

I.C.S. NIPRES INTERNATIONAL S.R.L.

or. Nisporeni, str. Viilor nr 154,
Republica Moldova
Cod Fiscal 1011609000811

Subject: *Detailed Overview of the Shoe Factory in Nisporeni, Moldova*

Dear Sir or Madam,

We are pleased to present to you an overview of our state-of-the-art shoe factory located in Nisporeni, Republic of Moldova. Founded by "Sergio Renzi EC," a Limited Joint Stock Company (Italy), this facility is designed to meet the highest standards of the footwear industry, with the potential for flexible adaptation to other types of industrial manufacturing.

Key Features of the Factory:

1. Prime Location:

The factory is strategically situated in Nisporeni, offering excellent connectivity to major transportation hubs and customs posts, including Leuseni and Sculeni, which are only 60 km away. This ensures seamless logistics and distribution for both local and international markets.

2. Operating Infrastructure:

Our plant is fully equipped with essential utilities, including electricity, water, sewage, gas, and an autonomous heating system, enabling uninterrupted operations.

3. Advanced Equipment:

Although the shoe factory is equipped with cutting-edge machinery for various stages of shoe manufacturing, the factory itself can be used for other forms of industrial production, offering a versatile layout adaptable to different manufacturing needs.

4. Spacious Layout:

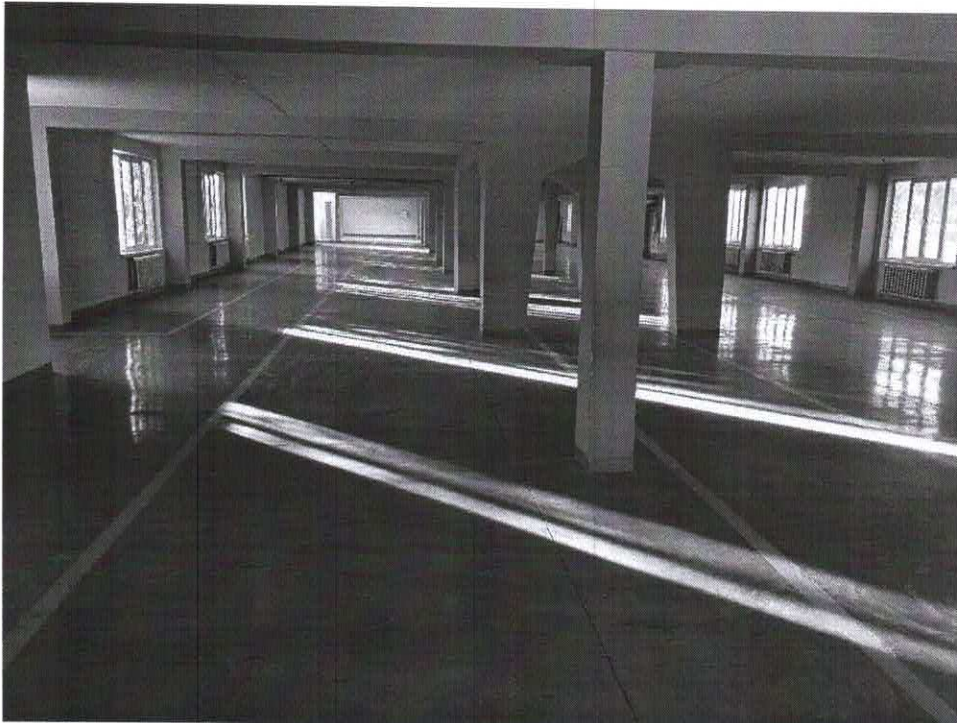
With a total area of 7,300 square meters, the factory provides ample space for production, storage, and administration. The layout includes:

1) Three-Storey Block (2,900 sq.m.):

- Basement: 200 sq.m., warehouse, height 2.4m

- First Floor: 900 sq.m., office and warehouse, height 2.5-2.6m

- Second Floor: 900 sq.m., production space, height 2.6m



- Third Floor: 900 sq.m., cloakrooms, dining room, doctor's office, height 2.68m





2) One-Level Block (3,200 sq.m.):

Production area with heights ranging from 3.9m to 4.6m, includes a boiler room and gas heating.









3) One-Level Block (1,200 sq.m.): Warehouse area.

