



EU4MOLDOVA
REGIUNI CHEIE



Regiunea
Ungheni

Implementat de:
unicef



Portfolio of Investment Opportunities

2024





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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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Agrosfera BM LTD

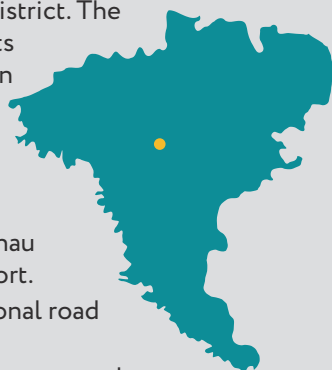
PROJECT BACKGROUND






The agricultural company **Agrosfera BM LTD** was established in 1997 in the town of Pîrlița, in Ungheni district, and operates as a Limited Liability Company (SRL). The specific field of activity of the enterprise is the production and processing of wheat, corn, sunflower and sorghum crops. Total annual production exceeds 15,000 tons. Another field of activity for the company is the processing and preservation of fruits and vegetables. The annual quantity of canned goods is over 2 million physical jars. **Agrosfera BM LTD** is one of the largest enterprises in the central region of the country, and has achieved continuous growth and development through the major investments it has made

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

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



 Nicanor Buzovoi
 +373 69126284
 agrosferabm.cont@gmail.com

SECTOR

Agriculture

SUBSECTOR

Production and processing of agricultural products

- **Annual production:** about 15,000 tons of grain and over 3,000 tons of canned produce.
- **Investment needs:** the creation and development of an industrial zone in Pîrlița village, in Ungheni district.
- **Investment prospect:** continued growth over the past 15 years and a stable market.
- **Investment advantage:** safe investments in natural products that are of the highest quality.

GENERAL INFORMATION

Established	12.01.2000
Location	Pîrlița village in Ungheni District
Ownership	Bodrug Elena (23.99%) Buzovoi Andrei (23.99%) Buzovoi Nicanor (52%)
Main Activity	Processing of agricultural products
Employees	85

ACTIVITY

Total land area	2,123 hectares
Main production	Cereals and canned goods
Production capacity	15,000 tons of grain and 3,000 tons of canned produce
Target Market	Romania, Turkey

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Canning section. • Refrigerator for keeping own agricultural products. • Agricultural mechanisms. • Drying, processing and packaging line (cereals).
Machinery	A park of cars and tractors – 110 units
Spaces	<ul style="list-style-type: none"> • Buildings and production halls – 22,310 m²



PROJECT OVERVIEW

PROJECT GOALS

- Construction and development of a technological area for processing agricultural products in Pîrlîța, Ungheni, with an irrigation system and reservoir.
- Expanding the sales market to other countries in the EU, as well as beyond the EU's borders.

WHY INVEST?

- A stable national market.
- Increased export potential.
- A state-subsidized sector.
- High demand for preserved natural products in the market (national and international).
- Availability of financial resources, labour force, and necessary land, and a good reputation in the market.
- A favourable geographical position for export to the EU.

COMPETITIVE ADVANTAGES

- Rich experience in the agricultural sector.
- Experience in marketing its own products in the local and international markets.
- Possibility of expanding the types of fresh and canned products produced.
- Places its own products on the market at affordable prices, thanks to its use of energy-efficient techniques and machinery.
- Good quality services both pre- and post-sales.
- Investments in the latest technologies for the creation and delivery of products.
- Collaborates with partners in the field of technological transfer to bring about innovation in the field and alignment with the latest international trends.

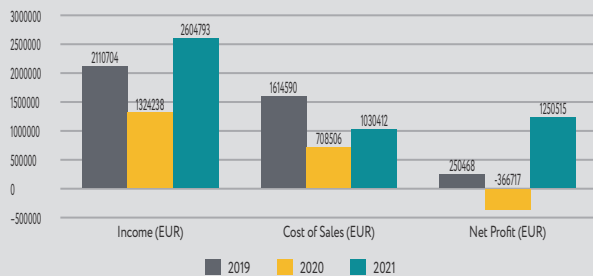
TARGET GROUP

Agrosfera BM LTD has gained rich experience and built strong connections with the national and international markets, since 2000. The company has export experience both in European countries (Romania) and in other countries, such as Turkey, Ukraine, Belarus, and the Russian Federation. Due to the conflict in Ukraine and the difficulty of exporting to some countries, the entity is looking for new clients and international investors that have potential new market shares in development.

Agrosfera BM LTD's vision is to expand the sales areas of its own products, to increase the number of customers, and to be a recognized model operating in the national and international markets.

The mission of the entity is to develop activities and to commercialize its own products at an advantageous price, including by involving and hiring as many employees as possible so as to contribute to the elimination of poverty in the region.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

13 857 550 MDL / 700 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Irrigation system covering 300 hectares	300 000	42.85%	120 000
Storage tank (with related equipment)	100 000	14.30%	40 000
Photovoltaic system, with capacity of 400 kw	300 000	42.85%	120 000
TOTAL	700 000	100%	280 000

EXIT POLICY

- The business owner would be interested in a short-term loan. Estimated repayment, including investor benefits, are found starting from the first calendar year.
- The business owner is looking for a partner to bring them export opportunities and new markets outside the EU.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	4306.32	4349.38	4392.87	4436.80	4481.17	4525.98	4571.24	4616.95
Subsidies	3394.69	3406.22	3474.58	3508.98	3543.72	3578.80	3614.24	3650.03
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	153.14	160.79	162.40	164.03	172.23	180.84	189.88	199.37
Net profit	758.49	782.37	755.89	763.80	765.23	766.34	767.12	767.55
Amortization	22.88	35.00	35.00	35.00	35.00	35.00	35.00	35.00
Operating net cash flow	781.37	817.37	790.89	798.80	800.23	801.34	802.12	802.55
Investment value	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	81.37	898.74	1,689.63	2,488.43	3,288.66	4,090.00	4,892.12	5,694.66

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	17,936.77
Internal rate of return (IRR)	23,123.60

INFRASTRUCTURE



The Mixed Enterprise Euro Yarns LTD

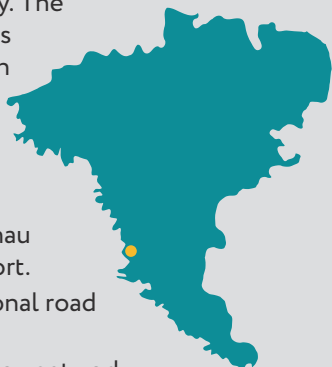
PROJECT BACKGROUND






The Mixed Enterprise Euro Yarns LTD is an entity with foreign capital (from Belgium). It has 56 permanent employees. It produces 4,000 tons of synthetic fibre annually, using raw materials imported from the Russian Federation, Greece, Israel and the United Arab Emirates. About 60% of the company's total production is exported to countries such as Poland, Holland, Belgium, Morocco, Serbia, Russia, etc. Starting from 2011, the representatives of the company proposed to develop textile yarn production activities in the Republic of Moldova. There is little competition in this area and the company produces a high yield when compared to national and international levels.

The company is established in Ungheni municipality. The main indicators for its geographical location are as follows:

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



 Petru Babenco
 +373 69495522
 info@euroyarns.eu

SECTOR

Light industry

SUBSECTOR

Clothing and textiles

- **Annual production:** 4,000 tons of polypropylene thread for the manufacture of synthetic carpets.
- **Investment needs:** alternative sources of energy that would allow the company to obtain a competitive price for the final products.
- **Investment prospect:** long-term experience at an international level.
- **Investment advantage:** products with high added value and low competition at the national level.

GENERAL INFORMATION

Established	2011
Location	Ungheni municipality
Ownership	Babenco Petru
Main Activity	Production of synthetic yarns
Employees	56

ACTIVITY

Total land area	1.3284 hectares (urban)
Main production	Synthetic threads
Production capacity	4,000 tons of synthetic yarns annually
Target Market	Poland, Holland, Belgium, Morocco, Serbia, Russia

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Extrusion equipment – two units. • Twisting equipment – three units. • Thermosetting equipment – two units. • Boiler room – one unit.
Machinery	Trucks and equipment for transporting materials
Spaces	A room with compressors – one unit; production spaces



PROJECT OVERVIEW

PROJECT GOALS

- Investments in photovoltaic systems so as to at least maintain the current price and to become more competitive with other synthetic fibre producers, including Turkish producers.

WHY INVEST?

- Non-existent competition at national level.
- Increased experience in importing raw materials from different countries.
- Stable partnerships relating to the export of synthetic fibres.
- Increasing demand for synthetic yarns for the production of carpets (including in the municipality of Ungheni).
- Labour availability in the region.

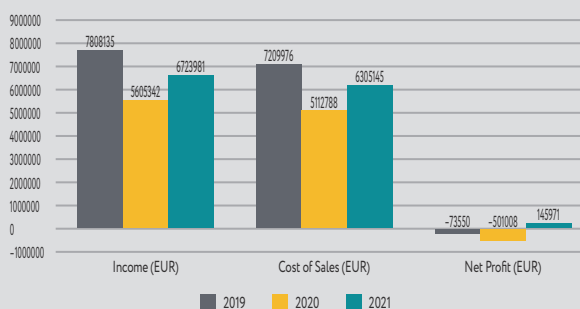
COMPETITIVE ADVANTAGES

- Access to the international market.
- A stable customer database.
- Lack of competition at national level and in the Eastern Europe region.
- Rich experience in the field.
- Experience in exporting its own products to different countries.
- The possibility of expanding the types of synthetic fibres produced by the enterprise.
- Thanks to the investments, the production price can be maintained/reduced, making the company more competitive at the international level.

TARGET GROUP

The Mixed Enterprise Euro Yarns LTD is one of the few entities in the Republic of Moldova producing synthetic yarns, especially for making carpets. Taking into account the fact that at the national level – but also in the eastern region of Europe – the competition in this field is very low, the target customers are entities in European countries that are physically close to the Republic of Moldova and states where the competition with synthetic yarns produced in Turkey or India is smaller. The entity’s mission is to develop the types of synthetic yarns produced in the Republic of Moldova and to expand the number of customers by offering attractive prices, as a result of increasing its energy efficiency by installing solar panels. At the moment, the representatives of the company want to expand their target market and to increase the volume of production at favourable prices in order to be competitive on international markets.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

14 847 375 MDL / 750 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Photovoltaic system, with a capacity of 1 MW	750 000	100%	0
TOTAL	750 000	100%	0

EXIT POLICY

- The business owner would be interested in a short-term loan. Estimated payback, including investor benefits, are found in the first year.
- 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	9506.73	9601.80	9697.82	9794.79	9892.74	9991.67	10091.59	10192.50
Subsidies	7628.27	7682.18	7795.75	7873.34	7951.69	8030.84	8110.77	8191.50
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	116.97	122.82	124.05	125.29	131.55	138.13	145.04	152.29
Net profit	1761.49	1796.80	1778.02	1796.17	1809.50	1822.70	1835.78	1848.71
Amortization	22.88	37.50	37.50	37.50	37.50	37.50	37.50	37.50
Operating net cash flow	1,784.38	1,834.30	1,815.52	1,833.67	1,847.00	1,860.20	1,873.28	1,886.21
Investment value	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	1,034.38	2,868.67	4,684.19	6,517.86	8,364.86	10,225.06	12,098.35	13,984.56

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	46 701.60
Internal rate of return (IRR)	59 777.93

INFRASTRUCTURE



Faunus-Prim LTD

PROJECT BACKGROUND






Faunus-Prim LTD is an enterprise operating in the agricultural sector and located in the village of Bușila, in Ungheni district. It is oriented towards the growth and cultivation of cereal crops, annually registering production of over 3,000 tons of cereals. Another important activity of the enterprise is an apple orchard, spread over an area of 5.75 hectares (ha), which produces more than 220 tons of apples annually. **Faunus-Prim LTD** is one of the largest agricultural enterprises in the Republic of Moldova, and has achieved annual continuous growth and development through the major investments it has made. The company's main foreign markets are Romania and Bulgaria. The entity is looking for investments to modernize its activity, including a fruit and vegetable dryer, an elevator, and heavy tonnage trucks. These will have the effect of making the labour force more efficient and reducing the final price of its products.

The entity is established in the village of Bușila, Ungheni district. The main indicators for its geographical location are as follows:

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



 Edvard Bulgac
 +373 69104023
 saporumb@mail.ru

SECTOR

Agriculture

SUBSECTOR

Growing and cultivating cereal crops

- **Annual production:** over 3,000 tons of cereal crops.
- **Investment needs:** modern equipment and machinery for drying vegetables and fruits, and for processing and transporting cereal crops.
- **Investment prospect:** long experience, with major positive results.
- **Investment advantage:** cereal crops for which there is high demand in international markets.

