

ANNOUNCEMENT REGARDING THE PUBLIC TENDER FOR THE SALE OF THE ORIZONT PREDEAL HOTEL

We announce the organization of a **public auction** for the sale of **Hotel Orizont**, a **4-star hotel located in Predeal**, one of Romania's most important mountain resorts.

The property is situated in a **prime area, offering spectacular views and easy access to the main road, at 6 Trei Brazi Street, Predeal, Braşov County.**

Property Details

Owner: S. FEPER S.A.

Legal Status: Full ownership right (acquired through a court ruling)

Total Area: Includes the land related to the existing buildings as well as vacant land available for future development

Main Features

Category: 4-star hotel

Rooms: 140 rooms (262 accommodation capacity)

Wellness & SPA: Modern facilities, including an indoor swimming pool, fitness room, sauna, and jacuzzi.

Food & Beverage Outlets:

- Restaurant Miorița: 300 seats
- Restaurant Orizont: 250 seats
- Lobby Bar: 90 seats
- Sky Lounge Bar: 30 seats
- Natura Bar: 20 seats

Conference Facilities:

- Panorama Hall: 150 seats (theater-style)
- Postavaru Hall: 100 seats (theater-style)
- Piatra Mare Hall: 30 seats
- Bucegi Hall: 30 seats

Team-Building Area: 1,000 sqm, suitable for up to 500 participants.

Parking: 80 available spaces.

Land:

- 2,372 sqm of vacant land available for development
- 13,094 sqm of land associated with existing buildings (under concession)

Technical Condition

The rooms were renovated between **2008–2010**, while the **lobby, restaurants, SPA area, and conference facilities have been recently renovated.**

Auction Details

Starting Price

€9.5 million + VAT

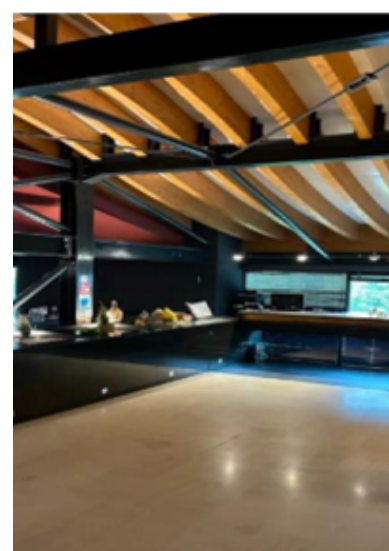
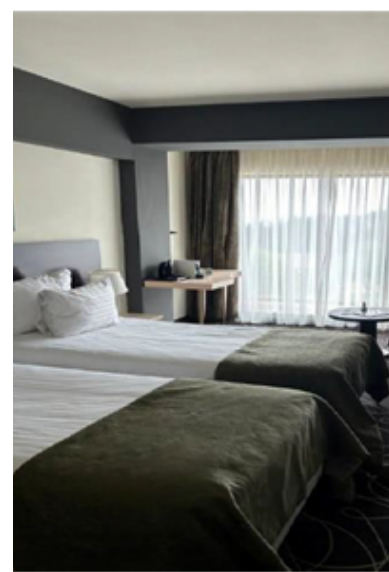
Type of Auction

Competitive public auction (open outcry).

Date

19.02.2026, ora 12:00

The transfer of ownership will take place after full payment of the purchase price.





ANNOUNCEMENT REGARDING THE PUBLIC TENDER FOR THE SALE OF THE ORIZONT PREDEAL HOTEL

FEPER S.A., with registered office in Bucharest, Sector 2, Bd. Prof. Dimitrie Pompeiu nr. 8, registered in the Commercial Register of Bucharest under number J1991001092400, Fiscal Code RO752, legally represented by Mr. Florin-Danut Buzatu, as Managing Director ("FEPER" or "the Company") ,

organizes at the Conference Room on the ground floor of the FEPER building in Bulevardul Profesor Dimitrie Pompeiu nr. 8, sector 2, Bucharest ("Address of the Auction"), a Public Auction with a call for bids on 19.02.2026, at 12:00, for the sale of the following buildings located in Predeal, str. Trei Brazi nr. 6, County Brasov, owned by FEPER S.A.:

- **land free of buildings, 372 square meters, registered in land register no. 102930 of Predeal;**
- **Hotel Orizont, building Gf+GF+6M+6M+M, with a built area of 507 sq.m, registered at position C1, in the land register no. 102931 of Predeal;**
- **Restaurant Miorita, building D + GF + Gf + Elevation, with built area of 628 sq.m, registered at position C2 in the land register 102931 of Predeal.**

The subject of the Transaction is described in the auction documents.

