

OFF-MARKET DEAL

January 2026

Strictly Confidential

# Exclusive Investment Opportunity

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## Strategic Intravilan Land for Logistics/Industrial Park

Giurgiu, Romania · At the Gateway to Schengen Europe

260,000

sqm Total Area

23

EUR/sqm Price

500,000

sqm Expansion

4.5

km to Customs

# Executive Summary

## The Key Investment in Southeast Europe



### Strategic Location

**4.5 km from Giurgiu Customs** — the strategic crossing point into Schengen Europe. First point after entering Romania, providing direct access to European markets.

Schengen Entry Point



### Clean & Build-Ready

Clean and build-ready land, prepared for immediate construction. Located in the strategic industrial area of Giurgiu with all necessary infrastructure.

Ready for Immediate Use



### Expansion Potential

Development possibilities up to **500,000 sqm**. Additional 240,000 sqm of adjacent land available for future expansion.

260,000 + 240,000 sqm

## Complete Utilities Infrastructure



**Electrical Station**  
at 250m



**Natural Gas**  
Available



**Water Supply**  
Industrial network



**Sewage System**  
Domestic & industrial

Adjacent to City: Immediate access to workforce from Giurgiu

## Competitive Price & Workforce

23

EUR/sqm

vs 40-60 EUR/sqm in Bucharest

-45% Cost Savings vs Bucharest



All utilities at property boundary — **zero connection costs**

# Strategic Advantages

Perfect Connection Between Central and Southeast Europe



## Strategic Positioning

Located at **4.5 km from Giurgiu Customs**, the land provides direct connection between Central Europe and Southeast Europe. This is the **first crossing point** after entering Romania, making it a critical node for continental trade flows.



## Schengen Accession 2025

Starting **January 2025**, free movement without border controls transforms Giurgiu into a strategic frontier point for commercial flows. This will **significantly increase land values** in the area.

## Impact Metrics

Electrical Station	250m
Giurgiu City	500m
Transit Time	-30 min
Cost Reduction	-100 EUR/Day
GDP Growth	+2%

## Road Connections



**DN5 (E70/E85)**  
Direct connection to Bucharest (60 km)



**Motorway A1**  
Rapid connection to Western Europe



**4.5 km to Giurgiu Customs**  
Main Schengen crossing point

## Multimodal Transport



**Giurgiu Port**  
River transport on the Danube

### Active Border Crossings




- Giurgiu (Main)
- Calafat (Active)
- Bechet (Active)

**Giurgiu City**  
Immediate workforce access




# Technical Specifications

Land Ready for Immediate Development



## Location

-  Address:  
Sos. Sloboziei, Km 4
-  County:  
Giurgiu
-  Zone:  
Platforma Chimica

## Legal Status

-  Legal Regime:  
INTRAVILAN
-  Use Category:  
Curți Construcții
-  Land Type:  
Industrial Land

## Documentation

-  Status:  
Clean & Clear
-  Ready:  
Ready for Immediate Use

260,588

Total Area (sqm)

### Construction Ready

No demolition required • Clean & Clear status

### Immediate construction possible

All documentation complete

## Road Access

- Soseaua Sloboziei Km 4
- Direct DN5 Access
- Heavy Transport Access • Easy Access

## Transport

- Heavy Transport Access
- Direct DN5 Access
- Easy Access • Future expansion opportunity