GENERAL INFORMATION

Established	16 November 2000
Location	Ungheni district, Bușila village
Ownership	Bulgac Edvard (100%)
Main Activity	Growing and cultivating cereal crops
Employees	20

ACTIVITY

Total land area	670 ha (leased)
Main production	Maize - 671 tons Sunflower - 693 tons Rape - 161 tons Mustard - 110 tons Wheat - 1319 tons Apples - 217 tons
Production capacity	2 000 tons of grain and 200 tons of apples
Target Market	Romania, Bulgaria and other European countries

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Refrigerator with a capacity of 1,000 tons. • Irrigation system for 150 ha. • Agricultural equipment. • Accumulation basin and related equipment (5,000 m³).
Machinery	Tractor – six units
Spaces	Own production storage space



PROJECT OVERVIEW

PROJECT GOALS

- Procurement of the necessary equipment and techniques to make the company's activities more efficient and to increase the quantity of its own products.
- Expanding the sales market in the CIS states by identifying new partners outside the EU.

WHY INVEST?

- A stable national market.
- Increased export potential.
- A state-subsidized sector.
- High demand for cereal products in the market (national and international).
- Availability of labour, storage space and necessary equipment.
- A long-term business development plan.

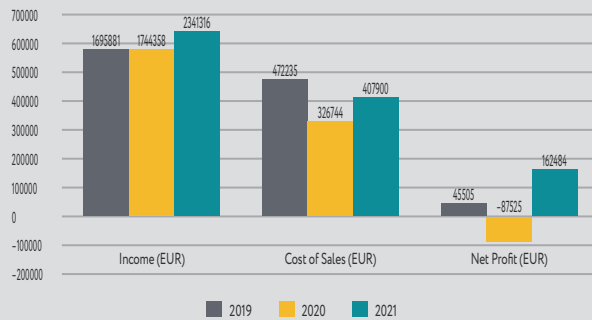
COMPETITIVE ADVANTAGES

- Access to the international market.
- Certificates of harmlessness (ANSA).
- In the process of obtaining ISO 22000 certification.
- Rich experience in the agricultural sector.
- Experience in marketing its own products in the local and international markets.
- The possibility of expanding the types of cereals and vegetables produced, in accordance with market demand.
- Places its own products on the market at competitive prices.
- Diversified agricultural activities reduce the risks of the agricultural year being compromised.

TARGET GROUP

Faunus-Prim LTD is an entity with rich experience and strong connections in the national and international markets since 2000. The entity's sales market for its own products is represented by partners at the national level, and has registered successes every year. The entity is constantly looking for new international clients and investors that have potential new market shares in development. The company's mission is to grow, cultivate, package and sell its own cereal crops at an advantageous price, to meet the needs of customers at the national and international level as much as possible. The vision of the entity is to expand its sales areas for its own products, to increase the number of its customers and to become a recognized model in the national and international markets.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

61 369 150 MDL / 3 100 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Trucks with large capacity (over 20 tons, four units)	600 000	19.35%	240 000
Dryer with a capacity of 5,000 tons of fruits and vegetables	500 000	16.13%	200 000
Industrial elevator	2 000 000	64.52%	800 000
TOTAL	3 100 000	100%	1 240 000

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1037.56	1047.93	1058.41	1068.99	1079.68	1090.48	1101.39	1112.40
Subsidies	443.56	429.93	684.13	688.42	692.76	697.13	701.56	706.02
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	55.78	58.57	59.15	59.74	62.73	65.87	69.16	72.62
Net profit	538.22	559.43	315.13	320.83	324.20	327.48	330.67	333.76
Amortization	22.88	255.00	255.00	255.00	255.00	255.00	255.00	255.00
Operating net cash flow	561.10	814.43	570.13	575.83	579.20	582.48	585.67	588.76
Investment value	3,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-2,538.90	-1,724.46	-1,154.34	-578.51	0.69	583.17	1,168.84	1,757.60

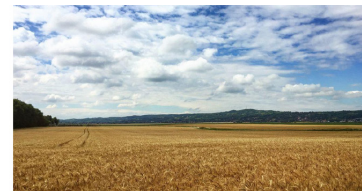
INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	-2 955.23
Internal rate of return (IRR)	-2 485.92

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, are found in the fifth year.

INFRASTRUCTURE



Glodeanu Vladislav Anatolie FF

PROJECT BACKGROUND






Glodeanu Vladislav Anatolie FF is an entity in the agricultural sector, located in Manoilești commune, in Ungheni district. It is oriented towards the growth and cultivation of vegetables, annually registering production of over 300 tons of vegetables in protected fields and 1,040 tons of vegetables in open fields. Another important activity of the entity is growing grain, with an annual production capacity of over 1,500 tons of grain. Glodeanu Vladislav Anatolie FF is one of the largest companies in the central region of the country, and has achieved continuous growth and development through the major investments it has made. The entity's main foreign markets are Romania and the CIS states. The entity is looking for investments to reduce its production price and to better preserve its vegetables in order to face competitors in Romania at the time of export and on the national market.

The entity is established in Manoilești, in Ungheni district. The main indicators for its geographic location are as follows:

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



 Vladislav Glodeanu
 +373 68899980
 vglodeanu1@gmail.com

SECTOR

Agriculture

SUBSECTOR

Growing vegetables in protected fields and open fields

- **Annual production:** about 1,400 tons of vegetables in open fields and protected land.
- **Investment needs:** modern, energy-efficient space (refrigerator) for storing vegetables.
- **Investment prospect:** long experience, with major positive results.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFORMATION

Established	28 October 2008
Location	Manoilești commune, Ungheni district
Ownership	Glodeanu Vladislav (100%)
Main Activity	Production of canned vegetables and fruits
Employees	25

ACTIVITY

Total land area	200 hectares
Main production	Growing vegetables in protected fields and open fields
Production capacity	1,400 tons of vegetables (annually)
Target Market	Romania and other European countries

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Refrigerator with a capacity of 280 tons. • Irrigation system for 20 hectares. • Agricultural equipment. • Accumulation basin and related equipment (10,000 m³).
Machinery	Tractor – 3 units; Combine – 1 unit; lorries – 3 units
Spaces	two refrigerators - 250/40 m ²



PROJECT OVERVIEW

PROJECT GOALS

- Storing vegetables in a refrigerator at a lower cost will increase entity's competitiveness in the domestic and foreign markets.
- For the foreign market (Romania), it is planned to grow white cabbage and to store it in the refrigerator, because there is a high demand for this product.

WHY INVEST?

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

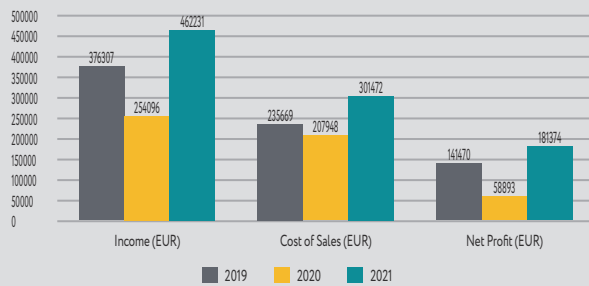
COMPETITIVE ADVANTAGES

- Access to the international market.
- Certificates of harmlessness (ANSA).
- In the process of obtaining ISO 22000 certification.
- Rich experience in the agricultural sector.
- Experience in marketing its own products in the local and international markets.
- The possibility of expanding the types of fresh vegetables it produces with new products demanded in the market.
- Places vegetables on the market at affordable prices thanks to energy-efficient techniques and machinery.

TARGET GROUP

Glodeanu Vladislav Anatolie FF is an entity with rich experience and strong connections with the national and international market since 2008. The domestic market currently represents the main point of sale for the entity's production. About 80% of the products is sold through national stores, such as Nr. 1 and Linella, and at local markets and fairs. The entity has export experience to both European countries (Romania) and the CIS states. The entity is constantly looking for new clients and international investors that have potential new market shares in development. The entity's mission is to grow, cultivate, pack and sell its own vegetables at an advantageous price, in order to satisfy the needs of customers at the national and international level as much as possible. The vision of the entity is to expand the commercialization of its own production, to increase the number of customers and to become a recognized model in the national and international markets.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

6 532 845 MDL / 330 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Energy-efficient refrigerator for storing vegetables	180 000	54.54%	72 000
Photovoltaic system, with a capacity of 200 kW	150 000	45.46%	60 000
TOTAL	330 000	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 third year.
- The business owner is looking for a partner who can identify export opportunities.

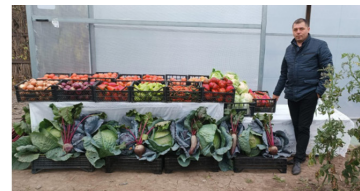
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	707.70	714.78	721.93	729.14	736.44	743.80	751.24	758.75
Subsidies	393.15	374.30	394.21	397.99	401.80	405.65	409.55	413.48
Cost of sales	0.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	3.74	3.93	3.97	4.01	4.21	4.42	4.64	4.87
Net profit	310.81	337.74	323.75	327.15	330.43	333.73	337.05	340.40
Amortization	22.88	16.50	16.50	16.50	16.50	16.50	16.50	16.50
Operating net cash flow	333.69	354.24	340.25	343.65	346.93	350.23	353.55	356.90
Investment value	180.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	153.69	357.93	698.18	1,041.83	1,388.76	1,738.99	2,092.54	2,449.44

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	7 708.38
Internal rate of return (IRR)	9 921.37

INFRASTRUCTURE



Crama Mircești

PROJECT BACKGROUND






Crama Mircești LTD is a winery that is located in the village of the same name, in Ungheni district. In more than 10 years since its foundation, the winery has become an emblem of small wineries in Moldova, thanks to its modern approach to wine production. This region, and the village of Mircești itself, is of historical importance and is good territory for producing wines with a strong character. In this context, renovation works have recently started at a nearby manor house, to preserve its specific qualities and character.

Crama Mircești was recently equipped with a weather station to generate data. The entity's employees apply modern strategies for pruning the vines and testing them for diseases, involving the use of drones.

The Limited Liability Company is established in Mircești village, in Ungheni district. The main indicators for its geographical location are as follows:

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



 Arcadie Fosnea
 +373 69174419
 crama.mircesti@gmail.com

SECTOR

Agro-tourism

SUBSECTOR

Viticulture, oenology, tourism

- **Annual production:** the entity produces wines from over 100 tons of grapes annually.
- **Investment needs:** to expand production capacity, diversify tourist services, develop sustainable agriculture, and create new jobs.
- **Investment prospect:** the durability of the entity's activity has been proven over time.
- **Investment advantage:** a sustainable business, professional employees, increased export capabilities, and flexibility.

GENERAL INFORMATION

Established	2011
Location	Ungheni district, Mircești village
Ownership	Godea Veronica – 50% Fosnea Arcadie – 50%
Main Activity	Tourist services; growing grapes and making wine
Employees	18

ACTIVITY

Total land area	40 hectares
Main production	Grape wine varieties
Production capacity	Wine production from 100 tons of grapes
Target Market	Romania, China, Japan, Portugal, Canada

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • A production department. • Equipment and mechanisms for wine production (crusher, press, filter, pumps, bottle rinser, wine pourer, stopper).
Machinery	3 tractors, 2 cultivators, 2 sprinklers, 1 chopper, 1 soil cutter
Spaces	Buildings and production halls - 1 000 m ²



PROJECT OVERVIEW

PROJECT GOALS

- Expansion of production capacity, diversification of tourist services, development of sustainable agriculture, creation of new jobs.
- Expansion of the sales market to other countries in the EU, and on other continents.

WHY INVEST?

- The entity employs professionals working on grape cultivation, wine production and providing tourist services.
- Increased export potential.
- A state-subsidized sector.
- Availability of financial resources, manpower, necessary land, and a good reputation in the market.
- A favourable geographical position for export to the EU.

COMPETITIVE ADVANTAGES

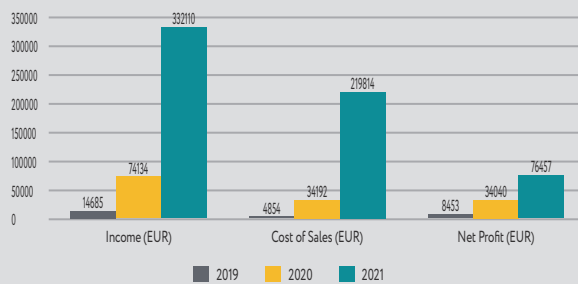
- Rich experience in the viticulture, oenology and tourism subsectors.
- Experience in marketing its own products in the local market and exporting them to different countries.
- The possibility of expanding the types of tourist services provided.
- The possibility of expanding the vineyards.
- Expansion of the types of wine produced at the winery.
- The sustainability of the business has been proven over time.
- Professional employees, who are trained in their areas of activity.

