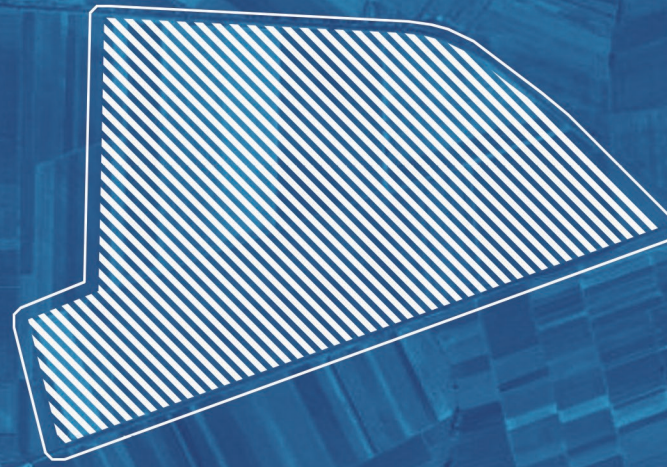


**RECI (COVASNA) - PRODUCTION, LOGISTICS
INTERMODAL TERMINAL, RETAIL & SERVICES**



ROLEX

Regional Agribusiness Hub



**HIGH TECH AGRIBUSINESS PRODUCTION, LOGISTICS, INTERMODAL
TERMINAL, RETAIL & SERVICES ON OVER 100 ha OF LAND**



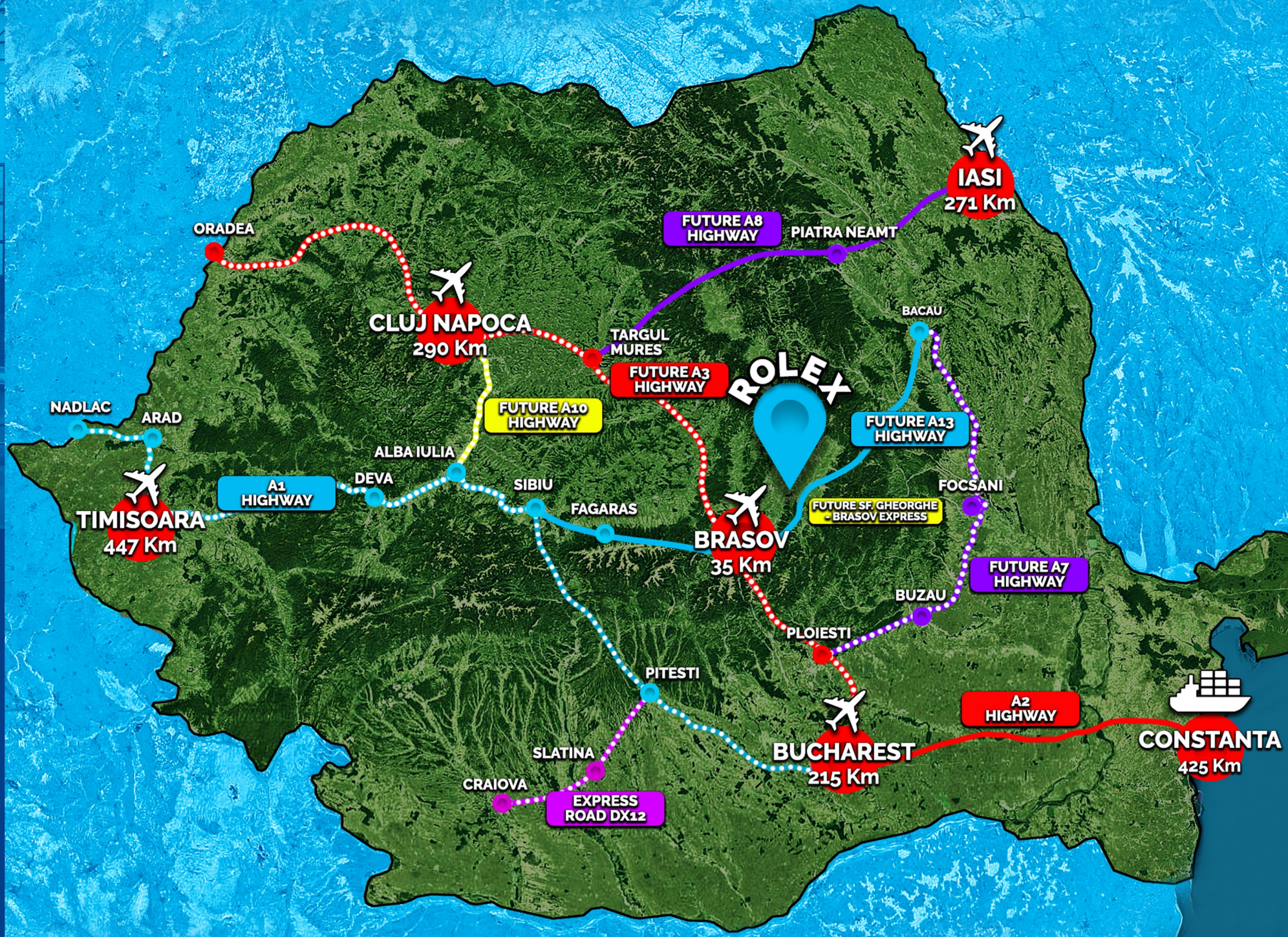
LOCATION OPPORTUNITY



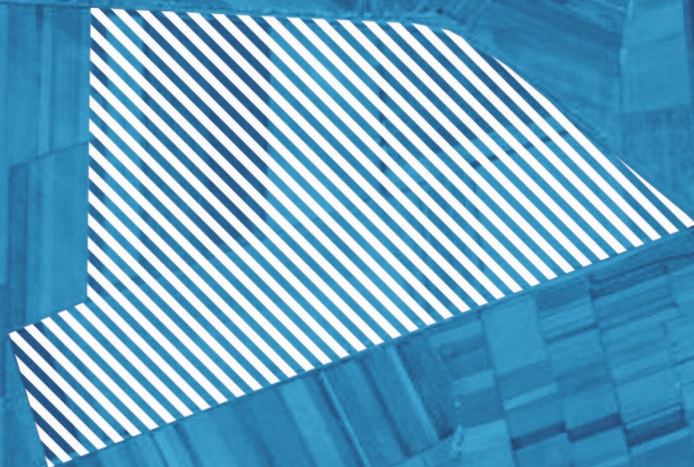
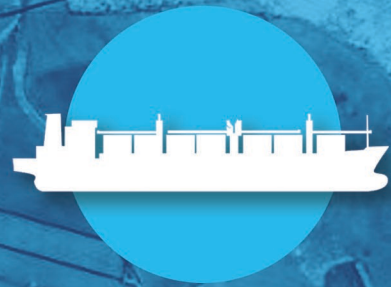
Midway between Brasov key industrial area and Targul Secuiesc, across from **Holzindustrie Schweighofer**.

In the vicinity of future **A13 Brasov - Bacau** highway and well connected to **A3 Bucharest - Brasov** and **Brasov Airport** through planned **Sfantu - Gheorghe - Brasov express road**.

Right in the heart of the country approx. 4h-4.5h drive to main regional cities **Cluj**, **Timisoara**, **Iasi** and **Constanta**. Central location facilitates access to Romanian **airports**, **ports**, **railways**, making all neighboring countries customs relatively **equidistant**.



CONNECTIVITY & OPPORTUNITY



CONNECTIVITY

The site offers good positioning. Adjacent to **E574** European road which crosses and connects central Romania, all major cities are within optimal distances.

One key feature is the planned intermodal terminal as **Rolex** benefits of having neighboring railway including a nearby station. Future **A13 (Brasov-Bacau) highway** is planned to be connected in the vicinity of the site and together with the future **A3 (Bucharest-Brasov-Sibiu)** would facilitate very good connections to the national roads infrastructure.

