



Transilvania Investments

PRESS RELEASE

Strategic acquisition opportunities on the Romanian seaside: 2, 3 and 4* hotels for sale in Eforie Nord and Eforie Sud

Brasov, 12th of January 2023

Investors interested in developing business on the Black Sea coast, the most important tourist area in Romania, now have the opportunity to purchase 2, 3 and 4* hotels in the resorts of Eforie Nord and Eforie Sud. The assets are being put up for sale by THR Marea Neagră, a company in which Transilvania Investments holds the majority stake, as part of the fund's strategy to reposition its portfolio in the hospitality sector. The sale of the 6 hotels will take place through auctions scheduled to start on 25 January, and the tender documents are already available at THR Marea Neagră's headquarters.

With more than 200 rooms and a *wellness* centre highly appreciated by tourists, the Bran-Brad-Bega Complex in Eforie Nord is the most important asset on the list proposed to investors. The unit is rated 4*, and the location on the beach and additional facilities (outdoor pool, bar, etc.) allow the development of *all-inclusive* concepts increasingly in demand by Romanian tourists. Also in Eforie Nord, the 2* Jupiter and Venus hotels and the 3* Diana hotel are on sale. For the Eforie Sud area, the Capitol and Măgura hotels offer a total capacity of over 300 rooms in a resort traditionally dedicated to family tourism.

After the sale of these hotels, Transilvania Investments will focus on the development of the more than 3,500 accommodation places on the coast that remain under direct or indirect management. Another 3,400 accommodation places in the country are owned by the investment fund in resorts such as Baile Felix, Covasna, Tuşnad, Buziaş, Predeal and Brasov, as well as in Ploiesti.

"Each accommodation unit in the portfolio has an individual strategy, adapted to market conditions and with a long-term vision, which will allow it to reach its full potential. Transilvania Investments remains the most important tourism investor in Romania in terms of assets under management and our role is to support a coherent development, in the interest of our investors", says **Radu Roşca**, Executive President of Transilvania Investments.

Other assets put up for sale include the Băcile Reci treatment complex in Eforie Sud and a restaurant with a capacity of almost 700 seats in Saturn. Full auction schedule for the sale of hotels in Eforie Sud and Eforie Nord:

Pag. 1/2

Transilvania Investments
Alliance S.A.

Str. Nicolae Iorga 2,
Braşov 500057, România

Tel.: +40 268 415 529
Tel.: +40 268 416 171

office@transilvaniainvestments.ro
www.transilvaniainvestments.ro

CUJ/CIF: RO 3047687
R.C. J08/3306/1992

Autorizată A.F.I.A.:
Autorizaţie ASF nr. 40/15.02.2018

Autorizată F.I.A.I.R.:
Autorizaţie ASF nr. 150/09.07.2021

Cod LEI (Legal Entity Identifier):
254900E2IL36VM93H128

Capital social:
216 244 379,70 lei

Nr. Registru ASF:
PJR071AFIAA/080005

Nr. Registru ASF:
PJR09FAIR/080006

IBAN B.C.R. Braşov:
RO08 RNCB 0053 0085 8144 0001

Societate administrată în sistem dualist

25th of January

Venus Hotel Complex in Eforie Nord - 10.00 am

Hotel Jupiter in Eforie Nord - 14.00

26th of January

Capitol Hotel Complex in Eforie Sud - 10.00 a.m.

Măgura Hotel Complex in Eforie Sud - 12.00 noon

Brad-Bran-Bega hotel complex in Eforie Nord - 2 p.m.

27th of January

Baile Reci in Eforie Sud - 10.00 am

30th of January

Diana Hotel Complex in Eforie Nord - 10.00 a.m.

Eforie Household Group and Workshops in Eforie Nord - 12.00 noon

Jupiter Household Group in Jupiter - 14.00 p.m.

31st of January

Pelican Restaurant in Saturn - 10.00 am

21.366 sq.m of free land in Saturn - 12.00 noon

The tender documents can be purchased at THR Marea Neagră's headquarters in Lavrion Street no. 29, Mangalia or in electronic format.

About Transilvania Investments

Transilvania Investments is one of the largest investment funds in Romania, listed on the Bucharest Stock Exchange under the symbol TRANSI. The fund's mission is to maximize investor returns by managing a complex portfolio of assets including companies in the financial, tourism, real estate, energy and IT sectors.

Radu Roșca

Executive President

Mihaela Corina Stoica

Compliance Officer