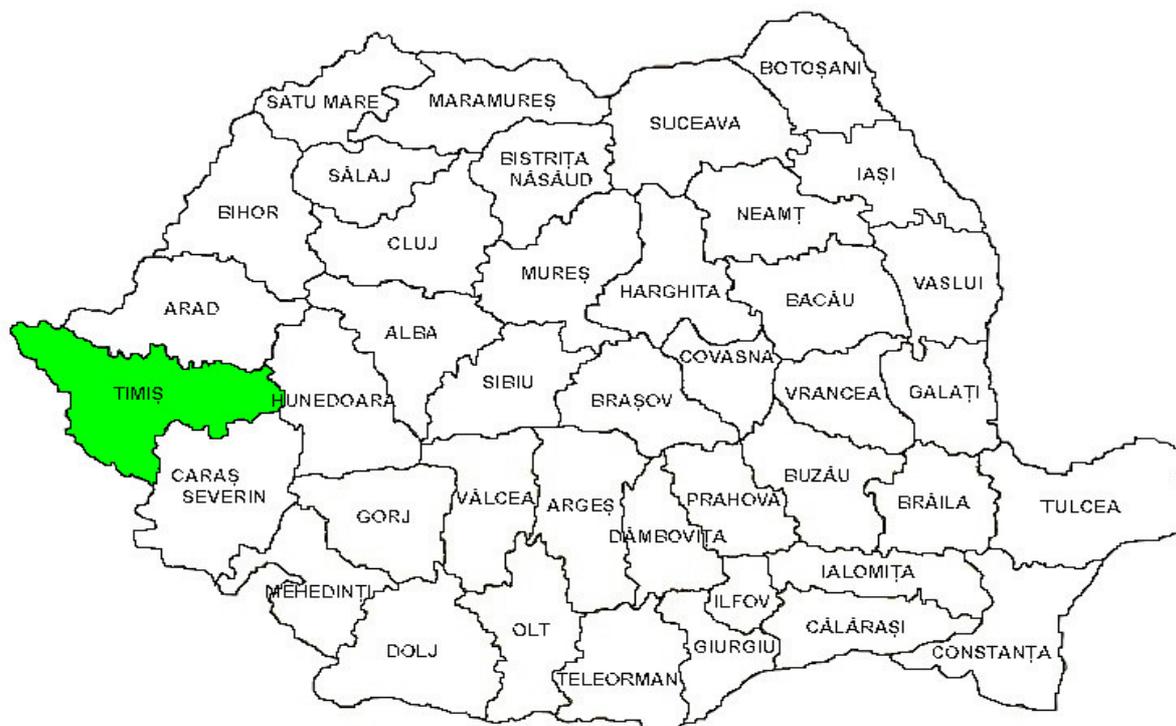


928 Timis province 90 hectares agricultural soil project A46



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General Info Regarding Romania

Romania can be the gateway to Asia and Russia, as all goods can be transported by water (river-sea), road and rail.

Location and Geography of Romania:

With an area of 238,400 square kilometers, Romania is the twelfth largest country in Europe. Situated in the northeastern portion of the Balkan Peninsula, the country is halfway between the equator and the North Pole and equidistant from the westernmost part of Europe—the Atlantic Coast—and the most easterly—the Ural Mountains. Romania has 3,195 kilometers of border. Republic of Moldova lies to the east, Bulgaria lies to the south, and Serbia and Hungary to the west. In the southeast, 245 kilometers of Black Sea coastline provide an important outlet to the Mediterranean Sea and the Atlantic Ocean.

Prior to Union principalities, Romania was divided into many principalities union .Consolidation and union was made in the reign of Karl von Hohenzollern-Sigmaringen. The main principalities wore:

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- Dobrogea is the easternmost region, extending from the northward course of the Danube to the shores of the Black Sea.
- Moldavia stretches from the Eastern Carpathians to the Prut River on the Moldovan and Ukrainian border.
- Wallachia reaches south from the Transylvanian Alps to the Bulgarian border and is divided by the Olt River into Oltenia on the west and Muntenia on the east. The Danube forms a natural border between Muntenia and Dobrogea.
- The west-central region, known as Transylvania, is delimited by the arc of the Carpathians, which separates it from the Maramureş region in the northwest; by the Crişana area, which borders Hungary in the west; and by the Banat region of the southwest, which adjoins both Hungary and Serbia. It is these areas west of the Carpathians that contain the highest concentrations of the nation's largest ethnic minorities--Hungarians, Germans, and Serbs.