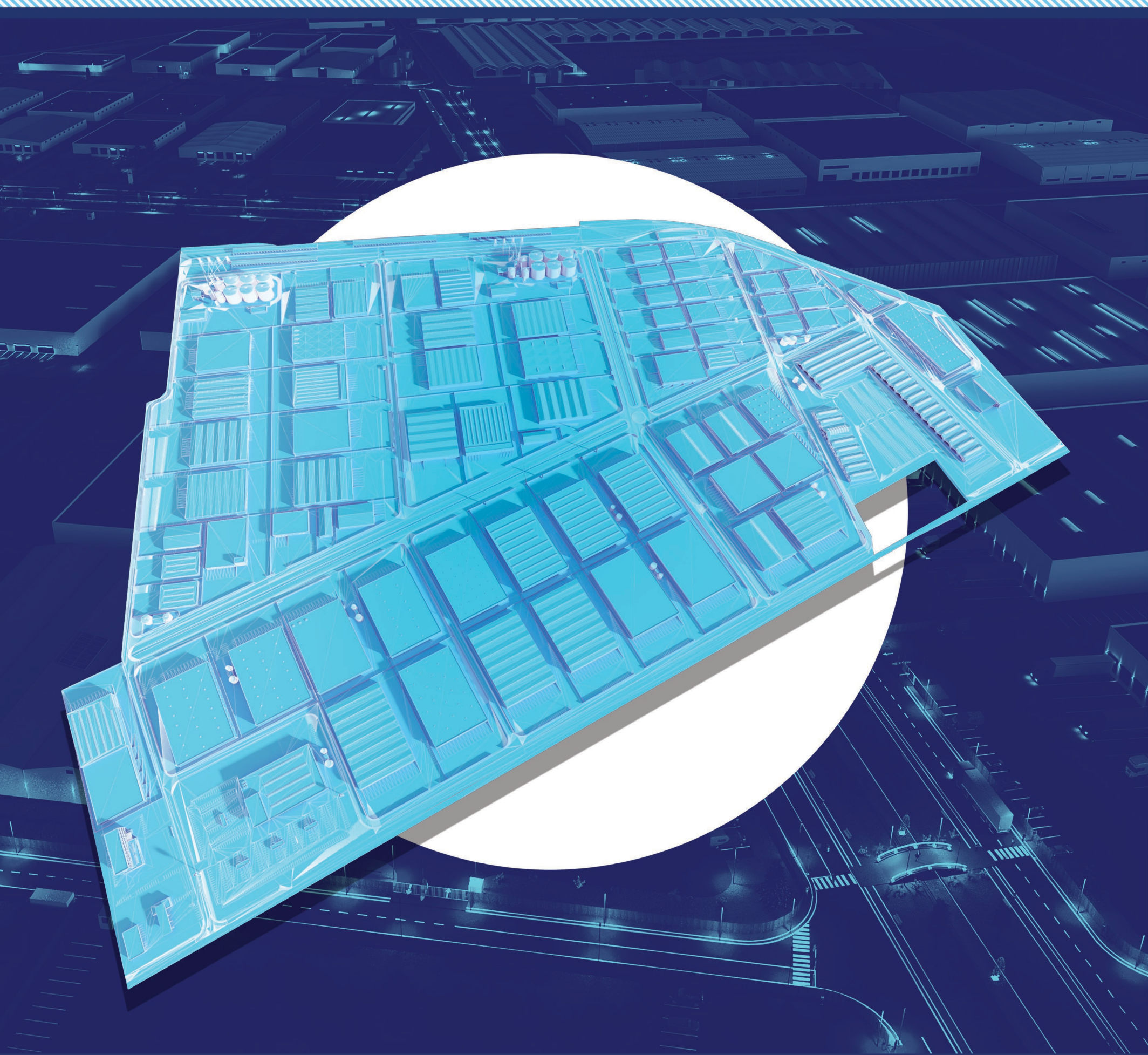
Brasov International Airport will offer air travel capacities, along with all the other airports in **Sibiu, Cluj, Timisoara, Iasi** or **Bucharest**. Maritime transport can be accessed through ports at **Constanta** or **Mangalia**, through **A2 (Bucharest-Constanta) highway**.

OPPORTUNITY

The relatively central location within the country makes all neighboring countries quite equidistant. **Serbia, Bulgaria, Moldova, Hungary** or **Ukraine** are all optimally accessible.

