

REIF Construct SRL, your reliable partner in constructions, develops in Romania:



for discerning investors

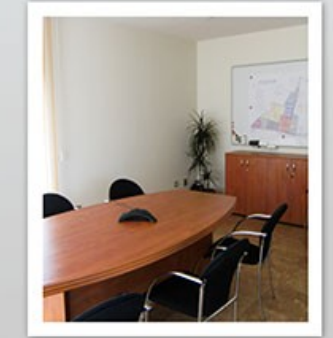
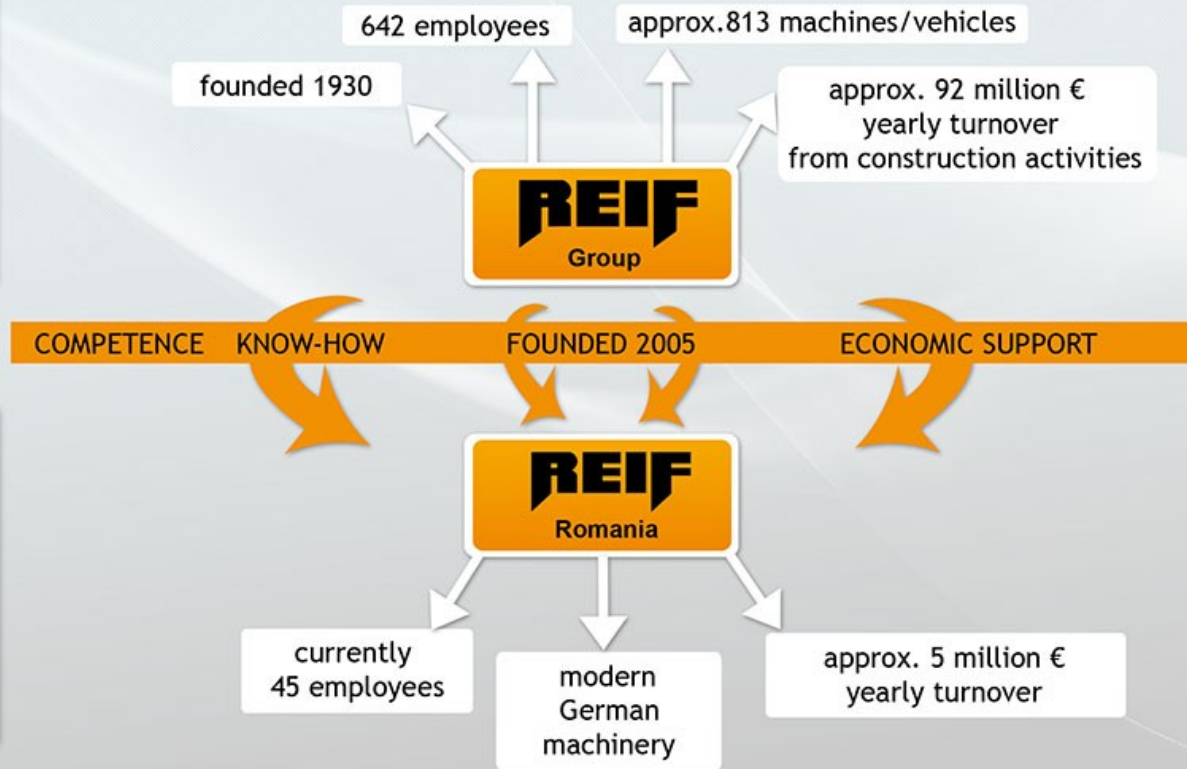
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Member of the Association of
Industrial Parks / Zones