Climate:

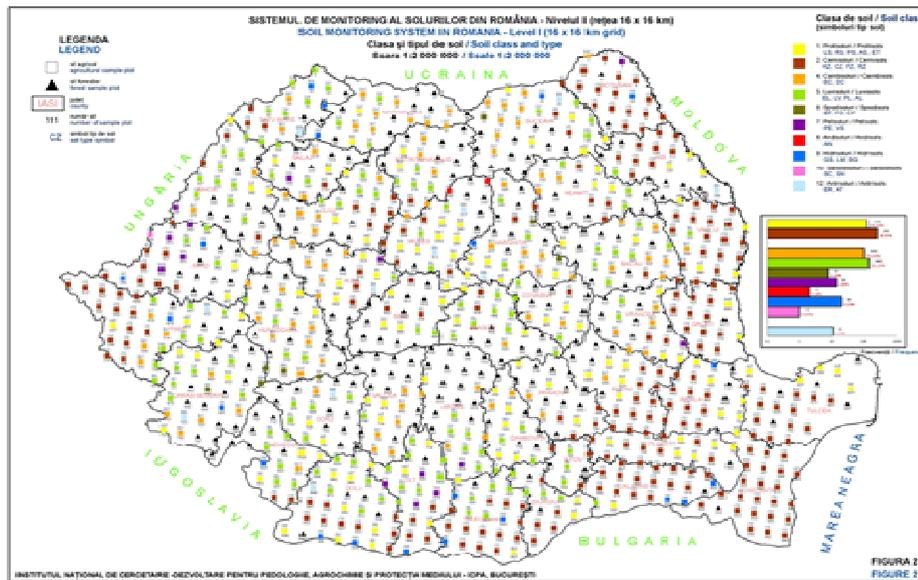
Romania has a climate that is transitional between temperate and continental. Climatic conditions are somewhat modified by the country's varied relief. The Carpathians serve as a barrier to Atlantic air masses, restricting their oceanic influences to the west and center of the country, where they make for milder winters and heavier rainfall. The mountains also block the continental influences of the vast plain to the north in Ukraine, which bring frosty winters and less rain to the south and southeast. In the extreme southeast, Mediterranean influences offer a milder, maritime climate. The average annual temperature is 11 °C (51.8 °F) in the south and 8 °C (46.4 °F) in the north. In Bucharest, the temperature ranges from -29 °C (-20.2 °F) in January to 29 °C (84.2 °F) in July, with average temperatures of -3 °C (26.6 °F) in January and 23 °C (73.4 °F) in July. Rainfall, although adequate throughout the country, decreases from west to east and from mountains to plains. Some mountainous areas receive more than 1,010 mm (39.8 in) of precipitation each year. Annual precipitation averages about 635 mm (25 in) in central Transylvania, 521 mm (20.5 in) at Iaşi in Moldavia, and only 381 mm (15 in) at Constanţa on the Black Sea. Temperate; cold, cloudy winters with frequent snow and fog; sunny summers with frequent showers and thunderstorms. Winters generally are from November to March. The springs are short, occasionally turning right into summer. Summer lasts from May to August. They have a prolonged Autumn, from September to November. The average January temperature is 34 °F (1.1 °C) and the average July temperature is 69 °F (20.6 °C).

Agriculture in Romania

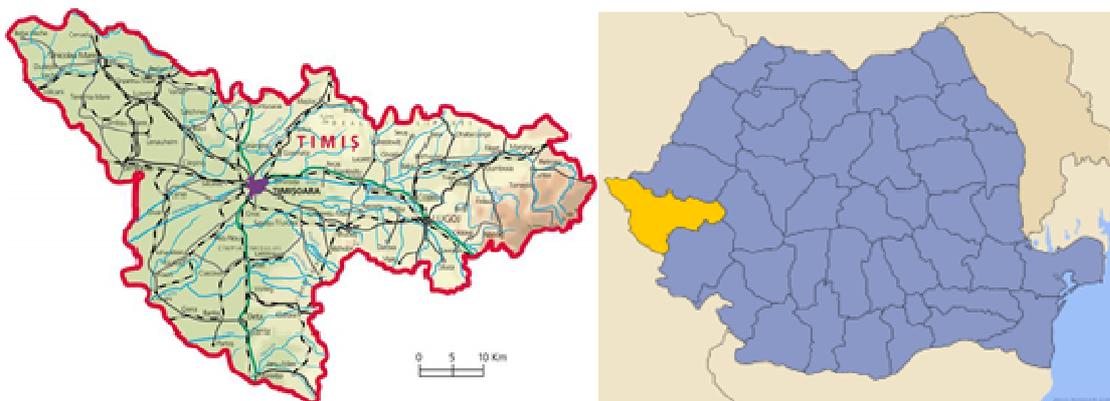
Romania can feed four times its population - over 80 million people from agriculture