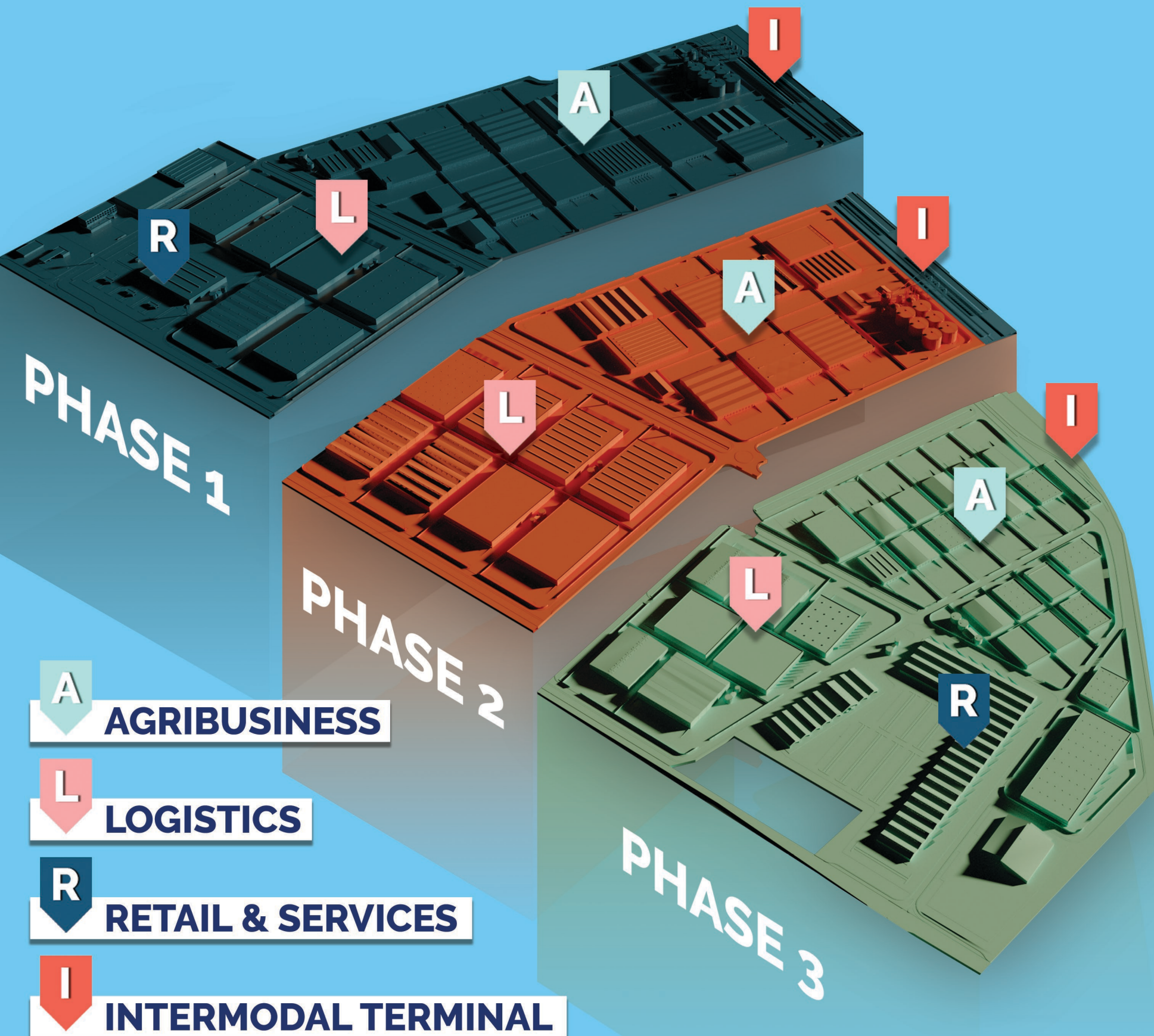
If your business is looking into an European regional reach as part of the 100 ha of development land, **Rolex Regional Agribusiness Hub** offers up the possibility of expanding distribution capacities beyond country-wide in south-eastern Europe.

PROJECT OVERVIEW



- 01** Over 100 ha of development land
- 02** Up to 400,000 sqm buildable areas
- 03** 3 phases of development
- 04** Up to 200,000 sqm of agribusiness products storage, processing & packaging capacities
- 05** Up to 150,000 sqm of various logistics/production facilities
- 06** Approximately 40,000 sqm of supporting retail & services
- 07** Intermodal terminal to facilitate & optimize operations
- 08** Over 200,000 sqm of green areas
- 09** Sustainable, high-tech and environment friendly greenfield investment

