



OLD ARCHITECTURE