Romania has an agricultural capacity of approximately 14,7 million hectares, of which only 10 million are used as arable land. In November 2008, an evaluation revealed that 6.8 million hectares are not used. Agriculture summed up about 6% of GDP in 2007, down from 12.6% in 2004. As of August 2009, approximately 3 million Romanians (close to 30% of the country's workforce) are employed in agriculture, compared to 4-5% in other Western countries. Several major companies have entered the Romanian market, including Smithfield Foods, Cargill, Bunge, Glencore, Lactalis and Meggle. These companies have since invested hundreds of millions of euro in Romania. According to the National Statistics Institute, in 2006 ,991,000 ha of sun-flower and 191,000 ha of soybean were cultivated. Cereal production in 2006 stood at 15.1 million tons, including 5.3 million tons of wheat and 8.6 million tons of maize. In 2007, a

severe drought destroyed over 60% of crops. Wheat production subsequently fell to 3 million tons, and prices fell 25%. In the last 4 years the price for agriculture land hand have a increase/year of ~15%, the trend will continue to rise because each year are coming a large numbers of foreign investor who are willing to invest in Romanian agriculture. The prices for different agriculture land in Romania is very different(i.e average in West part is ~5000-6000 Euro /Ha when in the South is ~2500-3500 Eur/Ha).Addition to this the subsidy in Romania/Ha will continue to increase till 2020 till will reach 200-220 Eur/Ha, also starting from 2014 the new European PAC will enter witch will focus more on the agriculture meaning the open of European Funds since 2014 till 2020(Will receive 19 billion euros in Romanian agriculture 2014-2020).



Agriculture in the West Romania



Timis County is located in the Western part of Romania, bordering Serbia and Hungary. It has a surface of 8.696,7 square km representing 3.65% of the country's total area, being the largest province of Romania. Timis County is composed of 2 major urban areas: Timisoara and Lugoj, 8 towns: Sânnicolau-

Mare, Jimbolia, Buzias, Faget, Deta, Ciacova, Recas, Gataia and 89 administrative villages (comune). Timis County is crossed by two European classified roads (E): E 70 - enters Romania from the Serbian border point (Stamora Moravita in Timis County), and makes the connection, through Timisoara, with the South of the country and the capital, Bucharest, and E 671 which crosses Timis County from North to South, assuring in this way a good connection with Hungary and Central Europe.

Hydrographic and soil.

The soil provides favorable conditions for cereal crops, mainly cereals and technical plants and forage for fruit and viticulture. In the northwestern part of the county are chernozem leachates and chernozem, and succeed in the hilly area from west to east silvestre different types of soils, including the brown predominates, the dark-brown and reddish-brown handle smaller areas in the west.

Geo-climatic conditions are generally favorable agricultural activities, but should be considered characteristic aspects of the hydrological conditions of the area.

Thus, there is alternating years of drought and excessively wet, and in terms of the presence of excessive rainfall and groundwater at shallow depths, there is pounding. Due to the low level difference, the flow velocity of the water main emissary - Bega - does not allow natural oxygenation of the river

Soil

Soils in the area of Timis are mainly quality soils for agricultural development. In Timis, the predominant soil types are:

- chernozems cambic - 38.39%;
- gley soils - 21.74%;
- brown soils eumezobazic - 15.45%;
- ponds and borrow pits - 4.60%;
- chernozems (typical gleyed) - 3.8%.

Climate

The climate is moderate continental, with a light Mediterranean. Due to Carpathians Mountains in the east, the county protects against cold continental air and opening westward allow easier penetration of temperate maritime air.

The average annual temperature is between -2 °C and 21 °C. The lowest temperature recorded in Timisoara was of -24.1 °C 5.3 °C in winter and summer, and the highest temperature of 20.5 °C in winter and 39.5 °C in summer

Agriculture

Timis County has a total area of 869 665 ha and holds 3.65% of Romania's territory, occupying by stretch, first in the country

Agricultural area is 702 170 ha (80.7% of the total), of which:

- 531 593 ha of arable land;

- 125 684 ha of natural grasslands;
- 29 497 ha of natural grasslands;
- 4457 ha live;
- 9246 ha of orchards.

The surface is non-agricultural ha 167 495 (19.3%) of which:

- 109 126 ha forests;
- 15 711 ha water;
- 18 685 ha roads and railways;
- 20 635 ha courtyards and buildings;
- 3338 ha of land unproductive.