DEVELOPMENT STAGES



PHASE 1

Approx. **45 ha** of development land
Up to **170.000 sqm** of buildable area

PHASE 2

Approx. **31 ha** of development land
Up to **120.000 sqm** of buildable area

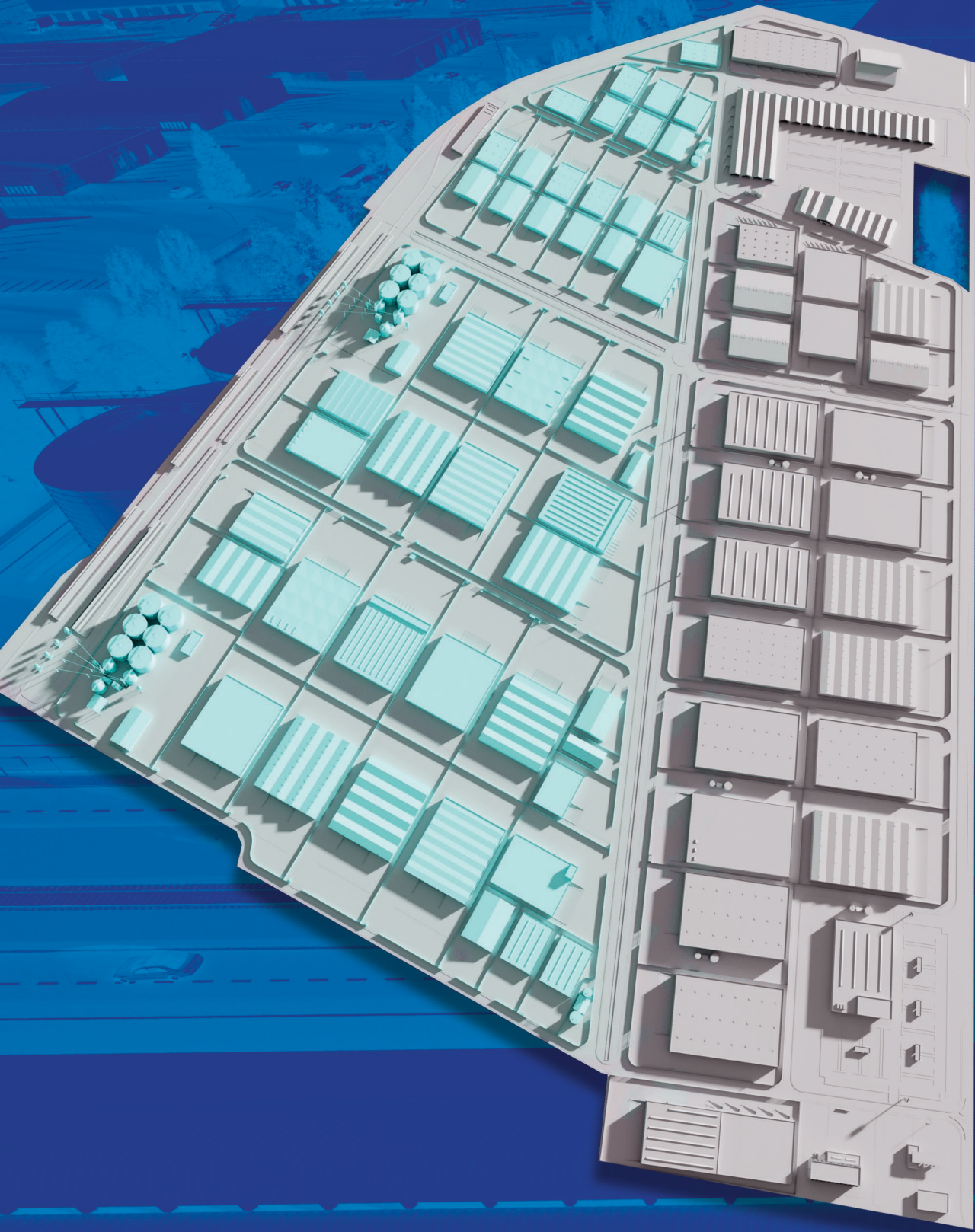
PHASE 3

Approx. **30 ha** of development land
Up to **110.000 sqm** of buildable area

Each stage will include all types of uses: **agribusiness, logistics, retail and intermodal terminal**, offering all possible benefits during development.

The position within Romania is the key ingredient, assuring **Rolex** to become the **most important agribusiness hub** at the country level.