5. Production Capacity:

At its peak, the factory had a production capacity of 3,000 pairs of shoes per day. When operations ceased, the facility employed around 300 skilled workers, a testament to its operational scale and capability.

6. Compliance and Standards:

The facility is fully compliant with relevant industry standards, ensuring a safe, productive, and regulatory-compliant environment for your operations.

7. Scalability:

The factory's infrastructure is designed with scalability in mind, offering opportunities for future expansion or customization to meet your business's evolving needs.

8. Experienced Workforce:

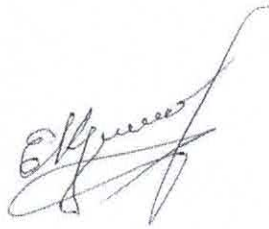
Optionally, our skilled workforce can be made available to support the transition and ongoing operations, providing valuable expertise in shoe manufacturing processes. Additionally, there is the possibility to reprofile the workforce through the local vocational school, ensuring smooth adaptation to any new production processes or industrial requirements.

Investment Advantages in Moldova:

Moldova presents numerous benefits for industrial investment due to its geopolitical and economic positioning. The country provides access to European and CIS markets and enjoys favorable trade agreements. Investors benefit from competitive labor costs, a growing economy, and government incentives tailored to foreign investors.

If you would like more information or would like to arrange a site visit, please feel free to contact us at eugencurilov@gmail.com. We are committed to providing all the necessary information to support your decision.

Warm regards,

A handwritten signature in black ink, appearing to read 'Eugen Curilov', with a stylized flourish extending upwards and to the right.

EUGEN CURILOV,

Administrator ÎCS NIRES INTERNAȚIONAL SRL

Tel: +37369029896

I.C.S. NIPRES INTERNATIONAL S.R.L.

or. Nisporeni, str. Viilor nr 154,
Republica Moldova
Cod Fiscal 1011609000811

Subject: *Offer to Buy or Lease the Shoe Factory in Nisporeni, Moldova*

Dear Sir or Madam,

We are pleased to extend an offer for the sale or lease of our fully operational shoe factory located in Nisporeni, Republic of Moldova. As an established manufacturing facility owned by "Sergio Renzi EC" (Limited Joint Stock Company, Italy), this factory presents a unique opportunity for investors looking to enter or expand within the footwear industry or broader industrial manufacturing sectors.

Investors looking to expand their activities in Moldova may find the geopolitical situation of the region highly attractive. Furthermore, considering the situation in Ukraine, there may be increased opportunities for those involved in the reconstruction efforts, further enhancing the potential of this factory and its location for industrial investments.

Terms of Sale/Lease:

1. Purchase Price/Lease Terms:

- **For Sale:** The Renzi family has established the sale price for the factory at 3,000,000 euros, which is negotiable based on terms and conditions.

- **For Lease:** The price for leasing the factory will be determined based on the lessee's specific requirements, including how much of the factory capacity and territory they wish to utilize. We are open to discussing flexible terms to meet your operational needs.

2. Factory Details:

- Total Area: 7,300 sq.m.
- Three production and storage blocks, fully equipped and ready for immediate operation.
- At full capacity, the factory produced 3,000 pairs of shoes per day and employed 300 skilled workers.
- Location advantages, including proximity to customs posts (Leuseni and Sculeni) and major transportation routes.

3. Investment Benefits:

As a potential investor, you will benefit from Moldova's strategic position within Europe and CIS markets. The country offers favorable trade agreements, low labor costs, and supportive investment policies.

4. Staffing Support:

We can also provide staffing support, with the option of retaining and retraining the skilled local workforce already familiar with the factory operations. Moreover, it is possible to reprofile the workforce through collaboration with the local vocational school, ensuring that the personnel can meet the needs of new production lines or industrial activities.

We are eager to discuss your specific needs and offer flexible terms for either the purchase or lease of this factory. Should you require any further information or wish to explore partnership options, we are open to engaging in detailed discussions.

Please do not hesitate to contact us at eugencurilov@gmail.com for further details or to arrange a site visit. We look forward to collaborating and creating a mutually beneficial agreement.

Sincerely,

EUGEN CURILOV

Administrator ÎCS NIRES INTERNAȚIONAL SRL

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