TARGET GROUP

The vineyards of **Crama Mircești** stretch across the hills of Măguria, which is a unique region that is suitable for the production of exceptional wines. **Crama Mircești** also includes a white mansion, in Brancoven style, which once belonged to a nobleman. Since 2011, the mansion has been brought back to life and enhanced. It was also in 2011 that the first vine cuttings were planted, marking the beginning of the vineyard's existence.

The target entity is made up of people who appreciate quality tourist services and naturally produced wines that preserve the aroma of the grapes from which they are produced. **Crama Mircești's** target market includes consumers from the Republic of Moldova and countries such as Romania, China, Japan, Portugal and Canada. There is currently enormous potential for expansion in Canada, Japan, the Scandinavian countries, Belgium and the Netherlands.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

27 200 391 MDL / 1 374 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Planting new vineyards	230 000	16.74%	92 000
Construction of a production hall	500 000	36.39%	200 000
Machinery and technologies for the production, bottling, storage and labelling of wine and sparkling wines	484 000	35.23%	193 600
Refrigerator for cooling wine during fermentation	30 000	2.18%	12 000
Access road to the winery	20 000	1.46%	8 000
Swimming pool to diversify tourist services	50 000	3.64%	0
Sauna to diversify tourist services	60 000	4.37%	0
TOTAL	1 374 000	100%	505 600

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	463.97	469	473	478	483	488	493	497
Subsidies	166	146	215	217	218	220	221	223
Cost of sales	0	0	0	0	0	0	0	0
Administrative costs	30	31	32	32	34	35	37	39
Net profit	267.77	291.01	226.59	229.55	231.25	232.91	234.52	236.07
Amortization	22.88	68.70	68.70	68.70	68.70	68.70	68.70	68.70
Operating net cash flow	290.65	359.71	295.29	298.25	299.95	301.61	303.22	304.77
Investment value	1,374.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-1,083.35	-723.64	-428.34	-130.10	169.85	471.46	774.68	1,079.45

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	-349.39
Internal rate of return (IRR)	130.01

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, is found in the fifth year.

INFRASTRUCTURE



BIO GUMAT LTD

PROJECT BACKGROUND






The entity **BIO GUMAT LTD** produces natural fertilizers based on bio humus. The fertilizers are called BIOCSTIM, and are an ecological, organic, domestic and efficient product. The production facility is located in the municipality of Ungheni and covers an area of 200 m². It comprises three fermentation reactors. The company produces only one category of fertilizer, which is segmented into 10 types. In the near future it is desired to expand the production capacity by 300%. Restructuring production will allow the company to automate a series of processes, which will reduce production costs. The BIOCSTIM fertilizer has been approved in Romania, and is in the last phase of the certification process. The first exports to Romania are planned for 2022.

The company is established in Ungheni municipality. The main indicators for its geographical location are as follows:

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



 Nicolae Alcaz
 +373 68868188
 alkaz.nicolae@yahoo.com

SECTOR

Agriculture

SUBSECTOR

Production of fertilizers

- **Annual production:** 1,000 tons of fertilizers.
- **Investment needs:** low-cost, efficient packaging to allow for long-distance transportation.
- **Investment prospect:** long experience in the field, with approval to export to Romania.
- **Investment advantage:** low competition in the Republic of Moldova, product approved for export to Romania.

GENERAL INFORMATION

Established	2016
Location	Ungheni municipality
Ownership	Alcaz Nicolae
Main Activity	Production of natural fertilizers
Employees	5

ACTIVITY

Total land area	-
Main production	Natural fertilizers
Production capacity	1,000 tons of natural fertilizers (annual)
Target Market	Romania and other European countries

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Technical laboratory. • Fertilizer production and fermentation line. • Specific equipment.
Machinery	Trucks and equipment for transporting final products
Spaces	Production room (hall). 1,200 m ²



PROJECT OVERVIEW

PROJECT GOALS

- The main goal of the investment project is to develop low-cost, efficient packaging that allows for long-distance transportation of the fertilizer. The granulator will allow the company to expand the assortment of dry fertilizers.

WHY INVEST?

- Non-existent competition at the national level.
- Products intended for natural and legal persons.
- Labour availability in the region.
- Natural fertilizers produced at favourable prices.

COMPETITIVE ADVANTAGES

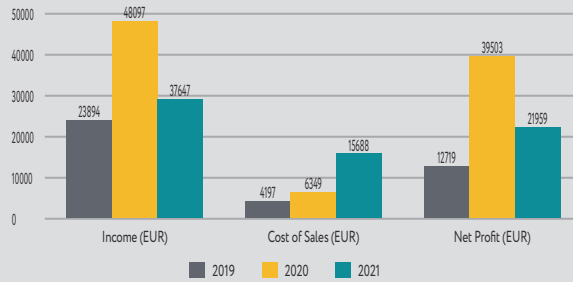
- The main product has been approved for export to the Romanian market.
- Non-existent competition at the national level and weak competition in the south-eastern European market.
- Rich experience in the field.
- Inoculated bio-stimulating organic fertilizer based on bio humus, under the registered name BIOSTIM.
- The possibility of expanding the types of fertilizers produced.
- The fertilizer is mostly intended for organic farmers and those who practise an intensive method of growing crops.
- Product quality is systematically checked by chemical methods and user reviews.

TARGET GROUP

The fertilizer produced by the company is aimed at ecologically minded consumer and farmers who practise intensive and super-intensive techniques. The fertilizer increases the absorption capacity of the foliar start of the treated crops, which is why it is used together with a series of herbicides and fungicides. A series of products are available for organic agriculture, but their cost is higher, which is why there are high costs for establishing land for registered organic agriculture.

The company aims to manufacture authentic, efficient and ecological phytosanitary products. It promotes ecological agriculture and provides scientific and relational support for the development of such agriculture. The company's product has been approved in Romania, and the next market targeted will be another country in the EU, although it will continue to focus on the Moldovan market.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

4 949 125 MDL / 250 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Equipment for the production of plastic canisters	120 000	48%	48 000
Equipment for the production of pet bottles	60 000	24%	24 000
Granulator	70 000	28%	28 000
TOTAL	250 000	100%	100 000

EXIT POLICY

- The business owner would be interested in a long-term loan. Estimated payback, including investor benefits, are found in the first calendar 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	1237.59	1249.97	1262.47	1275.09	1287.84	1300.72	1313.73	1326.87
Subsidies	906.88	893.14	917.26	926.28	935.39	944.59	953.88	963.26
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	43.73	45.92	46.37	46.84	49.18	51.64	54.22	56.93
Net profit	286.99	310.91	298.83	301.97	303.28	304.50	305.63	306.67
Amortization	22.88	15.50	15.50	15.50	15.50	15.50	15.50	15.50
Operating net cash flow	309.87	326.41	314.33	317.47	318.78	320.00	321.13	322.17
Investment value	180.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	129.87	386.28	700.61	1,018.09	1,336.86	1,656.86	1,977.99	2,300.16

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	7 398.11
Internal rate of return (IRR)	9 506.71

INFRASTRUCTURE



Berries Group business cooperative

PROJECT BACKGROUND

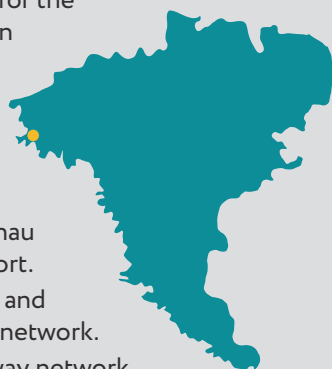





Berries Group business cooperative is a group of producers in the agricultural sector that carry out their production activities in the towns of Sculeni and Petrești. Their post-harvest investments are concentrated in the village of Petrești, in Ungheni district. The cooperative is oriented towards the growth and cultivation of fruits (berry and stone fruits), annually registering a production of over 1,200 tons of fruit and 750 tons of strawberries.

The group has advanced in the development of its soft fruit business (especially in strawberry), seeing promising success. They have a positive approach to their future objectives for the development of the sector. They are cooperative and are receptive to innovative and savvy solutions in the sector.

The main indicators for the geographical location of the entity are as follows:

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



 Zinaida Plămădeală
 +373 69748665
 berries.group@mail.ru

SECTOR

Agriculture

SUBSECTOR

Production and marketing of stone and berry fruits

- **Annual production:** about 2,000 tons of fruit.
- **Investment needs:** diversifying trade by integrating products into fresh, frozen and dehydrated value chains.
- **Investment prospect:** long experience, with major, positive results.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFORMATION

Established	18 February 2019
Location	MD-4427, s. Nișcani, district Călărași
Ownership	Five enterprises, with 20% ownership each
Main Activity	Production and marketing of fruit
Employees	7

ACTIVITY

Total land area	100 hectares (ha)
Main production	Growth of stone and baciferous fruits
Production capacity	2,000 tons of fruit (annually)
Target Market	Romania and other European countries

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Irrigation system for 50 ha. • Agricultural equipment. • Storage tank and related equipment.
Machinery	Fully insured and modern
Spaces	Two refrigerators with a capacity of 1,600 tons; mobile tunnel for pre-cooling; one room for pre-cooling



PROJECT OVERVIEW

PROJECT GOALS

- Modernization of bacifers cultivation technologies through research and innovations with the aim of increasing the competitiveness of the final production.
- Diversification of distribution channels for soft fruit trade and ensuring access to markets.
- Forming commercial partnerships with potential customers / soft fruit consumers.

WHY INVEST?

- A stable national market.
- Increased export potential.
- A state-subsidized sector.
- Increased demand in fresh / frozen fruits and berries in the market (national and international).
- Labour availability, a stable source of water for irrigation, storage spaces and the necessary equipment.

COMPETITIVE ADVANTAGES

- Places fruits on the market at affordable prices thanks to the company's use of energy-efficient techniques and machinery.
- Access to the international market.
- Certificates of harmlessness (ANSA).
- GlobalGAP international certification obtained in 2022.
- Recognition in the national and international market.
- Rich experience in the agricultural sector.
- Experience in marketing its own products in the local and international market.
- The possibility of expanding the types of fresh / frozen bacifers, with new products requested in the market.
- The subsidy constitutes 75% of the invested amount due to the activity provided and the form of legal organization (cooperative entrepreneurs).

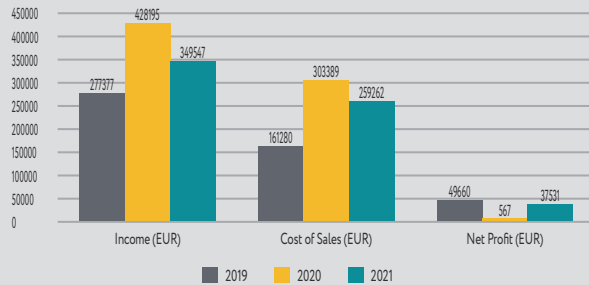
TARGET GROUP

C.Î. Berries Group is a member of the Digital Agro-Cluster bacifer f cluster, created in 2022 in Ungheni.

The bacifer cluster has a strategic vision and aims to modernize and develop the business infrastructure by creating an elaborate reception, processing, storage and sorting/calibration centre for soft fruits with the aim of integrating bacifers into value chains and creating added value for their marketing, both on the local market and for export (mainly).

The development plan of the bacifers cluster in Ungheni for the years 2022–2026 includes identifying the necessary investments for development, and estimating implementation costs, as regards developing the three distinctive components of the cluster: (i) production and processing through diversification; (ii) education and innovations in the sector; and (iii) collaboration with LPAs, institutions, associations and federations.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

36 811 592 MDL / 1 859 500

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Cold storage for keeping own fruits and vegetables;	1 310 000	70.45%	524 000
Finished product sorting, calibration and packaging line	300 000	16.14%	120 000
Osmosis water filtration system	10 500	0.56%	4 200
Weather station Imetos 3.3 in full	6 500	0.35%	2 600
Photovoltaic panel system on the roof of the packing house (300 kW capacity)	225 000	12.10%	90 000
Creation and furnishing of a meeting and training room	7 500	0.40%	3 000
TOTAL	1 859 500	100%	743 800

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1762.94	1780.57	1798.37	1816.36	1834.52	1852.87	1871.39	1890.11
Subsidies	881.62	868.94	957.55	966.31	975.16	984.09	993.12	1002.23
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	19.40	20.37	20.57	20.78	21.82	22.91	24.05	25.25
Net profit	861.92	891.26	820.25	829.27	837.55	845.87	854.23	862.62
Amortization	22.88	81.55	81.55	81.55	81.55	81.55	81.55	81.55
Operating net cash flow	884.80	972.81	901.80	910.82	919.10	927.42	935.78	944.17
Investment value	1,859.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-974.70	-1.89	899.92	1,810.74	2,729.84	3,657.26	4,593.03	5,537.20

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	13 718.12
Internal rate of return (IRR)	18 251.40

INFRASTRUCTURE



EXIT POLICY

- Group members would be interested in a medium-term loan. Estimated payback, including investor benefits, are found in Year 3.

