

## Further Information

The transaction will be structured as an asset deal. Prospective Purchasers will be approached on an individual basis and property viewing may be scheduled at any time. A detailed investment memorandum and additional information on the Property is available upon signing the non-disclosure agreement. Expected sales process and transaction closing terms are:

- > Collection of bids: May - September, 2017;
- > Expected close of transaction: December, 2017.



## Property Technical Characteristics

**Total GBA - 6,195 sqm of which:**

**Main building GBA - 5,136 sqm:**

- 189 sqm office premises on 2nd floor
- 2,926 sqm manufacturing zone
- 1,197 sqm warehousing zone
- 154 sqm domestic premises
- 487 sqm common and auxiliary premises
- 183 sqm technical premises

**Two 529 sqm and 530 sqm cold hangars**

**8 sea containers for warehousing (~260 sqm in addition to total area)**

Gross building area	- 7,800 sqm (31% of main land plot) asphalted area for parking and maneuvering (reconstruction), warehouse part - 2007 (construction). Hangars - 2012
Parking	Main building - 2007 (reconstruction), warehouse part - 2007 (construction). Hangars - 2012
Construction year	(reconstruction)
Height	Manufacturing zone: 5.8 m to beams (clear height), small part - 8.5 m Warehousing zone: 8.5 m to beams
Gates / docks	- 5 external hydraulic ramps - 2 loading gates (1.2 m level and ground level) - 1 smaller gate with пандус
HVAC	Heating: 2 Danstoker boilers VBN 1250 (1,450 kW) and VBN 580 (580 kW), radiators in office premises and air-ventilation based heating in manufacturing/warehousing zone Ventilation: whole main building has inflow and exhaust ventilation system, installed according to high international standards Hot water: boiler Inmegas Eolo Maior (24 Kw) + 200 l water boiler A/C: McQuay in office premises Compressor 2 x 40 bar (Atlas Copco Creppele and AF Ateje) and 4 x 10 bar compressors (Atlas Copco)
Communications	Electricity - 2 own substations, 4 transformers 630 kVA each, max consumption 21.40 kW (2nd category). Two independent lines Gas, water and sewerage - municipal supply Rainwater - local facilities
Security	Territory and building surveillance with CCTV (in total 42 cameras), video and card access control Gas and smoke detectors covering all area Sprinkler system in manufacturing and warehousing zones Gas fire system in transformer substations 3 fire hydrants in the main land plot