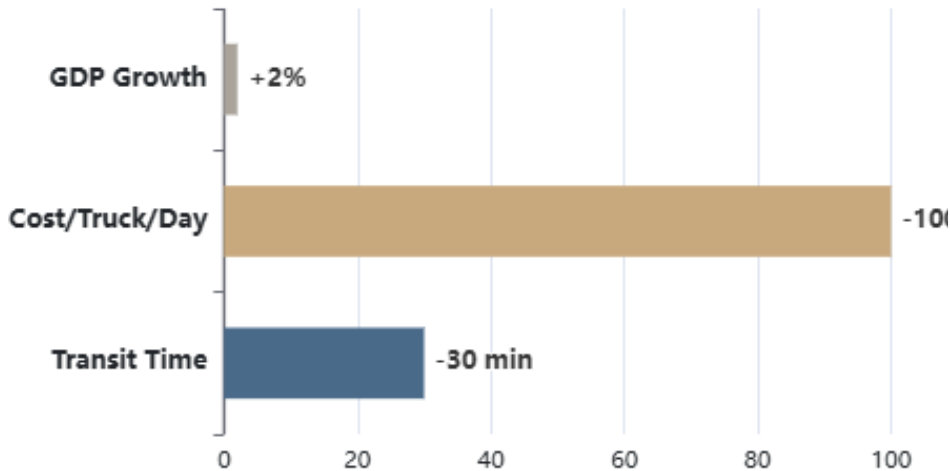
## Expansion Potential

+240,000




- sqm additional
- Adjacent land available • Significant expansion possibility

# European Context

## Schengen Accession Impact — Transforming Logistics Market



### Immediate Benefits

-  **Reduced Transit Times:**  
30 min saved per truck
-  **Lower Logistics Costs:**  
-100 EUR/truck/day savings
-  **Free Flow of Traffic:**  
No queues at border crossings
-  **Economic Growth:**  
2% GDP boost estimated




### Elimination of Border Controls

Starting January 2025, Romania's Schengen accession eliminates border controls at active land border crossings with Bulgaria and Hungary.

### Schengen Accession Transforms Giurgiu into a Strategic Frontier for West-Southeast Europe Commercial Flows

- 1 Accelerated commercial flows
- 2 Improved regional access
- 3 Enhanced trade connectivity

### Active Border Crossings

 Giurgiu	Main Point
 Calafat	Active
 Bechet	Active

# Complete Infrastructure

Ready for Industrial Operations

## Electrical Power

- ✓ Electrical station at **250m** — High capacity
- ✓ Direct connection to national grid
- ✓ Stable supply for industrial operations
- ✓ Possibility for solar panels

**250m** To Power Station

High capacity electrical infrastructure

## Natural Gas

- ✓ Network available in the area
- ✓ Easy connection for industrial heating
- ✓ Reduced costs for production processes

## Telecommunications

- ✓ Fiber optic internet — High speeds
- ✓ Fixed & mobile telephony
- ✓ 5G infrastructure in area
- ✓ Multiple providers for redundancy

## Water & Sewage

- ✓ Industrial potable water network
- ✓ Domestic & industrial sewage
- ✓ Capacity for cooling processes



### Key Advantage

The land is clean and build-ready, prepared for immediate use. All utilities are available at the property boundary or in immediate vicinity.

€0

### Zero connection costs

- Immediate development ready
- All utilities at property boundary

# Human Resources



## Education & Qualification

- ✓ Professional schools in Giurgiu area
- ✓ Technical universities in Bucharest (60 km)
- ✓ Training programs through AJOFM
- ✓ Industrial experience – Former chemical zone



## Easy Access

- ✓ Land located hundreds of meters from city – accessible by foot/bicycle
- ✓ Immediate access to Giurgiu City workforce
- ✓ Excellent connectivity to Bucharest (60 km)



## Salary Cost Advantages

**-30%**

vs Bucharest

**-78%**

vs EU Average

## Workforce Pool

**70,000**

Giurgiu City  
Population

Available locally

**270,000**

Giurgiu County  
Extended workforce pool

Immediate workforce pool

**8M**

Romanians in  
Workforce

Extended pool within 60 km radius

**Lower**

Costs  
National talent pool

Available locally · Experienced



## Experienced & Available Workforce

Available locally · Extended pool within 60 km radius

Lower Costs

Experienced

# Market Context



## E-Commerce Growth

+30%

Annual increase in online commerce

The growth of online commerce drives demand for modern warehouses. Companies need logistics spaces to reduce delivery times.



## Market Inventory

7.8M

sqm Modern Stock

Vacancy Rate:

5%

Total market inventory · Balanced market



## Market Indicators

1M

sqm Transacted (Annual Volume)

5-6%

Growth Rate (Annual increase)

Favorable Growth Context 2024-2025



## Nearshoring Trend

Relocation of production closer to European markets. Romania benefits from this trend as an industrial base in Eastern Europe.

