

TONY INVEST AD
Bulgaria, Mezdra
105 Aleksandar Stamboliyski Str
e-mail: kaleto4444@abv.bg

For the attention of [redacted]

Dear [redacted]

I am sending you a brief information about the production base of the former factory "Iskar" in the city of Mezdra, which is entirely owned by "Tony Invest" AD, of which I am the majority owner and CEO.

- The land is 21 045 sq.m /a sketch is attached/
- The production halls have an area of approximately 13 000 sq.m.
- And an entire floor of an administrative building with an area of 350 sq.m.

The production halls are in good condition. In the current year /2022/ we made new waterproofing of the entire roof and we installed 1 MWh photovoltaic system for our own needs.

The enterprise is supplied with electricity from two different transmission lines. It has a water supply and it is equipped with rainwater, industrial and domestic sewage. There is a built gas pipeline.

It should be taken into account that freight train station Mezdra is on about 700m. from the enterprise and it has a direct connection to Mezdra-Varna railway line, which is in 20m. from the borders of our property and, if necessary, a connection can be made directly with the enterprise, depending on the activities that will be performed in it.

We are looking for potential investors for:

- renting
- carrying out a joint activity
- selling the property with the built photovoltaic installation with a capacity of 1 MWh

We are open for negotiations.

Attachments:

1. Sketch of Land property No. 15-300897-22.03.2022.
2. Buildings that fall on the property

Tony Yordanov - CEO



DEPARTMENT OF GEODESY, CARTOGRAPHY AND CADASTER - CITY OF VRACA
3000 Vratsa, 46 Hristo Botev Blvd, tel.number 0035992623081
vraca@cadastre.bg, Bulstat number 130362903

SKETCH OF LAND
№ 15-300897 - 22.03.2022

Land property with identifier 47714.500.2368

City Mezdra, Municipality Mezdra, region Vratsa

According to the cadastral map and cadastral registers, approved by Order № ПД-18-1097/11.05.2018 of the executive director of Agency for geodesy, cartography and cadastre.

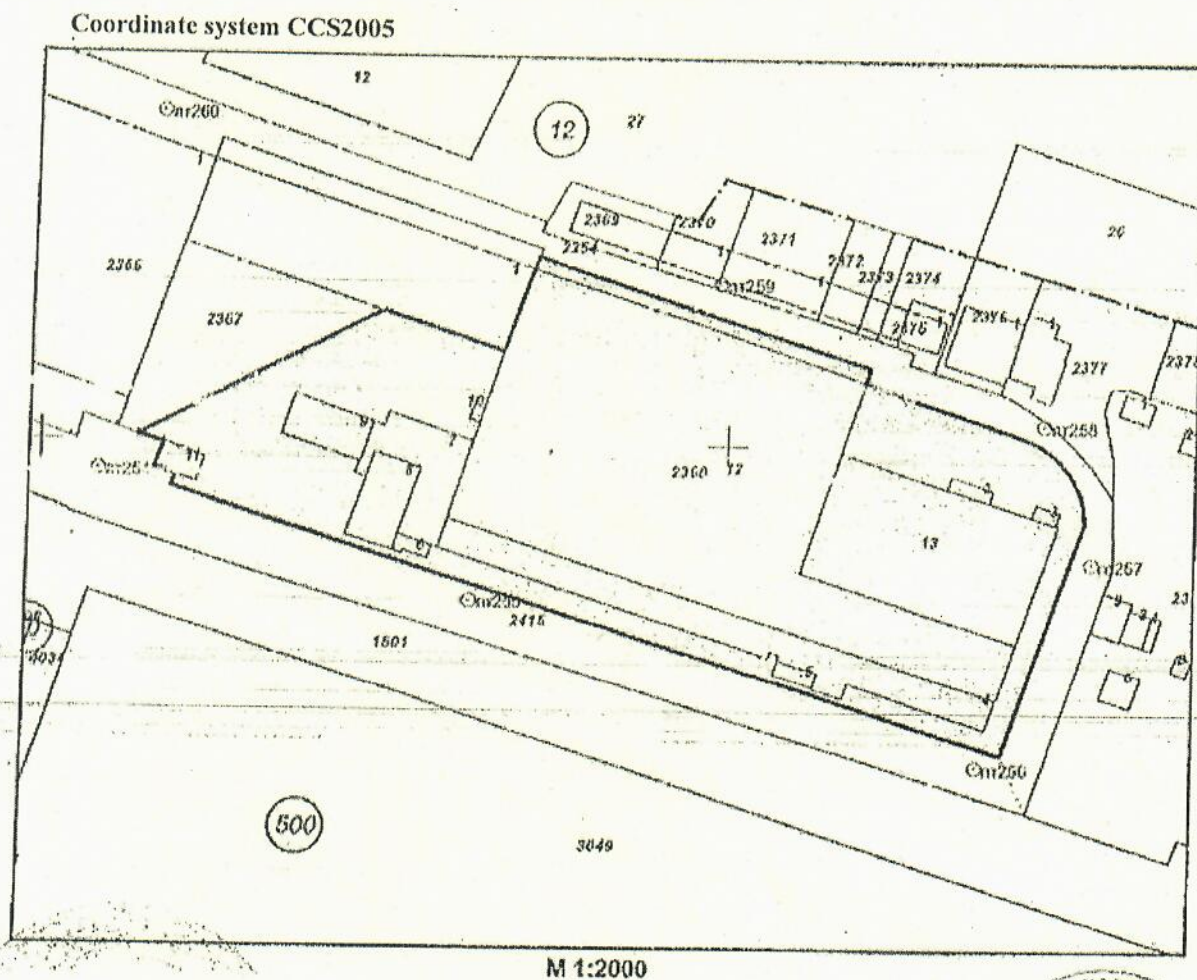
The last amendment to the cadastral map and cadastral registers affecting the land is from 21.03.2022.