Unfloria LTD

PROJECT BACKGROUND






Unfloria LTD is an entity registered in the municipality of Ungheni and is one of the few ecological laundries in the Republic of Moldova. It carries out several activities in the field of clothing and textiles. The Unfloria company provides services for cleaning and washing textiles, including carpets, as well as sewing home textiles. The administrators of the business use only ecological detergents when washing textiles. Moreover, to save electricity, the water is heated with the help of solar batteries, making the enterprise as environmentally friendly as possible. The main activities of the company are ecological cleaning; the production and restoration of feather pillows; laundry services for knitwear (including ironing); laundry and carpet cleaning; and tailoring (production of knitwear).

The company is established in Ungheni Municipality. The main indicators for its geographic location are as follows:

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



 Sergiu Scutaru
 +373 69125825
 scutaru.sergiu@gmail.com

SECTOR

Light industry

SUBSECTOR

Washing and cleaning services

- **Investment needs:** The company currently uses limited solar energy for water heating, but in order to become more ecologically sustainable and to reduce its prices, alternative sources of energy are needed.
- **Investment prospect:** Textile washing, cleaning and maintenance services are in high demand among the population.
- **Investment advantage:** The services provided are based on a strict environmental protection policy.

GENERAL INFORMATION

Established	2010
Location	District Ungheni
Ownership	Scutaru Sergiu
Main Activity	Washing, cleaning and care of knitwear
Employees	43

ACTIVITY

Total land area	0.37 hectares (urban)
Main production	Services for washing, cleaning and care of knitwear
Target Market	The local market in the Republic of Moldova

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Equipment for the care of knitwear. • Professional laundry equipment. • Cleaning equipment. • Carpet washing equipment.
Machinery	Cars and trucks
Spaces	Laundry and cleaning sections – 2,310 m ²



PROJECT OVERVIEW

PROJECT GOALS

- Investments in ecological equipment and machinery such as technologies for washing, cleaning and care of knitwear and natural feathers, contributing to the protection of the environment and the development of alternative energy sources to reduce the final price of its services and products.

WHY INVEST?

- Ecological laundry services at affordable prices.
- Extensive experience in providing washing, cleaning and care services for textiles and knitwear.
- A stable local market and international partners for manufactured textile products.
- Increased demand for washing, cleaning and care services for textiles and knitwear.
- Availability of labour in the region, and the necessary premises.

COMPETITIVE ADVANTAGES

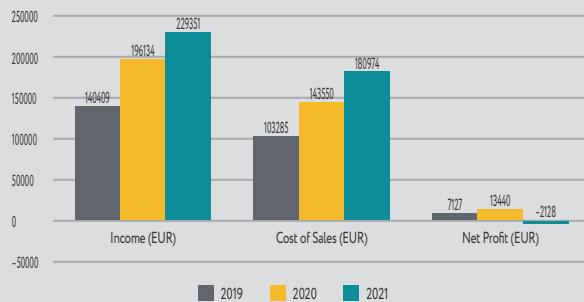
- Providing the main services through the use of equipment, machines and ecological solutions.
- A stable customer database.
- Possibility of increasing price efficiency.
- Rich experience in the field.
- Over 12 years of activity have led to a diversification of the services provided.
- The possibility of expanding the types of services and products provided by the enterprise.
- Major investments in modern equipment and machinery in recent years.
- Thanks to the investments the company intends to make, it will reduce the price of its services and products, becoming more competitive at the local level, with the capacity to expand the market.

TARGET GROUP

Unfloria LTD is one of the few ecological entities in the Republic of Moldova providing laundry, cleaning and care services for knitwear and textiles. Taking into account the fact that at the national level the competition in this field is high, the entity has relied on expanding the number of services and products it offers to customers, and optimizing the prices to the maximum degree possible in order to be competitive in the market. The main target group of beneficiaries for the washing and cleaning services of garments, textiles and carpets is the population of Ungheni district and neighbouring regions, including legal entities. The entity's mission is to develop the types of services it offers and to expand the number of customers by creating attractive prices thanks to increased energy efficiency from the installation of solar panels.

The company's vision is to provide the aforementioned services in a purely ecological way, without harming the environment, using different alternative sources of energy and special equipment.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

6 433 862 MDL / 325 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Sets of equipment for washing, cleaning and caring for knitwear and natural feathers for pillows.	100 000	30.77%	0
Photovoltaic system, with a capacity of 300 kW	225 000	69.23%	0
TOTAL	325 000	100%	0

EXIT POLICY

- The business owner would be interested in a medium-term loan with a grant portion. Estimated payback, including investor benefits, are found in Year 4.

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	303.08	306.11	309.18	312.27	315.39	318.54	321.73	324.95
Subsidies	194.13	173.57	205.93	207.68	209.45	211.23	213.03	214.85
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	54.00	56.70	57.27	57.84	60.73	63.77	66.96	70.30
Net profit	54.96	75.84	45.98	46.75	45.21	43.55	41.75	39.80
Amortization	22.88	31.25	31.25	31.25	31.25	31.25	31.25	31.25
Operating net cash flow	77.84	107.09	77.23	78.00	76.46	74.80	73.00	71.05
Investment value	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-247.16	-140.07	-62.84	15.16	91.62	166.42	239.42	310.46

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	191.45
Internal rate of return (IRR)	373.01

INFRASTRUCTURE



Prisaca Domnească LTD

PROJECT BACKGROUND






Prisaca Domnească LTD is an entity based in the municipality of Ungheni, which manufactures wooden mobile homes. It currently has 10 permanent employees. It produces 12 wooden mobile homes a year, with ecological qualities and complying with all security and protection standards. Another activity of the company is beekeeping: it sells honey and beekeeping products in European countries, with Romania as its main market.

The company has been manufacturing mobile homes since 2014 and is the only entity engaged in this type of activity in the Republic of Moldova. The final products are exported to Romania. Demand is constantly growing, but investments in production facilities and special equipment are needed.

The legal entity is established in Ungheni Municipality. The main indicators for its geographical location are as follows:

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



 Doru Costel Leonte
 +373 68990002
 prisacadomneasca.md@gmail.com

SECTOR

Industry

SUBSECTOR

Manufacture of other carpentry and joinery elements, for construction (mobile homes)

- **Annual production:** 12 mobile homes.
- **Investment needs:** modern production equipment and work spaces.
- **Investment prospect:** increased demand for mobile homes in the European market.
- **Investment advantage:** in the Republic of Moldova and Romania, the competition is very weak.

GENERAL INFORMATION

Established	2014
Location	Ungheni District
Ownership	Leonte Doru – Costel
Main Activity	Production of mobile homes
Employees	10

ACTIVITY

Total land area	3,000 m ² (urban)
Main production	Mobile homes
Production capacity	12 mobile homes annually
Target Market	Romania (with the possibility of expanding to other European countries and beyond)

INFRASTRUCTURE

Equipment	Specific work equipment
Machinery	Carpentry machinery
Spaces	Production hall of 340 m ²



PROJECT OVERVIEW

PROJECT GOALS

- Investments in the construction of the production hall, the purchase of the necessary equipment for the processing of wooden products, and a front pusher.

WHY INVEST?

- Non-existent competition at national and regional level.
- Extensive experience in exporting final products to the European market.
- Stable partnerships for the export of its own products.
- Growing demand for mobile homes with various additions for the EU market, and national market penetration.
- The availability of land for the construction of the necessary halls and spaces.

COMPETITIVE ADVANTAGES

- Access to the European market, with the first country being Romania.
- A stable international customer database.
- Lack of competition at national level and in south-eastern Europe.
- Rich experience in the field.
- Experience in exporting its own products to the European market.
- The possibility of expanding the production capacity.
- The possibility of developing a new activity: producing furniture for mobile homes.

- Thanks to the investments the company intends to make, it will reduce the production price and so be able to offer customers a better price.

TARGET GROUP

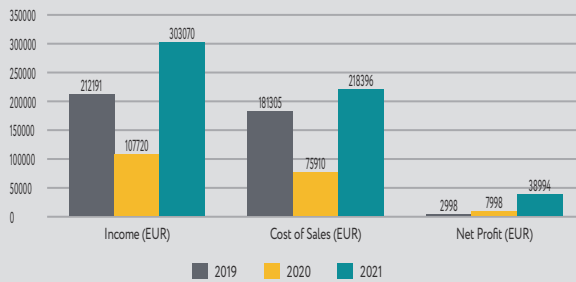
If it can obtain the investment needed, Prisaca Domnească LTD can offer several advantages: expanding the production capacity and adding the activity of making furniture to equip the houses. At the moment, the entity has no real competition on the market in the Republic of Moldova and Romania.

Until now, all of the company's production is carried out in Romania.

The target group of clients is individuals who want to purchase a house or legal entities who want to rent residential premises.

To increase the production capacity, it is necessary to invest in a hall with a larger area, but also in high-performance machines that will increase the quality and quantity of production.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

6 730 810 MDL / 340 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Production space and hall: 1,000 m ²	300 000	88.24%	0
Equipment and machinery necessary for the processing of wood products	40 000	11.76%	0
TOTAL	340 000	100%	0

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 third calendar year.

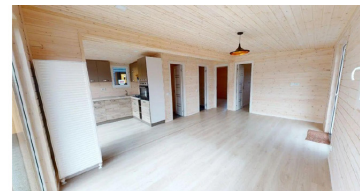
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	312.00	315.12	318.27	321.45	324.67	327.92	331.19	334.51
Subsidies	190.88	170.14	194.38	196.09	197.82	199.57	201.34	203.12
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	16.72	17.56	17.73	17.91	18.80	19.74	20.73	21.77
Net profit	104.40	127.43	106.16	107.45	108.04	108.60	109.13	109.62
Amortization	22.88	23.00	23.00	23.00	23.00	23.00	23.00	23.00
Operating net cash flow	127.28	150.43	129.16	130.45	131.04	131.60	132.13	132.62
Investment value	340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-212.72	-62.29	66.87	197.33	328.37	459.97	592.10	724.71

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	1 534.45
Internal rate of return (IRR)	2 094.33

INFRASTRUCTURE



Lemirto LTD

PROJECT BACKGROUND






Lemirto LTD was founded on 18 May 2019 by Toma Lurie, with the aim of carrying out horticultural activity (apple, sea buckthorn, chokeberry and blueberry plantations). The company manages 12.9 hectares (ha) of agricultural land in Valea Mare commune, Ungheni district. Its revenues are generated from the production of various processed products containing sea buckthorn, blueberries and chokeberry. In the near future, it plans to produce a new product: briquettes from wood waste. In this way, for the next three years of activity, taking into account the quantity of raw material obtained in previous years and the amount of products processed from them, much higher amounts of income are forecast. The company's expenses are estimated to be mostly based on the salaries of those involved in the production process and in operational activities.

The Limited Liability Company is established in the Valea Mare commune, village of Buzduganii de Jos, Ungheni district.

The main indicators for its geographical location are as follows:

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



 Lurie Toma
 +373 60112244
 greenoilmd@gmail.com;
 iura_toma@mail.ru

SECTOR

Agriculture

SUBSECTOR

Growing and cultivating apple trees

- **Annual production:** in 2025, production of about 225 tons of sea buckthorn, chokeberry and blueberries is forecast.
- **Investment needs:** refrigerated spaces and equipment for the storage and production of apple juice.
- **Investment prospect:** the development of a new business niche in the Republic of Moldova by capitalizing on plants producing oilseeds.
- **Investment advantage:** low level of competition.

GENERAL INFORMATION

Established	2019
Location	Ungheni District
Ownership	Toma Lurie
Main Activity	Growing and cultivating apple trees
Employees	5 (with the prospect of 40 jobs)

ACTIVITY

Total land area	15 ha
Main production	Sea buckthorn, blueberry and chokeberry in fresh form and juice
Production capacity	225 tons of fresh apple trees per year in 2025
Target Market	Romania and other European countries

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Juice production line. • Electric shears for pruning apple trees. • Apple tree cultivation equipment.
Machinery	N/A
Spaces	Buildings and production halls – 810 m ²



PROJECT OVERVIEW

PROJECT GOALS

- The development of apple tree production in the Republic of Moldova through smart investments in modern and energy-efficient equipment.
- Expanding the sales market abroad by penetrating the EU market, starting with Romania.

