

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.

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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.

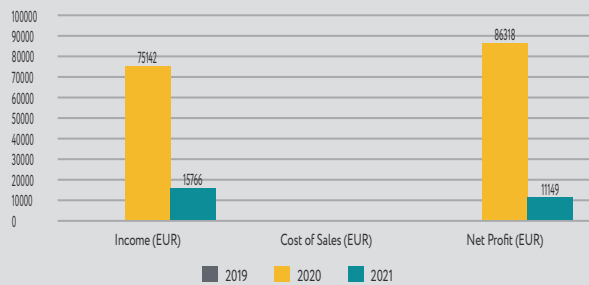
TARGET GROUP

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

