

# TURISM, HOTELURI, RESTAURANTE MAREA NEAGRA S.A.

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No. registration at Trade Register Constanta: J13/696/1991, CIF: RO2980547,  
IBAN account: RO71 RNCB 0117 0151 6314 0001, Romanian Trade Bank- Mangalia subsidiary  
Social subscribed and paid up capital: 57.600.848,70 lei

[www.thrmareaneagra.ro](http://www.thrmareaneagra.ro)

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## **AGEA-pnt. 3**

### **Concerning the asset sale in the patrimony THR Marea Neagra SA**

The opportunity of the sale makes the object of a cash-flow analysis, that exposes the objective reasons and which justify the operation.

Therefore, for ensuring the financial availability necessary for effecting the payments in cash representing the price of withdrawal to the shareholders that DID NOT vote the Division Project, the Directorate proposes the sale of some assets of the patrimony THR Marea Neagra, complying with *The policy in view of ensuring an efficient management of the company*, and “The procedure concerning the asset sale”.

The tender procedure will comprise the organization of open outcry auction or sealed bid, starting from the price in the Evaluation Report made by the evaluator Price waterhouse Cooper-Bucharest/April 2023- in which are seen the market/fair values necessary for Financial report/31.12.2022

At these values we propose a growth rate of 12,3% composed by: 6,48% inflation rate, 2% real growth of GDP/2023 and 3,4% real growth of GDP/2024

\*Note: the statistic data is collected from the Report of the Romanian Government- the Ministry of Finances concerning the macroeconomic situation on year 2023 and the forecast on the period 2024-2027

The assets proposed for capitalization through sale are:

**1.Hotel Magura** with annexes (restaurant, pool and thermal plant)= **2.300.000 eur**

**2.Complex Vraja Marii** (hotel, restaurant, thermal plant, beach bar)= **1.500.00 eur**

**3.Complex Bran-Brad-Bega** (hotel, restaurant, treatment unit, pool, thermal plant)= **7.800.000 eur**

**4.Complex Raluca-Onion** (hotel, restaurant, pool)= **2.400.000 eur**

**5.Saturn land in area of 76.395sm x 97 eur/average/sm= 7.410.315 eur** (\*Note: the average price/sm is established through the possibility of a project of dismemberment executed according to the town planning regulations presented in the Town Planning Certificates of Information, which is: 25.000 sm x 110 eur/sm with height regime ground floor+ 9 floors, and 51.395 sm x 90 eur/sm with height regime ground floor + 4 floors).

**6.Saturn land in area of 21.366 sm x 110 eur/sm = 2.350.260 eur**

The Directorate