WHY INVEST?

- A stable national market and high demand for fresh or processed apple products.
- The potential of the national market is very high, with demand greater than supply at the moment.
- A state-subsidized sector.
- Availability of financial resources, labour force, and necessary land, and a good reputation in the national market.
- A favourable geographical position for the initiation of exports to the EU.

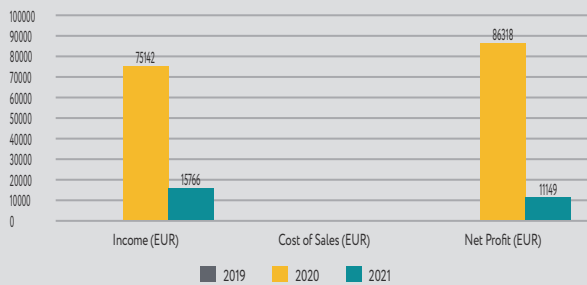
COMPETITIVE ADVANTAGES

- Rich experience in the agricultural sector.
- Experience in marketing its own products in the local market.
- The possibility of creating a new business niche: selling apple wood fire briquettes in the near future.
- Places its own products on the market at affordable prices thanks to its use of energy-efficient techniques and machinery.
- Investments in the latest technologies for the creation and delivery of products.
- Collaboration with partners in the field of technological transfer to bring about innovation in the field and alignment with the latest international trends.

TARGET GROUP

Initially, the main sales market for **Lemirto LTD** would be the local market in the Republic of Moldova; at the international level, due to the proximity, the company will initiate collaborations with partners in Romania. The main customers are department stores and wholesale markets looking for fresh or processed natural products. The entity is constantly looking for new international clients and investors that have potential new market shares in development. The company's mission is to grow, cultivate, package and sell its own products at an advantageous price, in order to satisfy the needs of customers at the national and international level as much as possible. The vision and main mission of the company is to expand its sales areas and to develop a niche in the sale of fresh and processed apple trees for agricultural producers in the country.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

6 037 932 MDL / 305 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Batter	75 000	24.60%	30 000
Pasteurizer	35 000	11.47%	14 000
Shock tunnel (-40)°: three tons in 12 hours	40 000	13.11%	16 000
Storage room 0 (-5)°, with a capacity of 20 tons	30 000	9.83%	12 000
Press and mixer for the production of sea buckthorn oil	50 000	16.39%	20 000
Solar panels 100 kW	75 000	24.60%	30 000
TOTAL	305 000	100%	122 000

EXIT POLICY

- The business owner would be interested in a medium-term loan. Estimated repayment, including investor benefits, are found starting from the fourth calendar 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	0.00	0.00	0.00	1007.75	1017.83	1028.01	1038.29	1048.67
Subsidies	22.88	0.53	26.75	449.80	454.04	458.31	462.62	466.98
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	9.09	9.55	9.64	9.74	10.23	10.74	11.27	11.84
Net profit	-31.98	-10.08	-36.39	548.21	553.57	558.96	564.39	569.85
Amortization	22.88	26.75	26.75	26.75	26.75	26.75	26.75	26.75
Operating net cash flow	-9.09	16.67	-9.64	574.96	580.32	585.71	591.14	596.60
Investment value	305.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-314.09	-297.42	-307.06	267.90	848.22	1,433.93	2,025.08	2,621.68

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	4 525.77
Internal rate of return (IRR)	6 278.23

INFRASTRUCTURE



Agriculture Invest LTD

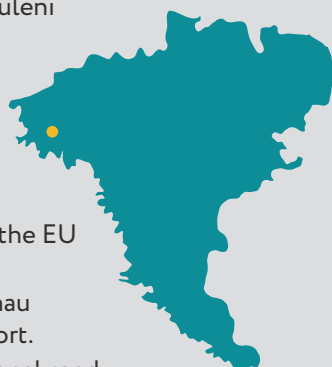
PROJECT BACKGROUND






Agriculture Invest LTD is an entity operating in the agricultural sector, which conducts basic production and marketing activities. It is located in the village of Floreni, Sculeni commune, Ungheni district. The company is engaged in the planting and marketing of paulownia wood, annually registering an annual expansion of over 10 hectares (ha) of planted land. Another important activity of the entity is the import of Paulownia Cotevisa 2 planting material (from Spain): the company is the sole official importer of this product in the Republic of Moldova. Agriculture Invest LTD is one of the few entities in the country to have enjoyed continuous expansion in its field. At the moment it owns over 40 ha of paulownia plants, and is planning further expansion and the construction of a processing hall with the necessary equipment and machinery to produce paulownia timber. The entity's main foreign markets are Romania and Italy. In order to compete with its the competitors, the entity is looking for investments to make its timber production price more efficient.

The entity is established in the village of Floreni, Sculeni commune, Ungheni district. The main indicators for its geographical location are as follows:

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



 Florin Popov
 +373 69268445
 florin.popov@cavio.it

SECTOR

Agriculture

SUBSECTOR

Cultivation and processing of paulownia wood

- **Annual production:** 300 m³ of paulownia logs for each hectare.
- **Investment needs:** modern paulownia wood processing facilities.
- **Investment prospect:** long experience, with major positive results.
- **Investment advantage:** products with high added value and a competitive price.

GENERAL INFORMATION

Established	08 October 2018
Location	Sculeni commune, Ungheni district,
Ownership	Popov Florin – 100%
Main Activity	Planting, cultivation and processing of paulownia wood
Employees	5

ACTIVITY

Total land area	40 ha (leased)
Main production	Paulownia wood and lumber
Production capacity	300 m ³ paulownia wood per hectare
Target Market	Romania, Italy and the national market

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Scarifier Gergedan-5 (2.5m) Agromaster. • Lawnmower SHARK DSH 210C, no. Series 2210856. • Agricultural equipment.
Machinery	Equipment for tillage and preparing for planting and clearing
Spaces	N/A



PROJECT OVERVIEW

PROJECT GOALS

- The expansion of the land planted with paulownia plants by over 10 ha annually and the construction of a hall that will create modern conditions for processing timber, producing over 240 m3 of timber per hectare of paulownia.

WHY INVEST?

- A stable national market and no competition in the field.
- Increased export potential.
- A state-subsidized sector.
- High demand for paulownia timber, both in the Republic of Moldova and abroad.
- Availability of labour, and of land for the construction of production halls.

COMPETITIVE ADVANTAGES

- Access to the international market.
- Company is the official importer of the planting material Paulownia Cotevisa 2 (from Spain) in the Republic of Moldova.
- Experience in the agricultural sector, with an increased emphasis on planting and processing paulownia wood.
- Experience in marketing its own products in the local and international markets.
- The possibility of expanding the land with paulownia plantation by more than 10 ha annually.
- The marketing of paulownia lumber processed using modern equipment will bring competitive prices nationally and internationally.

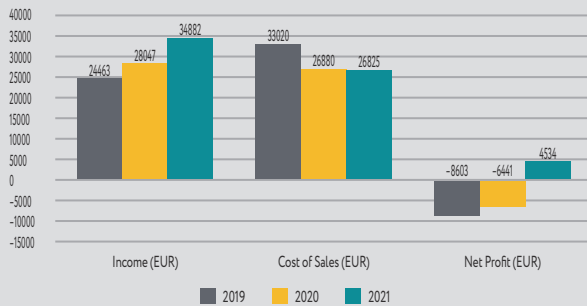
TARGET GROUP

Agriculture Invest LTD has rich experience and strong connections with the national and international markets. In the near future, 50% of its paulownia timber will be sold on the national market and the other 50% will be exported to Romania and Italy. The main national and international sales market is represented by customers who want to purchase paulownia timber. The sale of logs is not one of the entity's goals

The company's mission is the planting, care, clearing and processing of paulownia wood, covering entire production chain thanks to the equipment, machinery and premises developed/purchased.

The entity's vision is to expand the sales area for its own timber, to increase its customer base and to expand its paulownia acreage every year.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

19 796 500 MDL / 1 000 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Production hall of 10,000 m ²	600 000	60.00%	240 000
Sawmill and the necessary equipment for woodworking	400 000	40.00%	160 000
TOTAL	1 000 000	100%	400 000

EXIT POLICY

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

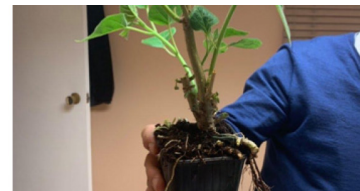
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	0.00	0.00	4318.95	4362.13	4405.76	4449.81	4494.31	4539.25
Subsidies	932.13	919.33	1868.50	1886.69	1905.06	1923.61	1942.34	1961.27
Cost of sales	0.00	3.17	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	37.89	39.78	40.18	40.58	42.61	44.74	46.98	49.32
Net profit	-970.02	-955.95	2410.26	2434.87	2458.09	2481.47	2504.99	2528.67
Amortization	22.88	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Operating net cash flow	-947.14	-905.95	2,460.26	2,484.87	2,508.09	2,531.47	2,554.99	2,578.67
Investment value	600.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-1,547.14	-2,853.08	-392.82	2,092.05	4,600.14	7,131.61	9,686.60	12,265.27

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	22 373.81
Internal rate of return (IRR)	30 982.63

INFRASTRUCTURE



EuroAtlant LTD

PROJECT BACKGROUND






EuroAtlant LTD was founded in 2003, with headquarters in the municipality of Ungheni. In the same year, it registered as a resident of the Ungheni-Business free economic zone (ZEL). The enterprise is a company with 100% private, national capital. The company was created to carry out activity to promote the execution of collaboration contracts in the field of the production and sale of furniture, mattresses, kitchen furniture, and chairs. The company's overall and main objective is to provide the best quality furniture in the shortest possible time.

The company's production lines are equipped with machines and techniques that allow it to offer products such as solid wood furniture, upholstery, sofas, bedrooms, extendable sofas, living rooms, entrances, corners, tables, chairs, etc.

The Joint Venture is established in Ungheni Municipality. The main indicators for its geographical location are as follows:

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



 Alexandru Covali
 +373 68846946
 alexandru.covali@euroatlant.md

SECTOR

Light industry

SUBSECTOR

Production and sale of furniture

- **Annual production:** 1,440 m³ of soft (upholstered) and non-upholstered furniture.
- **Investment needs:** solar panels to increase competitiveness.
- **Investment prospect:** significantly expanding the volume of business to increase sales and profits.
- **Investment advantage:** personalized furniture production services.

GENERAL INFORMATION

Established	2003
Location	Ungheni District
Ownership	Goian Lidia
Main Activity	Production and sale of furniture
Employees	60

ACTIVITY

Total land area	1.0 hectare (urban)
Main production	Upholstered and non-upholstered furniture
Production capacity	1440 m ³ annual finished product
Target Market	Romania – 90%; National market – 10%.

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Finishing line – 1 set. • Wood processing equipment. • Furniture finishing tools and equipment.
Machinery	2 cars and 1 truck
Spaces	Hall, laboratory, storage space – 4,000 m ²



PROJECT OVERVIEW

PROJECT GOALS

- Investments in the development of alternative energy sources to reduce the final price of the company's services and products.

WHY INVEST?

- The company seeks to apply technological innovations in the processing of the materials (wood) used in producing its products.
- Collaboration with internationally known furniture companies.
- A stable local market and international partners for the furniture produced.
- Increased demand for custom-made (individual) furniture.
- The availability of labour in the region and the necessary spaces for wood processing.
- A resident of the Ungheni-Business ZEL.

COMPETITIVE ADVANTAGES

- Provides its main services using modern equipment and machinery.
- A resident of the Ungheni-Business ZEL. Benefits from the fiscal and customs facilities offered by the legislation of the Republic of Moldova for free zones.
- Possibility of improving price efficiency.
- Rich experience in the field.
- Major investments in modern equipment and machinery in recent years.
- Over 19 years of activity have led to the individualization of the furniture produced.
- Ungheni occupies an important railway and road junction.

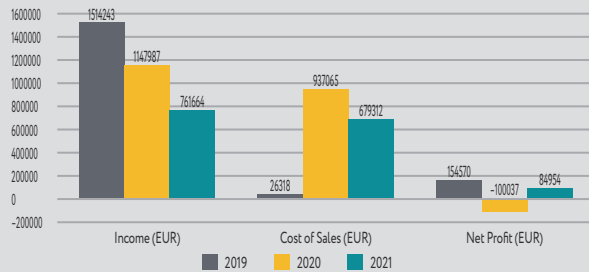
TARGET GROUP

Furniture production is the entity's main activity, with 90–95% of production destined for export. The company's production is intended for export and approximately 10% for the domestic market, based on commercial relations, based on orders issued by partners. Among the beneficiaries are a number of economic agents, both in the same activity sector and in other sectors, which have taken over constant quantities. In the future, it is expected that the company will maintain its commercial relations with the partners that have become traditional.