AGRIBUSINESS

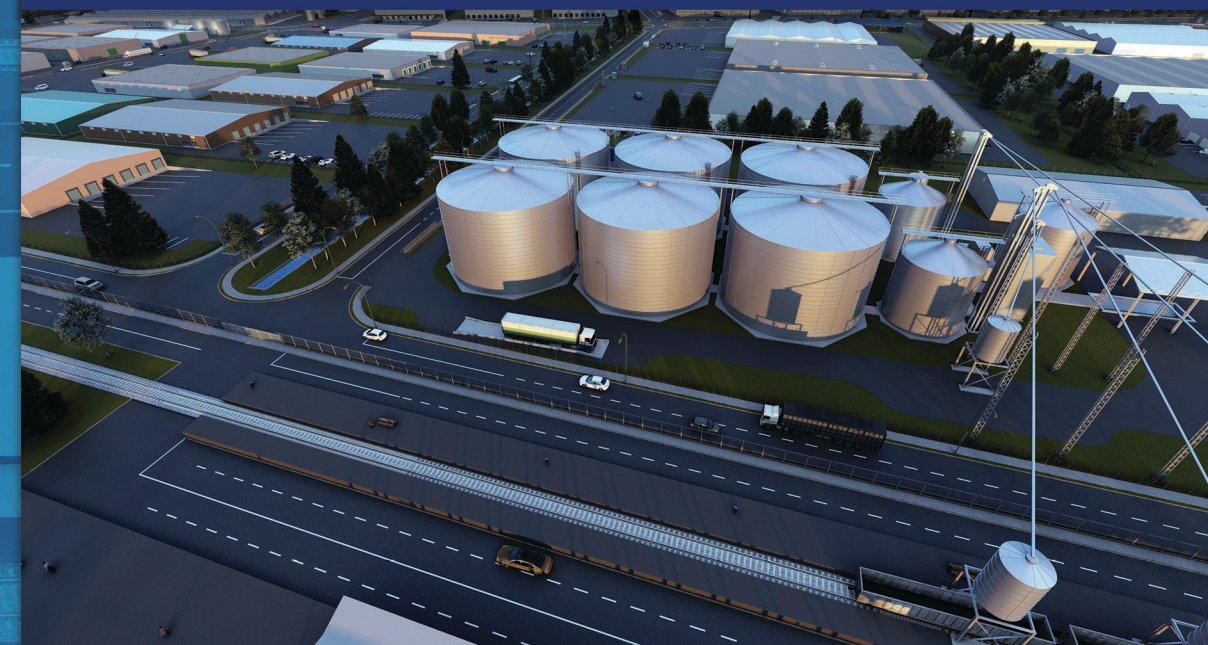


PLANNING

LAND AREA: 46 ha
BUILDABLE AREA: up to 200.000 sqm

SCOPE

The **Agribusiness** sector of **ROLEX** offers premium infrastructure, warehouses and silos to better integrate business opportunities. From crop collection and storage to food processing, packaging and transport with adjacent freight railway and lots of intelligent logistics planned, the aim is to create **the largest national agribusiness hub.**