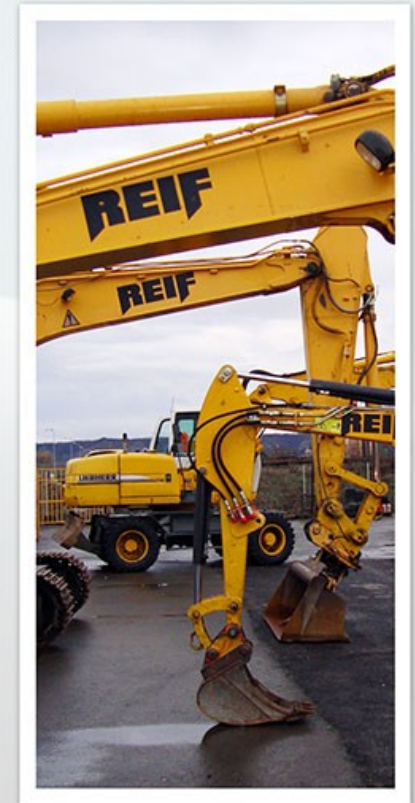


A project of **REIF** member of the German REIF Group
Construct S.R.L

Company structure



- 100% subsidiary of the German REIF Bauunternehmung, Rastatt, Baden-Württemberg
- German management
- Romanian workers trained in Germany
- Latest technology applied with state-of-the-art equipment
- German, Romanian and English speaking engineers
- German supervisors



- centrally located headquarter in Cluj-Napoca, easily reachable if traveling from abroad or other cities in Romania; construction machinery and equipment stored nearby in Câmpia Turzii
- highly specialised in construction of roads, canalisation, utility lines, earthworks and also turnkeys projects can be handled professionally
- cooperation with well-established and reliable Romanian partners, not only in the field of constructions, but also in related economic sectors such as marketing, legal services and accounting
- quality-oriented company policy, focused on schedules, cost certainty for our clients and execution excellence



PROJECT PRESENTATION

A project of

REIF

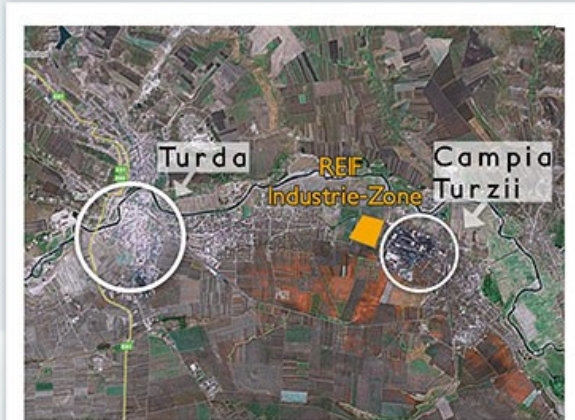
Construct S.R.L

member of the German REIF Group

- S.C. REIF Construct S.R.L. in Cluj-Napoca promotes in the North-West of Romania an **Industrial Zone** for companies willing to expand their business
- Benefit from **excellent business conditions and settings**, ideal for future oriented investments, at this location between Câmpia Turzii and Turda



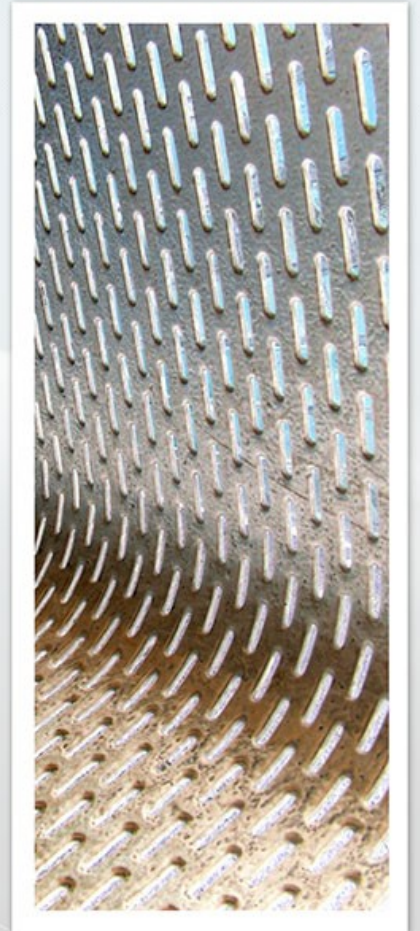
- One of the **largest Industrial Zones** of Transylvania emerged
- Spread over 44 ha (440.000 m²), the estate offers **outstanding infrastructures** and remarkable **work conditions** for **prosperous business developments**