In the domestic market, the company focuses on the production of furniture for commercial companies. Deliveries to the domestic market are decreasing due to the economic situation (inflation, economic stagnation, the post-COVID period), as a result of which the purchasing power of the national currency has decreased as compared to foreign currency.

The company's vision is to diversify its export markets in the EU countries and abroad.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

4 454 212 MDL / 225 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Photovoltaic system, with a capacity of 300 kW	225 000	100%	0
TOTAL	225 000	100%	0

EXIT POLICY

- The business owner would be interested in a short-term loan with a grant portion. Estimated payback, including investor benefits, are found in Year 2.
- The business owner is looking for a partner to identify export opportunities.

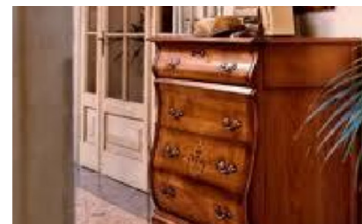
INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1440.00	1454.40	1468.94	1483.63	1498.47	1513.45	1528.59	1543.87
Subsidies	1246.88	1236.46	1259.85	1272.34	1284.95	1297.69	1310.55	1323.54
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	69.17	72.63	73.35	74.09	77.79	81.68	85.76	90.05
Net profit	123.95	145.31	135.74	137.21	135.73	134.09	132.27	130.28
Amortization	22.88	11.25	11.25	11.25	11.25	11.25	11.25	11.25
Operating net cash flow	146.83	156.56	146.99	148.46	146.98	145.34	143.52	141.53
Investment value	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-78.17	78.39	225.38	373.84	520.82	666.16	809.68	951.21

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	2 715.63
Internal rate of return (IRR)	3 547.31

INFRASTRUCTURE



Redivivus Grup LTD

PROJECT BACKGROUND






Redivivus Grup LTD is an entity that operates throughout the territory of the Republic of Moldova and in the international market; it is the only entity in Moldova that produces edible glasses for tea, coffee and other beverages. Edible cups, which are the company's main product, minimize the use of plastic cups and flat cardboard. The company offers the opportunity to consume one's favourite drink while having a positive impact on the environment by consuming the glass or allowing it to decompose in a very short time. The edible glass looks like an ice cream cone and can be used for any kind of drink, without changing its taste.

The company is established in Ungheni Municipality. The main indicators for its geographical location are as follows:

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



 Maxim Zagorneanu
 +373 69604077
 maximzagorneanu@gmail.com

GENERAL INFORMATION

Established	2018
Location	Ungheni Municipality
Ownership	Zagorneanu Maxim
Main Activity	Production and marketing of edible glasses
Employees	4

ACTIVITY

Total land area	NA
Main production	Edible glasses
Production capacity	360,000 units annually
Target Market	Local market, and countries such as Romania, Denmark, Finland, UK, Russia, UAE, France, Ireland, Latvia, Slovakia, Czech Republic

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Flour sifter. • Endless of finite matter. • Raw material mixer. • Manual equipment for the production of edible glasses.
Machinery	Machine for internal baking, dosing machine, glazing machine, etc.
Spaces	Hall and production space of 270 m ²

SECTOR

Production and food

SUBSECTOR

Production of edible glasses

- **Annual production:** investments in automated technologies for the production of mixtures and baking of edible glasses.
- **Investment needs:** edible glasses have excellent prospects in the domestic and international markets, due to the lack of competition.
- **Investment advantage:** the marketed products are produced following a strict environmental protection policy.



PROJECT OVERVIEW

PROJECT GOALS

- Investments in equipment and automated machinery to increase the quantity of glasses produced with the aim of increasing the number of customers and contributing to the protection of the environment through the proposed new approach of using edible glasses.

WHY INVEST?

- Creating an ecological alternative to traditional glasses.
- Promotion of natural, edible and biodegradable glasses for liquids and drinks.
- A stable local market and international partners for the company's products.
- The entity has its own technology for the production of edible cups and the recipe created for that machine.

COMPETITIVE ADVANTAGES

The proposed product will fulfil the objectives of the „Fast Track Challenger” Programme through the following:

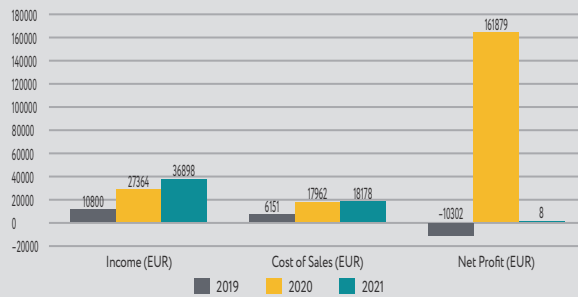
- Waste reduction.
- Reduction of toxic gas pollution.
- Protecting the environment.
- Increasing ecological awareness.
- Increasing energy efficiency.
- The possibility of expanding the range of customers and increasing the main production capacity of the entity.
- Major investments in modern equipment and machinery in recent years.
- Thanks to the investments the company intends to make, it will reduce the price of its products, allowing it to become more competitive at the national level, with the capacity to expand the sales market and to satisfy a larger number of customers.

TARGET GROUP

In the near future, the company plans to develop its business both by increasing the production capacity and by attracting a larger number of consumers, both nationally and internationally. The potential for growth is considerable due to the fact that it is the only domestic producer of edible glasses, and its glasses are the best quality available on the EU market. After the purchase of the requested equipment the company aims to increase exports to partners in the countries specified above, and other partners who show an interest in the product.

The entity's mission is to develop the types of products it produces and to increase the number of customers by offering attractive prices and emphasizing the uniqueness of its own products, which it intends to sell both throughout the territory of the Republic of Moldova and abroad. The company's vision is directed towards the production of ecological edible glasses that do not harm the environment, using different alternative energy sources and specialized equipment.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

3 959 300 MDL / 200 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Internal baking equipment	100 000	50%	0
Automated packaging system	30 000	15%	0
Automated pre-mix preparation system	70 000	35%	0
TOTAL	200 000	100%	0

EXIT POLICY

- The business owner would be interested in a medium-term loan with a grant portion. Estimated payback, including investor benefits, are found in the first 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	969.87	979.57	989.36	999.26	1009.25	1019.34	1029.53	1039.83
Subsidies	507.82	490.58	534.68	539.63	544.62	549.67	554.77	559.92
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	21.24	22.30	22.53	22.75	23.89	25.08	26.34	27.65
Net profit	440.81	466.69	432.16	436.88	440.74	444.59	448.43	452.26
Amortization	22.88	40.00	40.00	40.00	40.00	40.00	40.00	40.00
Operating net cash flow	463.69	506.69	472.16	476.88	480.74	484.59	488.43	492.26
Investment value	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	263.69	770.38	1,242.54	1,719.41	2,200.15	2,684.74	3,173.17	3,665.43

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	12 284.25
Internal rate of return (IRR)	15 719.50

INFRASTRUCTURE



Cons-Viand LTD

PROJECT BACKGROUND






Cons-Viand is a limited liability company founded on 1 December 1999 by Saculțanu Victor Alexandru, with the full participation of private capital. On 26 February 20, Alexandru also registered as a VAT payer. The company initially had five employees, including the administrator, and it currently has more than 50 employees, which include engineers, operators, auxiliary workers, laboratory workers, mechanists, foremen, and an accountant. The company carries out its activity in the municipality of Ungheni, at 51 Națională str., where the production activity is carried out, as well as at 33 Națională str., where the administrative activities take place. The main activities of the entity are the production of asphalt concrete and the development of territories and yards, including construction and repair of roads.

The company is established in Ungheni Municipality. The main indicators for its geographical location are as follows:

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



 Ion Cebotaru
 +373 78945086
 ion_cebotaru@mail.ru

SECTOR

Light industry

SUBSECTOR

Production of asphalt concrete and civil works

- **Annual production:** the company currently uses limited solar energy for asphalt concrete processing; in order to become more ecologically sustainable and to make its prices more efficient, alternative sources of energy and a new modern plant are needed.
- **Investment needs:** produce asphalt concrete at more competitive prices.
- **Investment advantage:** holds certificates of conformity from CERTMATCON OC for the asphalt concrete produced.

GENERAL INFORMATION

Established	1999
Location	Ungheni municipality
Ownership	Saculțanu Victor
Main Activity	Production of asphalt concrete
Employees	57

ACTIVITY

Total land area	5 hectares (for construction)
Main production	Asphalt concrete for civil works
Production capacity	6,000 tons of asphalt concrete
Target Market	The local market in Ungheni district, with the prospects of expansion

INFRASTRUCTURE

Equipment	<ul style="list-style-type: none"> • Asphalt concrete production equipment. • Fortan production line. • Sample laboratory. • Scarification aggregate. • Aggregate – mechanical scythe. • Bitumen melter.
Machinery	Cars, trucks, tractors, compactors, loaders
Spaces	Laboratory, workshops, production halls – 1,500 m ²



PROJECT OVERVIEW

PROJECT GOALS

- Investments in photovoltaic panels with a capacity of 400 kW/h and a modern plant for the production of asphalt concrete will contribute to the protection of the environment and will reduce the final price of the company's services and products.

WHY INVEST?

- Permanent improvement of the quality and speed of products and services provided to current construction standards.
- Over 20 years of experience in the production of asphalt concrete.
- The founder and administrator has over 38 years of experience.
- The entity is oriented towards change and adapting to new trends in the field.
- The availability of professional labour in the region, and the necessary premises.

COMPETITIVE ADVANTAGES

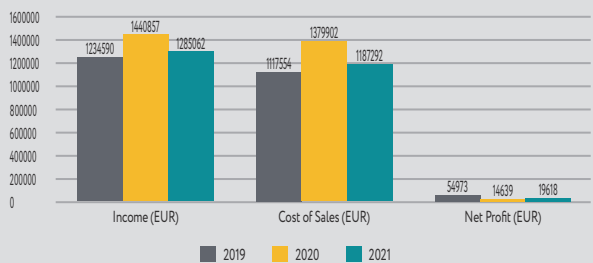
- High level of competence of its staff.
- Modern technologies.
- A positive image in the market.
- High-performance machines.
- Has its own equipment.
- High quality of the works carried out.
- Attractive prices.
- Runs projects without interruptions and delays.
- Possesses AB16 and BAD22,4 conformity certificates issued by CERTMATCON OC.
- The entity implements modern filtering systems for the air discharged into the atmosphere.
- Reduces heat losses by insulating the nodes involved in the technological process.

TARGET GROUP

Cons-Viand LTD is an entity that produces asphalt concrete in accordance with the certificates of conformity it holds. It also provides road repair services, including civil works of different levels of complexity. Taking into account the fact that at the national and regional level the competition in this field is high, the entity has relied on expanding the number of services and products it offers to its customers, and optimizing prices to the maximum degree possible, in order to be competitive on the market. The main target group of beneficiaries and clients at the moment is Ungheni Municipal Council and Ungheni District Council, including the town halls in these territories.

The entity's mission is to develop the types of services it offers and to expand the number of customers by offering attractive prices, including through increasing its energy efficiency. It intends to develop through the installation of solar panels and the construction of a new modern plant for the production of asphalt concrete.

FINANCIAL INDICATORS



INVESTMENT OFFER

PROJECT BUDGET

29 694 750 MDL / 1 500 000 EUR

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Plant for the production of asphalt concrete with a capacity of 120 tons/h	1 200 000	80%	0
Photovoltaic system, with a capacity of 400 kW	300 000	20%	0
TOTAL	1 500 000	100%	0

INVESTMENT RECOVERY IN EIGHT YEARS

Indicator, EUR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Revenue	1177.48	1189.26	1201.15	1213.16	1225.29	1237.54	1249.92	1262.42
Subsidies	583.59	571.36	826.98	832.70	838.47	844.31	850.20	856.15
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative costs	64.56	67.78	68.46	69.15	72.60	76.23	80.05	84.05
Net profit	529.34	550.11	305.71	311.32	314.21	317.00	319.67	322.22
Amortization	22.88	255.00	255.00	255.00	255.00	255.00	255.00	255.00
Operating net cash flow	552.22	805.11	560.71	566.32	569.21	572.00	574.67	577.22
Investment value	1,200.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative net cash flow	-647.78	-142.67	418.04	984.36	1,553.57	2,125.57	2,700.25	3,277.47

INVESTMENT STRUCTURE

Discount rate	4.41%
Net present value (NPV)	7 653.83
Internal rate of return (IRR)	10 268.81

EXIT POLICY

- The business owner would be interested in a medium-term loan with a grant portion. Estimated payback, including investor benefits, is found in Year 3.