Manufacturing

Distribution

Assembly



## Development Pipeline

Pipeline:

400k sqm

Market Potential:

4x Smaller

Huge potential · Estimated 2025 delivery · than Poland



# Attractive Yields

## Favorable Context for Investors

### Current Rental Levels

**Standard Warehouse**  
Basic industrial facility

**350-600**  
EUR/sqm/month

**Complete Logistics Center**  
Full-service facility

**600-900**  
EUR/sqm/month

**Refrigerated Warehouse**  
Cold storage facility

**800-1,200**  
EUR/sqm/month

### Construction Costs

Bucharest & Area  
**4.5-5.0**  
EUR/sqm

Regional Cities  
**3.8-4.5**  
EUR/sqm

### Rental Growth

**+26%**

Annual Rent Growth  
Compared to 2021

Strong rental growth driven by demand exceeding supply. Market expects continued growth.

### Tenant Profile

**30%**

Retail & E-Commerce

**30%**

Logistics Operators

**23%**

Manufacturing

**21%**

Others

# Investment Climate

Romania's Strategic European Hub



## EU Member

Full European Union membership



## NATO Member

Strategic security alliance



## Schengen Member

Free movement since Jan 2025



## Competitive Costs



### Labor Costs

vs Western Europe



### Utility Costs

Electricity, gas, water

Cost-effective business environment for long-term operations



## Domestic Market

19M

Substantial consumer market

Population



## EU Funding Access

30+

Billion EUR 2021-2027

Access to European funds for infrastructure, innovation, and regional development projects.



## Strategic Position

- ✓ Crossroads between Central and Southeast Europe
- ✓ Danube-Rhine Corridor direct connection
- ✓ Major transport routes intersection

## Investment Sectors

Manufacturing 41% · Logistics & Transport 17.5%

5.73

Billion EUR FDI 2024

## DEVELOPMENT POTENTIAL

# Development Vision

European-Class Logistics Park Potential

Total Developable Area  
**500,000**  
sqm

**260,000**  
Existing Land

**+ 240,000**  
Adjacent Land

**Significant expansion possibility**  
The land can host a European-class logistics park



### Standard Warehouses

10,000–50,000 sqm/unit

Flexible layouts for diverse tenants



### Cross-Docking

Rapid transfer platforms

High-efficiency cargo handling



### Refrigerated Zones

Temperature controlled

Cold chain logistics



### Office & Services

15–20% allocation

Management and support facilities

## Development Vision

The ideal hub for Southeast Europe distribution. With **500,000 sqm total development potential**, it offers a complete logistics ecosystem.

Flexible layouts for diverse tenants

Complete logistics ecosystem

# Financial Analysis

## Land Sale Projections

### Current Transaction

Total Land Area: 260,000 sqm

Price per sqm: 23 EUR

Total Transaction Value:  
5,998,000 EUR

### Expansion Scenario

Current: 260k sqm

Additional: +240k sqm

Total: 500k sqm

For complete logistics park

### Growth Potential

Land value expected to increase with Schengen accession (January 2025). Strategic location ensures sustained demand.

Land Value Appreciation

### Significant Savings

~45%

Cost Savings

At 23 EUR/sqm vs 40–60 EUR/sqm in Bucharest, this offers substantial savings.

### Investment Opportunity

23

EUR/sqm

vs 40–60 EUR/sqm in Bucharest  
Strategic location · Competitive pricing · Expansion potential

# Investment Profitability

## ROI Scenarios over 10 Years • 260,000 sqm Land Investment

### Conservative Scenario

40-60%

Estimated ROI  
Over 10 Years

- Gradual value growth: 5-8%/year
- Occupancy: 70-95%
- Minimal risks

Based on historical data and market fundamentals

### Investment Advantages

- ✓ Strategic Location — Schengen gateway
- ✓ Intravilan Land — Build-ready status
- ✓ Complete Utilities — All at boundary

### Optimistic Scenario

60-80%

Estimated ROI  
Over 10 Years

- Accelerated growth: 10-12%/year
- Immediate Schengen impact
- High demand environment