The tender may be attended by Romanian or foreign natural and/or legal persons who can prove that they fulfill the requirements stipulated in the tender documents. Participation in the tender shall be made only with the acceptance of the conditions of the tender specifications and fulfillment of all the conditions stipulated therein.

The auction documents, including the tender specifications, the rules for the organization of the auction and the sale and purchase contract (draft), can be picked up starting from **19.01.2026, 09:00 and until 06.02.2026, 14:00, at Feper headquarters in Bd. Profesor Dimitrie Pompeiu nr. 8, etaj 5, camera 500, sector 2, Bucuresti, after payment by bank transfer of the amount of 5.000 lei/set + VAT, considered as the document procurement and administrative expenses. This fee shall be paid into the Company's account – IBAN RO33CECECEB10330RON2766535, opened at CEC BANK.**

The issuance of tender documents will only take place on the basis of the following documents:

1. written request/request from the candidate,
2. proof of payment of the fee for documents and administrative costs,
3. either (a) a power of attorney/proxy from the potential tenderer granted to the person designated to collect the tender specifications, insofar as this person is not the potential tenderer himself/herself or the legal representative of the potential tenderer, or (b) proof of the legal representative status in case of a potential tenderer, or (c) the identity card (CI/Passport) in case the potential tenderer is a natural person,
4. a copy of the identity card of the potential tenderer as a natural person or of the potential tenderer's authorized representative/agent as a natural person or

The period for submitting requests for clarifications will be from **02.02.2026, 09:00 – 06.02.2026, 16:00, and the answers to the requests for clarifications will be given from 05.02.2026, 09:00 – 11.02.2026, 16:00**. Responses to clarifications will be posted at the Auction Address and will be forwarded to the applicants who have submitted requests for clarifications, to the e-mail addresses indicated by them at the time of procurement of the Auction documents.

Registration for the auction can be made at the Feper headquarters in Bd. 8, 5th floor, room 500, sector 2, Bucharest, by submitting the qualification documents required by the tender documents, as well as the document attesting the payment of the participation guarantee, under the conditions presented in the tender documents, on working days from **19.01.2026, 09:00 – 13.02.2026, 16:00**.

The tender participation guarantee is **10% of the auction starting price/minimum price of the object of the Transaction, i.e. the amount of 950.000 Euro**, at the BNR exchange rate on the day of payment. The participation guarantee shall be constituted by depositing a Bank Guarantee Letter or by placing at the beneficiary's disposal the amount representing the participation guarantee (deposit) in the Company's account – **IBAN RO33CECEB10330RON2766535**, opened with CEC BANK, under the conditions specified in the auction documents.

The tender will be carried out in accordance with the law and in compliance with the provisions of the tender specifications.

The starting price of the auction/minimum price for the sale of the real estate forming the subject of the Transaction is **9,500,000 Euro + VAT, at the BNR exchange rate on the day of payment (sale under reverse charge)**. **The subject of the Transaction will be auctioned in compliance with the auction steps established by the Company in the auction documents, i.e. the auction step is 100,000 Euro.**

Assignment of the Subject Subject of the Transaction is for the real property in its entirety, excluding an individual or fractional sale.

The transfer of the ownership of the real estate that is the subject of the Transaction will take place when the price has been fully received. The transfer of the ownership of the real estate which is the object of the Transaction and the full payment of the price will take place within a maximum of **90 (ninety) calendar days** from the date of the finalization of the sales contract to be signed with the successful bidder.

Further details on the conditions of participation, clarifications on the tender documents or technical details can be obtained at Feper headquarters, Bd. Professor Dimitrie Pompeiu nr. 8, 5th floor, room 500, sector 2, Bucharest or by email, at danut_buzatu@feper.ro.

This Announcement is published on **19.01.2026**.

FEPER S.A.,
by Florin-Danut Buzatu – Director General