INFRASTRUCTURE





Development of the urban public transport system in Ungheni Municipality

(technical equipment with ecological transport units)

PROJECT BACKGROUND




In the municipality of Ungheni, public transport is provided by three economic agents and comprises six routes, which run within the radius of the municipality and in the village of Zagarancea. An average of 4,812 people benefit from the service per day. The transport units used for urban travel are currently in a deplorable state, the economic operators providing the public transport services do not offer a satisfactory service nor the desired level of comfort, and ecological sustainability is low (old vehicles – some are 15 years old and older, while some are less than 10 years old, and significant noxious emissions). The main challenge is to ensure safe, modern, well-planned, well-organized, integrated and functional urban transport.





The investment is expected to be carried out in the municipality of Ungheni, for which the main geographical indicators are as follows:

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



 Vitalie VRABIE,
mayor of Ungheni municipality

 +373 69132551

 primar.mun.ungheni@gmail.com;
primaria@ungheni.md

SECTOR

Public services

SUBSECTOR

Urban public transport

- **Main beneficiaries:** students, workers, the elderly, socially vulnerable families and visitors to Ungheni Municipality.
- **Target group:** the population of the municipality of Ungheni (34,826 inhabitants) and the citizens of nearby towns, who are potential users of urban public transport.
- **Regional development potential:** attracting new investments through the development of public transport infrastructure and the development of public-private partnerships (PPPs).

GENERAL INFORMATION

Location	Ungheni municipality
Representative / Manager	Vitalie Vrabie (mayor)
Staff	20

IMPACT

Population of the municipality	36,000 citizens
Number of direct beneficiaries	Over 50,000 people
Potential for investment expansion	Attracting new investors through developing PPPs
Sustainable Development Goals pursued	<ul style="list-style-type: none"> Sustainable cities and communities. Climate action.

TECHNICAL DATA

Field of intervention	Improving the mobility and quality of access infrastructure and its links with the surrounding areas
Estimated value of the project	EUR 2,424,671
Co-financing capacity	10% of the amount of the project
Expected duration of the action	36 months

PROJECT OVERVIEW

PROJECT GOALS

- Ensuring local and interurban connectivity by improving the mobility and quality of ecological urban public transport intended for all social groups.

RELEVANCE OF THE PROJECT

- By replacing the fleet of minibuses that run on diesel (in urban transport) with modern ecological vehicles powered by cleaner fossil fuels, the municipality can achieve the goal of reducing the harmful emissions that are responsible for smog in urban centres (emissions from low-level sources).

MAIN DISCOUNTED RESULTS

- 24 new, modern and ecological transport units purchased, which are functional and safe for passengers.
- The quality of the environment is improved thanks to the use of ecological transport units.
- Urban public transport in the municipality of Ungheni is modernized; attractiveness of the urban environment is increased.
- Quality travel conditions are created in public transport for passengers in Ungheni municipality.
- Social inclusion is ensured, especially for low-income social groups, families with many children, the elderly, people at risk of exclusion, and the unemployed.

ALIGNMENT WITH THE MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

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

- The socioeconomic development strategy of the municipality of Ungheni for the period 2019–2025, through the objective of O.S. 3.3: “Optimization of local transport flow”.
- The General Urban Plan of the city of Ungheni (2015–2030), through O.G.2: “Modernization of the urban infrastructure of transport and utilities and the improvement of living conditions in all neighbourhoods of the city”.
- Feasibility study on the creation of public transport infrastructure and multifunctional intercommunity service (2019).
- The Environmental Strategy of Moldova for the years 2014–2023, through O.S. 7: “Creation of an integrated air quality management system, reduction of pollutant emissions in the atmosphere by 30% by 2023 and of at least 20% of greenhouse gases by 2020, compared to the baseline scenario.”

INVESTMENT OFFER

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
24 new ecological transport units	2 424 671	100%	0
TOTAL	2 424 671	100%	0

FORMS OF COOPERATION

PPPs	TO BE DETERMINED. ALONG WITH THE POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Construction of a wastewater treatment plant (SEAU) in Ungheni municipality

PROJECT BACKGROUND



In the municipality of Ungheni, there is currently one sewage treatment plant (SEAU), located in the town of Valea Mare. This treatment plant receives waste water only from consumers in Ungheni municipality (74 public institutions, 314 economic agents and 8,929 households). The physical condition of the sewage treatment plant in the municipality of Ungheni is precarious. At the moment, only the mechanical purification stage works, with the waste water being partially purified and then discharged into the Prut River. This constitutes a source of pollution for the river. The purification process provided at the SEAU was previously conventional, providing for mechanical and biological stages, with the disinfection of the treated water. However, the biological purification process has not been rehabilitated since 1999. Sludge platforms were provided for sludge dewatering. The installations of the sewage treatment plant currently have a very high degree of wear and tear, and the quality of the discharged wastewater does not meet the normative requirements in force.




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The investment is expected to be carried out in the municipality of Ungheni, for which the main geographical indicators are as follows:

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



 Vitalie VRABIE,
mayor of Ungheni municipality
 +373 69132551
 primar.mun.ungheni@gmail.com;
primaria@ungheni.md

SECTOR

Public Services

SUBSECTOR

Wastewater treatment

- **Main beneficiaries:** citizens of the municipality of Ungheni and those from neighbouring localities, including the operator ÎM Apa – Ungheni Canal.
- **Target group:** inhabitants of Ungheni municipality (34,826 inhabitants), including 23,000 from neighbouring rural towns, and over 1,000 economic agents.
- **Regional development potential:** greater investment potential through the development of wastewater treatment infrastructure and the initiation of public-private partnerships (PPPs).

GENERAL INFORMATION

Location	Municipiul Ungheni
Representative / Manager	Vitalie Vrabie (mayor)
Staff	20

IMPACT

Population of the municipality	36,000 citizens
Number of direct beneficiaries	Over 60,000 people
Potential for investment expansion	Attracting new investors through establishing PPPs
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • Clean water and hygiene. • Partnerships for goals.

TECHNICAL DATA

Field of intervention	Modernization of the technical building infrastructure and public utility networks
Estimated value of the project	EUR 14,055,515
Co-financing capacity	10% of the project amount
Expected duration of the action	36 months

PROJECT OVERVIEW

PROJECT GOALS

- Ensuring the qualitative and quantitative purification of wastewater in the municipality of Ungheni and other rural localities through the construction of a wastewater treatment plant.

RELEVANCE OF THE PROJECT

- The construction of a SEAU, through the regionalization of public utilities and the development of a regional operator based on the urban operator in the provision of water supply, sewerage (AAC) and wastewater treatment services, would lead over time to reduced losses, the promotion of resource conservation, a reduced need for investments, and protection of the environment and water sources.

MAIN DISCOUNTED RESULTS

- Collection of waste water from the municipality of Ungheni and other rural localities at a flow rate of about 8,400 m³ per day and its transportation to the treatment plant.
- Interconnection of 16 localities bordering the Ungheni municipality and the SEAU in a single system of collection, evacuation and purification of waste water.
- Qualitative and quantitative treatment of wastewater in the municipality of Ungheni and other rural localities

through the construction of a wastewater treatment plant.

- Increased attractiveness of the area, improving 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. The Socioeconomic Development Strategy of the municipality of Ungheni (2019–2025) through objective O.S.3.5. "Improving the treatment system" and Projects 3.5.6 "Solving the problem of wastewater treatment in the municipality of Ungheni and the rural localities that are to form a common sewage system" and 3.5.2 "Rehabilitation of pressure collectors up to the treatment plant (19.3 km)", and, in a separate chapter, "Development of the water supply and sewerage sector in the municipality of Ungheni for the period 2019–2025".
3. The General Urban Plan of the city of Ungheni (2015–2030), through O.S.3: "Rehabilitation of water supply networks, sewerage, and purification systems".
4. The Local Action Plan for the Environment of the city of Ungheni (2016–2020) through action 2.2: "Construction of a new wastewater treatment plant".

INVESTMENT OFFER

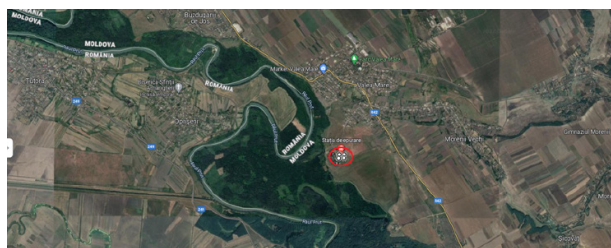
INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Wastewater treatment plant with a processing capacity of 8,400 m ³ per day.	14 055 515	100%	0
TOTAL	14 055 515	100%	0

FORMS OF COOPERATION

PPPs	TO BE DETERMINED. ALONG WITH THE POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Modernization and renovation of the road infrastructure to ensure access to the Ungheni- Business Free Economic Zone from Sculeni customs/Decebal Street

PROJECT BACKGROUND






Decebal Street is one of the most important arteries of the inner city of Ungheni, and also carries the most intense road traffic (bicycles, small cars, public transport vehicles, large cars), including traffic travelling to the Sculeni customs office and to the Ungheni-Business” Free Economic Zone (ZEL)). The street has been dug up countless times, including to update the aqueduct network and the sewer network, as well as to update the street lighting network, and the road is now almost impassable. The section that runs from Cozmescu str. to Ungureanu str. needs to be renovated: it is the only street that connects Sculeni customs office and it crosses Zagarancea commune. Trucks from Europe travel via this street to the Ungheni-Business ZEL. Thus, rehabilitation of this 1 km-long street is of particular interest.



The investment is expected to be carried out in the municipality of Ungheni, for which the main geographical indicators are as follows:

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



 Vitalie VRABIE,
mayor of Ungheni municipality
 +373 69132551
 primar.mun.ungheni@gmail.com;
primaria@ungheni.md

SECTOR

Public services

SUBSECTOR

Road infrastructure

- **Main beneficiaries:** citizens of Ungheni municipality and district, ZEL residents (44 entities), social and educational institutions, 25 economic agents, and over 5,000 tourists.
- **Target group:** economic agents in the region, including Ungheni ZEL residents, as well as drivers transiting the area and pedestrians.
- **Regional development potential:** attracting new Ungheni ZEL residents and promoting regional development.

GENERAL INFORMATION

Location	Ungheni municipality
Representative / Manager	Vitalie Vrabie (mayor)
Staff	20

IMPACT

Population of the municipality	36,000 citizens
Number of direct beneficiaries	Over 130,000 people
Potential for investment expansion	Attracting new investors in Ungheni ZEL
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • No poverty.

TECHNICAL DATA

Field of intervention	Improving the access infrastructure for Ungheni ZEL for residents and economic agents in the region, including individuals
Estimated value of the project	EUR 1,130,300
Co-financing capacity	10% of the project amount
Expected duration of the action	12 months

PROJECT OVERVIEW

PROJECT GOALS

- Ensuring access to the Ungheni-Business ZEL from Sculeni customs office/Decebal Street by modernizing and renovating the road infrastructure.

RELEVANCE OF THE PROJECT

- By rehabilitating Decebal Street, the quality of service provision and the provision of goods will be improved, as a result of creating access routes for providers, efficiently organizing parking lots for different categories of transport, and increasing the level of safety in public space. The renovation of Decebal Street, together with the establishment of cycle tracks, will ensure good access to and from the Ungheni-Business ZEL, and will also be useful for citizens.

MAIN DISCOUNTED RESULTS

- Modern infrastructure created and access ensured to all services located in the intervention area.
- Pedestrian area developed, with the correct delimitation of all traffic participants.
- 1.0 km of rehabilitated roadway, with drainage of rainwater ensured and modern road markings.
- Six parking lots, including parking spaces for disabled people.

- 15 pedestrian crossings, with modern markings and installed road signs.
- Seven public transport stops with easy access for transport and people.
- At least 10 investment decisions located in this area, which will employ more than 50 people.

ALIGNMENT WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

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

Under the Joint Operational Programme Romania – Republic of Moldova 2014–2020, which is financed by the EU, the City Hall of Ungheni municipality has obtained funding for the project “Cross-border development of environmentally friendly transport” 1HARD/3.1/11. Thus, in the next two years, 24,673 km of tracks for cyclists will be laid out (20,547 km in Ungheni and 4,126 km in Dorohoi), and 14 uncovered parking lots (10 in Ungheni and four in Dorohoi) and five covered parking lots (in Ungheni) will be created for long-term parking, and 142 road signs will be installed. A cross-border network of promoters of environmentally friendly transport will be created, aimed at increasing cooperation between community actors in the field of transport and urban planning.