Factors in immediate Schengen benefits and accelerated logistics demand



### Strong ROI Potential

40-80%

Conservative 40-60% • Optimistic 60-80% over 10 years

## COMPETITIVE ADVANTAGES

# Unique Advantages

Why Invest Now



### Location Uniqueness

**4.5 km from Giurgiu Customs**

Main Schengen crossing point

**First Schengen Point**

After entering Romania



### Perfect Timing

**Schengen Accession**

January 2025 — Increases land values

**Market Growth**

+30% Annual logistics demand



### Ready Infrastructure

- ✓ Electrical Station **250m**
- ✓ All Utilities: Gas, Water, Sewage, Fiber
- ✓ DN5 & A1 Access



### Highway Access

Direct highway connections



### Market Conditions

5% Vacancy Rate · High occupancy environment



### Danube-Rhine Corridor

Direct connection



### Attractive pricing

**23**

vs 40–60 EUR/sqm



### Workforce Available

**70,000**

Giurgiu population



### Zero Connection Costs

At Property Boundary

# Risk Management

Protected Investment

## Market Risk

**Risk:**  
Decreased demand for logistics spaces

**Mitigation:**  
Giurgiu Customs ensures constant demand. Strategic location at Schengen border provides long-term stability.

## Financial Risk

**Risk:**  
Interest rate fluctuations

**Mitigation:**  
Diversification potential: logistics, production, distribution. Multiple revenue streams reduce exposure.

## Occupancy Risk

**Risk:**  
Difficulty finding tenants

**Mitigation:**  
Market growing +30% annually. Demand exceeds supply with only 5% vacancy.

## Regulatory Risk

**Risk:**  
Changes in legislation

**Mitigation:**  
Price of 23 EUR/sqm well below market. EU and OECD candidate status provide regulatory stability.

## Investment Protection Summary



**Strategic Location**  
Constant demand



**Growing Market**  
+30% annually



**Attractive Price**  
Below market



**Diversification**  
Multiple uses

# Action Plan

## Steps to Transaction Completion

1

### Site Visit

- ✓ Land viewing
- ✓ Detailed presentation
- ✓ Complete documentation

Week 1

2

### Due Diligence

- ✓ Legal verification
- ✓ Technical verification
- ✓ Complete analyses

Weeks 1-2

3

### Negotiation

- ✓ Price negotiation
- ✓ Purchase terms
- ✓ Payment conditions

Weeks 2-4

4

### Completion

- ✓ Contract signing
- ✓ Registration
- ✓ Property transfer

Months 2-4

### Documentation Required

- 📄 Land register
- 📄 Urbanism certificate
- 📄 Approvals
- 📄 Technical documentation



### Full Support

Full assistance throughout the entire process. Dedicated team available for any questions or clarifications.

2-4  
Months Total Duration



# Investment Summary

## 1 Unique Opportunity

Strategic intravilan land at **4.5 km from Giurgiu Customs** — key Schengen entry point.

Strategic location

## 2 Attractive Price

23

EUR/sqm

vs 40–60 EUR/sqm in Bucharest  
Competitive pricing

## 3 Complete Utilities

Electrical station at **250m**, gas, water, sewage — all at boundary.

Zero connection costs

## 4 Growing Market

+30%

Annual demand

5% Vacancy rate

## 5 Expansion Potential

500,000

sqm total

For complete logistics park

## 6 Attractive Yield

40–80%

ROI 10 years

Value growth with Schengen

## Recommendation

**ACT NOW**

Acquire complete 26 hectares to maximize development potential and profit.

Strategic Location

Growing Market

Attractive Yield

# Let's Build Together

## The Future of European Logistics

Strategic Investment Opportunity at the Gateway to Schengen Europe



### Available for Site Visits

Scheduled viewing with complete documentation and on-site presentation



### Detailed Discussions

Comprehensive project briefing with full financial and technical analysis



### Complete Documentation

Full legal and technical documentation package available

### Contact for Details

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Vlad Diaconu · January 2026

Information updated daily