- **Flat site**, originated from farmland, enables a smooth building process
- **Supply lines** for industrial use are already at customers' disposal
- REIF meets increased energy requirements with **tailor-made solutions, according to each investor's necessities.**
20 KV-ground cables, adequately dimensioned and additional transformer capacities are available



- **Reliable and solid suppliers**, such as Eon-Gaz, Electrogrup, Electrica and the municipal authorities of Câmpia Turzii guarantee excellent services on the long term
- The **industrial profile** of the region is, at a great extent, shaped by the **steel company** Mechel in Câmpia Turzii, which provides qualified workforce, as a consequence of significant staff reductions occurred



- Due to its **central position** between two medium-sized cities, the REIF Industrial Zone benefits from sufficient labour force
- The **vocational schools** in the surrounding area have already expressed their interest in cooperating with the future companies, in order to provide adequately trained personnel
- As for the recruitment of executives, the **great capacities offered by the technical and economic universities in Cluj-Napoca** are to be taken into account. Cluj-Napoca occupies a leading position among the Romanian university centres and can provide sufficient academic potential for the new-established companies



- Cluj-Napoca represents the ideal residence for **foreign executives**, as it meets **most exquisite requests** in terms of culture, education, infrastructure, leisure time activities or variety of goods.
- **Great traffic connections** towards Campia Turzii and Cluj-Napoca are premises for a successful industrial development.
- The **international airport in Cluj**, provides daily flight connections to national as well as international destinations. Direct flights reduce the distance and simplify the path to the Industrial Zone in Campia Turzii.





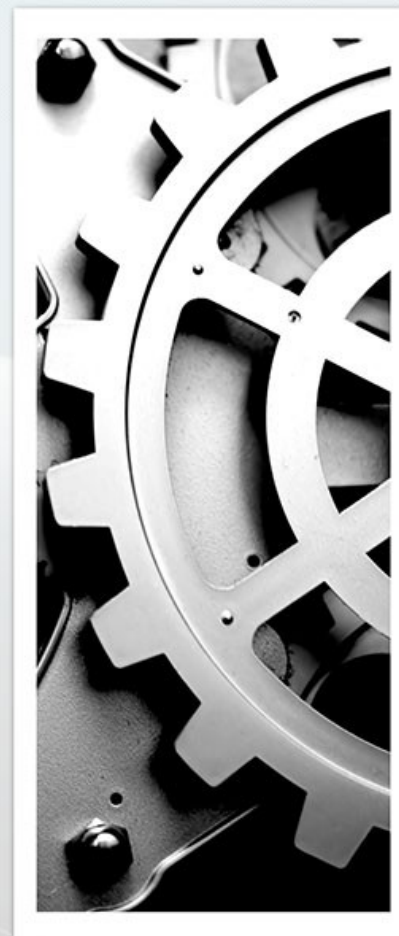
- Direct **access from the Industrial Zone to a well developed European Road** enables rapid goods delivery and transportation



- The **motorway segment A3** along the cities of Turda and Câmpia Turzii is currently under construction, part of it is already completed and in use. The A3 connects the REIF Industrial Zone to the western European motorway network

REIF's main objectives for the completion of the project Industrial Zone are:

- **consistent, client - oriented and quality - centered strategy** in the development of the Industrial Zone
- **No follow-up costs** for park administration and infrastructural maintenance
- **Individually designed and custom-made estate aquisitions,** investors with increased dimensional requirements can also be satisfied.