LOGISTICS



PLANNING

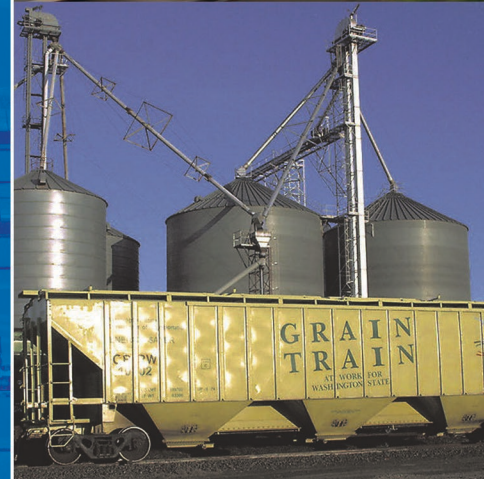
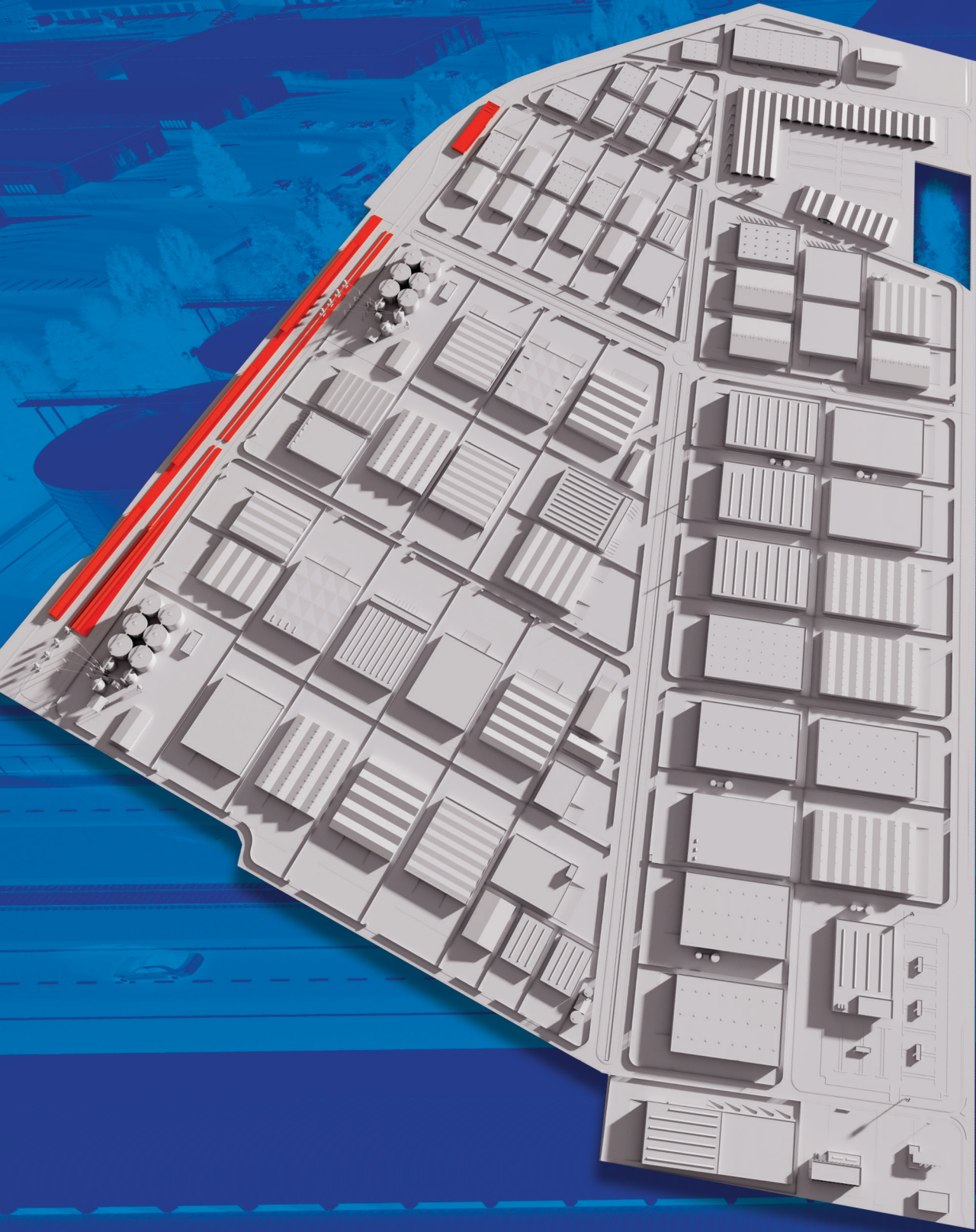
LAND AREA: 28 ha
BUILDABLE AREA: up to 150.000 sqm

SCOPE

The **Logistics** sector of **ROLEX** offers smart warehouses for various purposes, equipped with **integrated CRM solutions, LPR cameras, smart access passes** for all trucks and more, to further human-less interface systems and lower costs. Adjacent to the **agribusiness sector**, with full access to **intermodal terminal** and flanked by 2 **retail areas**, the opportunities abound with transport capabilities, showroom display capacity, expos and much more.