INVESTMENT OFFER

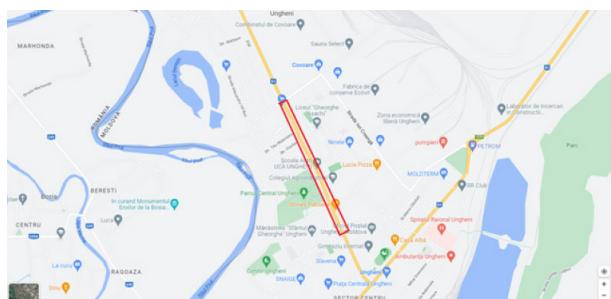
INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
1.0 km of rehabilitated roadway, six parking lots, 15 pedestrian crossings with modern markings and installed road signs, seven public transport stops	1 130 300	100%	0
TOTAL	1 130 300	100%	0

FORMS OF COOPERATION

PPPs	TO BE DETERMINED. ALONG WITH THE POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Rehabilitation of the irrigation system in the Valea Mare region, serving five localities in Ungheni district

PROJECT BACKGROUND



The irrigation system in the Valea Mare region dates back to the Soviet period, being unique in the region. It covers over 3,610 hectares (ha), some of which is used for horticulture (orchards and vegetables). The Valea Mare region in Ungheni district includes five localities: Valea Mare, Morenii Noi, Morenii Vechi, Buzduganii de Sus and Buzduganii de Jos.

The majority of family farms in the region currently want to initiate and develop agricultural businesses. As they are located in the vicinity of the municipality of Ungheni they can benefit from developed infrastructure. However, due to the lack of water for irrigation, it is currently risky to invest in this field.




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The investment is expected to be carried out in Valea mare commune, Ungheni, for which the main geographical indicators are as follows:

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



 Alexei Antoci, mayor
 +373 69295291
 primaria.valeamareungheni@gmail.com

SECTOR

Public services

SUBSECTOR

Wastewater treatment

- **Main beneficiaries:** citizens from five localities in Ungheni district, economic agents and the mayor's office of Valea Mare commune.
- **Target group:** individuals from five localities (over 6,000 inhabitants), including over 60 economic agents.
- **Regional development potential:** the rehabilitation of the irrigation system in the region will lead to the development of agricultural activities and will attract new investors.

GENERAL INFORMATION

Location	Commune of Valea Mare
Representative / Manager	Alexei Antoci (mayor)
Staff	8

IMPACT

Population of the municipality	5,800 citizens
Number of direct beneficiaries	Individuals and over 60 economic agents
Potential for investment expansion	Attracting new investors through incorporation establishing public-private partnerships (PPPs)
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • No poverty. • Partnerships for goals.

TECHNICAL DATA

Field of intervention	Rehabilitation of the irrigation system in Valea Mare commune
Estimated value of the project	EUR 11,603,061
Co-financing capacity	10% of the amount of the project
Expected duration of the action	36 months

PROJECT OVERVIEW

PROJECT GOALS

- Boosting the cultivation of vegetables, developing orchards and perennial plantations, developing the livestock sector, and attracting new investments by rehabilitating the irrigation system in the Valea Mare region.

RELEVANCE OF THE PROJECT

- A soil moisture deficit has become a real problem in recent years for crops in the Republic of Moldova, including in the central region of the country. By rehabilitating the irrigation system, the risks regarding productivity and profitability in agriculture will be decreased considerably. It will make it possible to supplement the water supply during dry periods, thus increasing the yield of crops and thereby

MAIN DISCOUNTED RESULTS

- Over 1,000 ha of agricultural land will benefit from an irrigation system utilizing water from the Prut River.
- More than 60 economic agents operating in the region will increase their production.
- The possibility of supplying the municipality of Ungheni with local autochthonous vegetables and fruits.
- Increased attractiveness of the area for businesses.

- Minimizing the effect of droughts on the crops of economic agents.
- Higher incomes for entrepreneurs in the region and increased taxes to the local budget.
- Increased potential for the development of PPPs.

ALIGNMENT WITH MAIN LOCAL, REGIONAL AND NATIONAL STRATEGIC DOCUMENTS

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

1. In the socioeconomic development strategy for Ungheni district 2022–2030, the irrigation system in the region is mentioned as a priority, in Chapters 1.4 Infrastructure and public utilities, 1.5 Economic Development and 1.6 Infrastructure and public (social) services.
2. In the Local Business Agenda 2022–2026 for Ungheni region, the irrigation system is included in point 3. Development of the agro-industrial sector.
3. In the Regional Land Use Plan of Ungheni district, irrigation systems are provided for in point 3.3.10 – Irrigation systems.

INVESTMENT OFFER

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Rehabilitation of the irrigation system of the Valea Mare region covering over 1 000 ha of agricultural land	11 603 061	100%	0
TOTAL	11 603 061	100%	0

FORMS OF COOPERATION

PPPs	TO BE DETERMINED. ALONG WITH THE POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Construction of a Regional Multifunctional Centre in Zagarancea commune, which will promote regional economic potential

(will be used for marketing, exhibition events, B2R, and fairs, as a cinema, for other leisure activities, and for public catering)






PROJECT BACKGROUND

Each year, Ungheni district, including the municipality, hosts numerous consulting activities, business meetings, entrepreneurship activities for young people, and cultural activities. There is a need for an equipped, high-quality space to host such activities. The existence of this structure will attract the attention of several business actors, in terms of collaboration and involvement, and also of people active in the cultural sphere, who are expected to use the structure to organize events of regional and international importance. At the moment, the lack of a headquarters or building for the organization of consulting activities, business meetings, entrepreneurship activities for young people and cultural activities in the Ungheni region is strongly felt.

The investment is expected to be carried out in Zagarancea commune, for which the main geographical indicators are as follows:

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



 Vasile Gaviuc, mayor
 +373 68378376
 primaria.zagarancea@apl.gov.md

SECTOR

Public services

SUBSECTOR

Development of cultural, social and business infrastructure

- **Main beneficiaries:** 101,064 citizens of Ungheni district, 36,000 citizens of Ungheni municipality, 162 entrepreneurs from the central area of Ungheni region, and 11 public institutions.
- **Target group:** Local public authorities, economic agents, and institutions located nearby.
- **Regional development potential:** Attracting new investments through the development of social and business infrastructure in the region.

GENERAL INFORMATION

Location	Zagarancea commune
Representative / Manager	Vasile Gaviuc (mayor)
Staff	10

IMPACT

Population of the municipality	3,299 citizens
Number of direct beneficiaries	Over 180,000 people
Potential for investment expansion	Attracting new investors through developing public-private partnerships (PPPs)
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • Quality education.

TECHNICAL DATA

Field of intervention	Developing infrastructure and economic support services, to stimulate competitiveness
Estimated value of the project	EUR 1,313,363
Co-financing capacity	10% of the amount of the project
Expected duration of the action	36 months

PROJECT OVERVIEW

PROJECT GOALS

- Sustainable economic development and increasing the regional competitiveness through the construction of a Regional Multifunctional Centre in Zagarancea commune, which will help realize the region's economic potential.

RELEVANCE OF THE PROJECT

- The attractiveness and competitiveness of the targeted region will be increased through the establishment of the modern centre, which will be equipped with three delimited spaces for marketing, organization of exhibitions and fairs, meetings, trainings, tastings and product presentation. Domestic producers and the associative-private environment will benefit from business support infrastructure, with facilities for marketing, promoting products and organizing capacity-building activities.

MAIN DISCOUNTED RESULTS

- One modern, fully equipped multifunctional centre, with an area of 1,100 m².
- Three delimited spaces for marketing, for the organization of exhibitions and fairs, for meetings, for trainings, for tastings and for product presentation.
- One web page, 5,000 leaflets and one video spot to promote the centre's activities.

- A team of professionals trained in the proper operation, promotion and development of the centre.
- The population of the region, including economic agents and external visitors, will have access to an aesthetically appealing multifunctional centre that is able to present quality local products, concentrated in one location.

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 Project of the Socioeconomic Development Strategy of Ungheni District 2022–2030, specific objective 2.2 Expansion and equipping of infrastructure and business support services, point 2.2.4 Development and implementation of a construction project for a regional multifunctional centre for local producers in Zagarancea commune.
2. The general objective within the Local Business Agenda 2022–2026 for the Ungheni region: Development of the regional economy by supporting the business environment, attracting investments and increasing transparency in the dialogue with local public authorities.

INVESTMENT OFFER

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
One modern, fully equipped multifunctional centre, with an area of 1,100 m ²	1 313 363	100%	0
TOTAL	1 313 363	100%	0

FORMS OF COOPERATION

PPPs	TO BE DETERMINED. ALONG WITH THE POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE





Construction of an industrial, multifunctional hall in Pîrlița commune, Ungheni district

PROJECT BACKGROUND



Pîrlița commune is the largest rural locality in Ungheni district, with a population of approximately 6,000 people. At the same time, 42 economic agents from different fields (primary, secondary and tertiary sectors) are active in the commune, contributing approximately MDL 3,000,000 per year to the local budget. The territory of Pîrlița commune currently hosts an agricultural market, where natural and legal persons (on the basis of patents) from Pîrlița area (Pîrlița village, Todirești village, Grăseni village, Agronomovca village, Zozulenii Vechi, Zozulenii Noi, Șighira, Negurenii Vechi, Coșeni, Chirileni, Teșcureni, Bumbata) sell their agricultural production. The market is the only space in the whole area where animals/birds are also sold. The market is not currently realizing its full economic potential due to the deplorable state in which it has languished for more than two decades.




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The investment is expected to be carried out in Pîrlița commune, the main geographical indicators of which are as follows:

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



 Stanislav Babuțac, mayor
 +373 69169467
 conscompirlita@mail.ru

SECTOR

Public services

SUBSECTOR

Development of the local economy

- **Main beneficiaries:** economic agents, land owners, farming households and the entire population that wishes to market their own products in good conditions.
- **Target group:** the population in the vicinity of Pîrlița commune, economic agents, local public administration, etc.
- **Regional development potential:** attracting new investments through the development of social and business infrastructure in the region.

GENERAL INFORMATION

Location	Pîrlița commune
Representative / Manager	Liudmila Nistor (mayor)
Staff	10

IMPACT

Population of the municipality	5,600 citizens
Number of direct beneficiaries	Over 14,000 people
Potential for investment expansion	Attracting new investors through establishing public-private partnerships (PPPs)
Sustainable Development Goals pursued	<ul style="list-style-type: none"> • Sustainable cities and communities. • No poverty. • Decent work and economic growth..

TECHNICAL DATA

Field of intervention	Developing infrastructure and economic support services to stimulate competitiveness
Estimated value of the project	EUR 1,060,793
Co-financing capacity	10% of the amount of the project
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 active in the field of the sale of agricultural produce.

RELEVANCE OF THE PROJECT

The relevance of the construction of the hall arises from the following expected benefits:

- Development of the local economy by increasing the number of natural and legal persons who will practise trade.
- Promotion of local producers.
- Establishment of new businesses and creation of new jobs, including stratum-up among the population.
- Increasing revenues in the local budget.

MAIN DISCOUNTED RESULTS

- Illicit trade reduced by 40%.
- A modern market that is compliant with sanitary requirements and norms is built and operational.
- Improved conditions for the sale of agrifood products for producers and buyers from the commune of Pîrlița and neighbouring localities.

- An electronic information board installed, providing up-to-date information regarding the work schedule, the number of available places and the cost of renting them, and announcements and advertising.
- Optimized prices for producers and consumers of agricultural produce.
- Higher revenues in the local budget.

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 initiative to build the hall is aligned with the socioeconomic development strategy for 2020-2025 for Pîrlița commune.
2. The general objective within the Local Business Agenda 2022-2026 for Ungheni region: Development of the regional economy by supporting the business environment, attracting investments and increasing transparency in the dialogue with local public authorities.
3. The project is aligned with the main local, regional and national strategic documents.

INVESTMENT OFFER

INVESTMENT STRUCTURE

Investment	Value, eur	Structure	Subsidies, eur
Construction of an industrial, multifunctional hall in Pîrlița commune	1 060 793	100%	0
TOTAL	1 060 793	100%	0

FORMS OF COOPERATION

PPPs	TO BE DETERMINED. ALONG WITH THE POTENTIAL PARTNERS/INVESTORS
TYPE OF FINANCING	GRANT FUNDS; FINANCING WITH A GRANT COMPONENT

INFRASTRUCTURE