Location

Position in Romania	Câmpia Turzii, North-West of Romania
More precise positioning	at the North-Western boundary of Câmpia Turzii
Surface	44 ha



Distance references

	Distance (km)	Estimated time
Distance from Cluj-Napoca	40	45 min
The nearest universities in Cluj	40	45 min
International airport in Cluj-Napoca	45	1 h
Distance to the motorway A3	2	5 min
Distance to the nearest railway station	1	2 min

Inhabitants

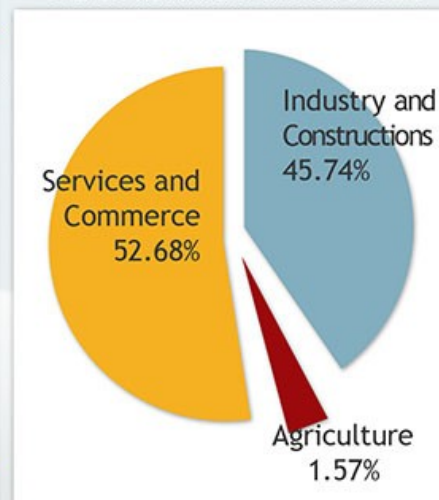
Number of inhabitants in Câmpia Turzii	26.705
Number of inhabitants in Turda	57.937
Number of inhabitants in Cluj county	691.989
Population density in Cluj county	105 inhabitants/km ²

Economic data

Registered companies in Cluj county: 61.224 (thereof 4.173 - foreign investors)

Branches: - Services and commerce	52.68%
- Industry und construction	45.74%
- Agriculture	1.57%

ECONOMIC BRANCHES



Remuneration level for different job types

(Rough costs for the labour performed)

EUROS / month

Financial Manager	1500-2500
Production Manager	1950-2500
Engineer	620-850
Production Planner	650-750
Qualified worker	280-320
Semi-skilled worker	170-190



Labour market (percentage)

Official rate of unemployment	8,5%
Unofficial rate of unemployment	15%

Education - technical and economic studies (Universities in Cluj-Napoca)

	graduates / year
Technical University	1650
Faculty of Economics, University „Babeş-Bolyai“	1200
Faculty of Business, „Babeş-Bolyai“	210
Other private Universities (Economic studies)	up to 800



Technical University Cluj-Napoca:

	graduates / year
Computer science	250
Electrical engineering	140
Civil engineering and Building services	450
Architecture and urban planning	240
Machine building	170
Mechanical engineering	400

Infrastructure / utilities available

Electricity in MW	up to 20 MW
Natural gas in Nm ³	ø 400
Drinking water	147 m ³ /day
Wastewater	1,76 l/s
Rainwater	3,7 m ³ /s
Internet	High speed, fiber glass cabling



Transport connections

Motorway A3	2 km, 2 junctions
Distance to the European Road E 60	0,5 km
Railway sidings	1km
Public transportation	bus stops on the zone confirmed by local authorities

○ Soil conditions

Type of soil	pebbly ground
Groundwater level	3 m
Ground surface	nearly flat
Previous use of the land for the last 50 years	agricultural use
Environmental condition	unpolluted
Archaeological characteristic	nonexistent



Local urban development plan

Land-use ordinance	industrial area
Buildings density	50% - 60%
Parking lots and internal roads	20%
Green areas	30%
Distance between buildings and estate boundaries	6-8 m
Building height approved	up to 35 m

A3 motorway
2 km away



Flexibility - land parcels according to dimensional requirements

Detailed information on the Industrial Zone

REIF Industrial Zone in Câmpia Turzii provides investors with comprehensive, reliable and smartly-built utility lines (energy, water, gas) as well as the latest information and communication technology

In addition potential investors of REIF Industrial Zone, are offered:

- site supervision
- on-site conference rooms
- electricity during the construction phase
- consultancy from A to Z for a successful relocation