INTERMODAL TERMINAL



PLANNING

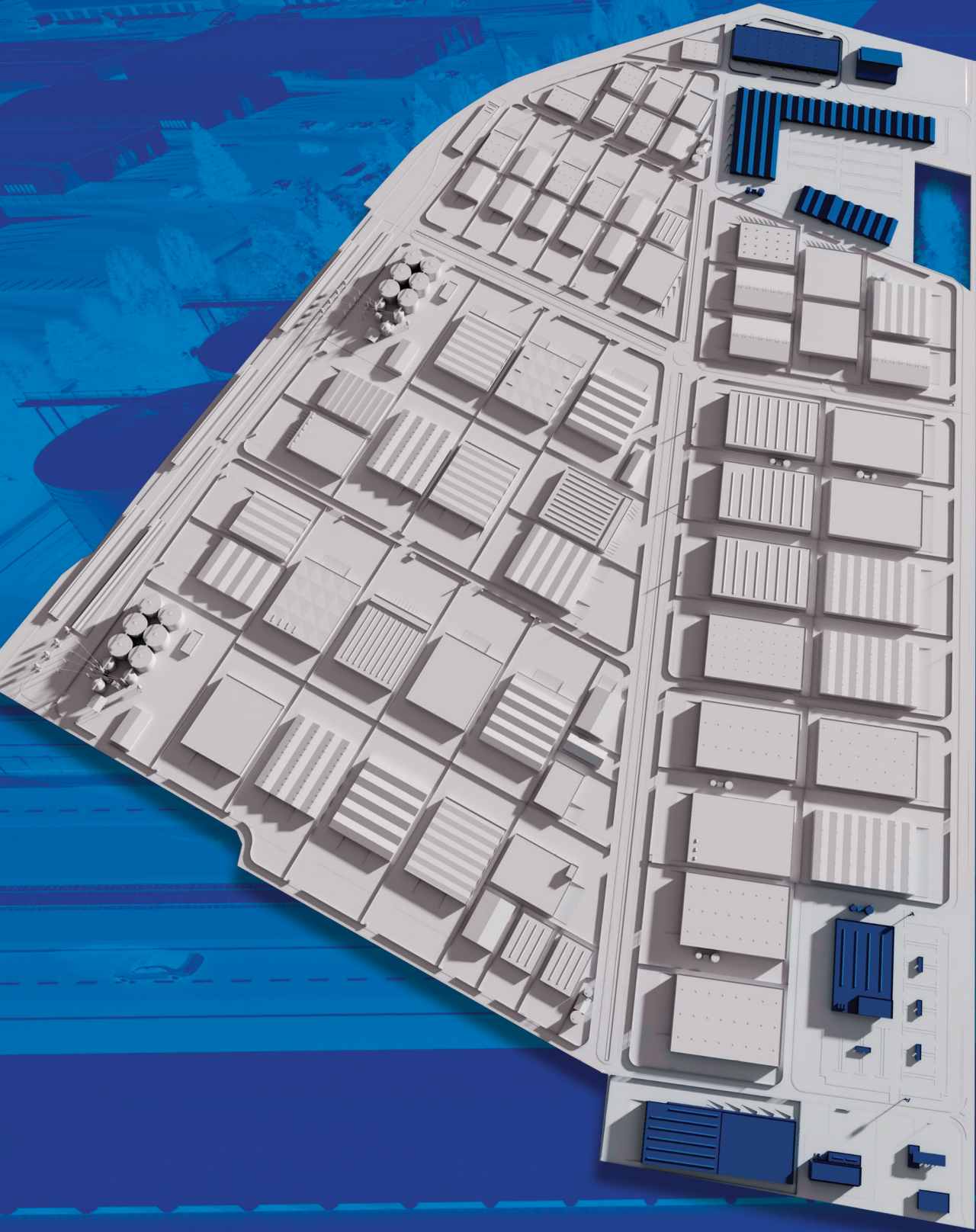
LAND AREA: 5 ha
BUILDABLE AREA: up to 10.000 sqm

SCOPE

The **Intermodal terminal** sector of **ROLEX** is positioned next to the railway line to facilitate the freight handling. The trains can be easily loaded/unloaded from the planned silos adjacent to the tracks or from the nearby different storage capacities. The transport cycle works both ways, with the added capability of loading trucks off the freight trains with assorted goods and cargo. A specialized operator will make sure to automate certain areas in order to streamline the freight transport process.



RETAIL & SERVICES



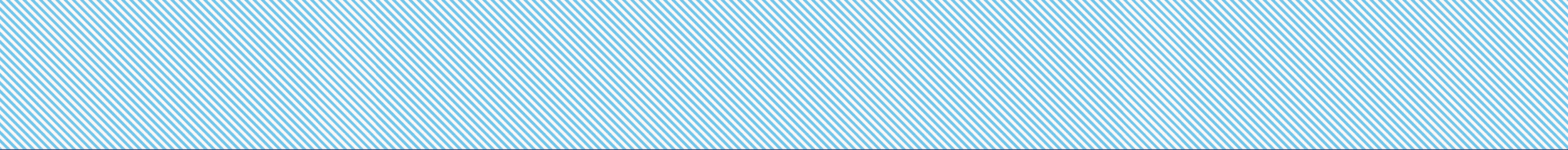
PLANNING

LAND AREA: 15 ha
BUILDABLE AREA: up to 40.000 sqm

SCOPE

The **Retail & Services** sector of **Rolex** consists of two sided zones. These areas will include a gross market, a supermarket, showrooms and repair shops for agricultural machines and equipment, other ancillary spaces and services (exhibition & research center, gas station, offices etc) for any other business uses needed.





>100 ha OF OPPORTUNITY

ILLUSTRATIVE CONCEPT



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