Address of the land: 1 Brusensko shosse Street, Mezdra

Area: 21045 sq. m

Permanent purpose of the territory: Urbanized

Method of permanent use: For the machine-building and machine-processing industry



Neighbours: 47714.500.2254; 47714.500.2367, 47714.500.2415

Owner:

1. VAT BG20648494, TONY INVEST AD

Area 21 045 sq.m owned property

Others No. 131 volume 2 per. 451 of 16.03.2022, issued by the Registration Office of Mezdra

Holders of other real rights according to data from Cadastral register of real estate: No data

Buildings that fall on the property

1. Building 47714.500.2368.2: built-up area 51 sq. m, number of floors 1, purpose: Another type of production, warehouse, infrastructure building
2. Building 47714.500.2368.3: built-up area 30 square meters, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
- .. h. Building 47714.500.2368.14: built-up area 1582 sq. m, number of floors 1, purpose: - Other type of production, warehouse, infrastructure building
4. Building 47714.500.2368.5: built-up area 55 sq. m, number of floors 1, purpose: Building for energy production
5. Building 47714.500.2368.6: built-up area 44 sq. m, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
6. Building 47714.500.2368.7: built-up area 607 sq. m, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
- U, Building 47714.500.2368.8: built-up area 357 sq. m, number of floors 5, purpose: Administrative, business building
8. Building 47714.500.2368.9: built-up area 294 sq. m, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
9. Building 47714.500.2368.10: built-up area 21 square meters, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
10. Building 47714.500.2368.11: built-up area 96 sq. m, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
11. Building 47714.500.2368.12: built-up area 9030 sq. m, number of floors 1, purpose: Other type of production, warehouse, infrastructure building
12. Building 47714.500.2368.13: built-up area 2490 sq. m, number of floors 1, purpose: Other type of production, warehouse, infrastructure building

Signed by Radoslav Donkov

DEPARTMENT OF GEODESY, CARTOGRAPHY AND CADASTER - CITY OF VRACA

Scetch №15-300897-22.03.2022r., issued on the basis of an application with an incoming number 01-152083-18.03.2022