REIF Industrial Zone - surface 44 hectares
Internal street network



Sewerage system
Rain and foul water



Electricity network
up to 20 MW



Gas distribution network
Ø400 available



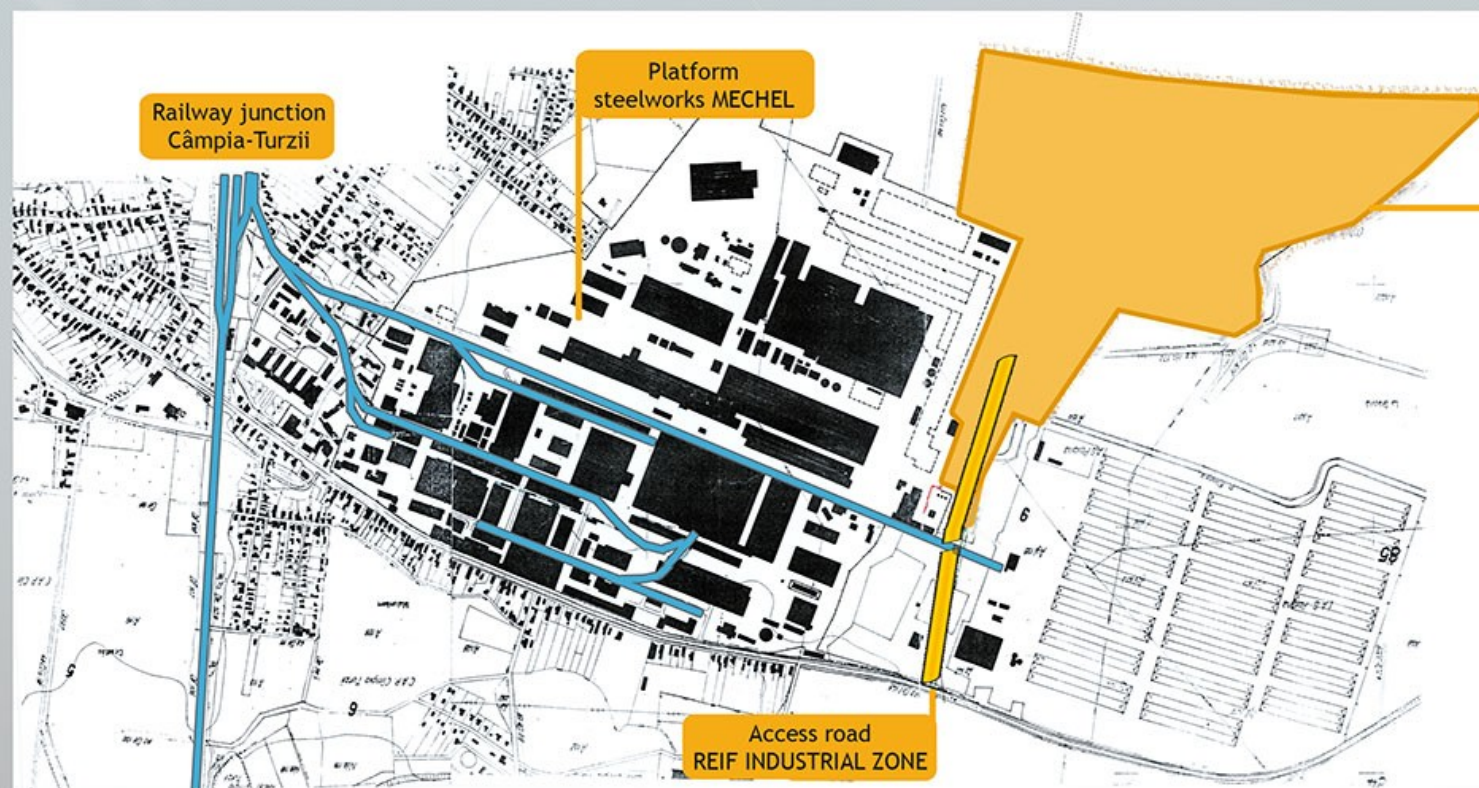
Drinking water supply network



Transmission line system made of optical fiber
Telecommunications, Internet, Data transmission



Railway sidings



Contact Information

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In cooperation with:



e-on

Electrogrup



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