Year	surface cultivation – total Timis/Ha	From wich Cereals for grain -----			From wich Oil plants-----		Sugar beet	Potatoes	
		Wheat and rye	Barley	Maize	Sunflower				
2000	407537	298160	95214	42411	141300	47377	35099	739	9162
2005	450720	343855	133221	45085	143955	47016	41537	1098	10853
2006	434918	319495	127710	38107	135599	64688	42346	795	11030
2007	393323	280291	139008	23043	101609	62689	33539	20	12268
2008	396822	301186	119789	29270	129394	53142	32832	-	8738
2009	384000	306890	126993	30657	132954	38963	28645	-	7514
2010	370833	283103	128054	24773	116888	49579	34582	-	7126

All of the datas in the text above are infos from the Insitute of National Statistic of Romania

Project Description Project A46

General Information

Project Name:	A46
Project Number:	46
Project place:	West Timis
Coordinates:	on demands

Site information

Lot size:	60 ha owned and 30 ha leased for 49 years
Type of surface:	agricultural land and construction land
Soil quality:	chernozem, black and brown soils
Soil type:	class I, 80-90 point class German standard
Wet meadow (%)	none
One or more lots:	1 areas of 30ha compacted 100%, consists of 14ha plot of land occupied by buildings, 15ha body of water (fishing lake) and 1ha of buildings, half urban, half unincorporated, and 60ha agricultural divided into several plots.
Hedges or trees on the surface:	cluster of poplars and small orchard of cherry trees 20-30 pool + another 20-30 trees planted around offices and acacia planted around the property boundary.
Inclination:	0°
Shading:	from the tree
Road access/access facilities:	asphalt road, earth road, railroad access
Irrigation availability:	there is a 50m depth drilled well and 400 cubic meter concrete water tank on the site. The water from 12ha lake can also be used for irrigation.
Distance to the nearest river:	~100m
Groundwater depth:	<10m
Rainfall/year:	596mm/year
Availability of farm buildings:	yes
Distance to the next building:	10m from the next house
The last time it was cultivated/planted:	2013-2014
What was planted/cultivated:	corn

Quantity of made revenue:	no info
Registered in Land Registry:	yes
Operator availability:	company and individual person
Notes:	former brick factory, multifunctional venue with multiple investment opportunities in various fields and good land for agriculture with possibility to increase the surface.
Conditions to sale agreement:	850.000€

Other/more information on/about the object

The farm is situated in west Romania, ca. 30km away from Timisoara City, and 15km from Jimbolia. Areas where you can invest for this location are the following:

Agriculture: farm animals, greenhouses and solariums and other intensive crops through irrigation drilled own granary, fish, chernozem soil agricultural area with the highest degree of fertility in Romania.

Logistics: logistics center, regional storage of construction materials delivered by its own railroad.

Construction: concrete plant, asphalt plant, production spaces.

Tourism: fishing, tourism growth opportunity given the existence of a thermal probe unexplored 1km distance, golf course, motocross circuit, 1km distance to local thermal probe currently untapped.

Renewable Energy: photovoltaic park, wind, biomass fired cogeneration plant, 1km distance to the village power station, post medium voltage transformer located inside with an installed capacity between 150kW-600kW.

The location is large enough so that it can accommodate all the activities mentioned above.

The location is strategic at the intersection of two roads DN59 and DN59B.

The farm is located 1km from the center of the village Carpinis, asphalt driveway, its railway connection active part, possible location of a grain silo delivery by railway.

Buildings information:

- brick factory with kiln and dryer
- administrative office 700sqm with all utilities
- apartment building for employees: 8 apartments
- surfaces occupied by buildings: 8600sqm

- roads inside surface: 14000sqm
- concrete platforms surfaces: 12800sqm
- sheds surfaces: 8700sqm
- high shef newly renovated area of 1200sqm
- post medium voltage transformer located inside an installed capacity between 150kW-600kW
- hal of high production concrete frame structure (500sqm + 1500sqm)

Equipment and facilities

- power supply in medium voltage power line, transformer own power between 150kW and 600kW, three-phase electricity.
- medium voltage line that services the factory down the main line Timisoara Jimbolia 500m from the existing substation
- water supply from the town network
- proper drilling depth of 50m, pumping own buried, concrete tank capacity 400mc
- administrative space heating is realized with LPG central heating and wood heating system is copper, stainless steel radiators
- service homes are equipped with all utilities, garages cu 3 places with remote door opening
- gateway opening inside the car by remote control
- fixed and mobile telephony, internet
- environmental permit valid until 2020
- proper lighting at night
- video surveillance system
- property is 80% fenced