

15.12.2022 r.

**To  
Whom it may concern**

**Re: MBS proposal to investors**

**Dear Sirs,**

MBS Business Ltd. is a supplier of industrial products in the area of machine building, welding constructions, spare parts. We supply both for the local market in Bulgaria and international markets. More information is available on [www.mbs-bg.com](http://www.mbs-bg.com).

The company owns industrial buildings in the town of Cherven Briag, Northwestern Bulgaria. The town has traditions in machine building. EU companies investing in manufacturing there, like the industrial company PALFINGER AG, Austria, which has built big manufacturing factory, nearby our facilities.

We are looking for long-term partnership with investors, who are interesting in transferring and establishing business in Bulgaria. We could offer our industrial buildings, equipment and logistics for developing investment business.

See bellow short presentation of our assets:

**LAND** - Total area: **34238 m<sup>2</sup>**

**INDUSTRIAL BUILDINGS** - Total covered area: **11612 m<sup>2</sup>**

**Location – Industrial area of town of Cherven Brjag**

**Type of the land:**

- Industrially-zoned land
- Urbanized territory
- Way of permanent use: for industrial production

**Features:**

**1. Access and transport communications. The land has direct access to:**

- Municipal road
- Main road Cherven Brjag-Ruptsi
- The area has infrastructure network of asphalt and concrete roads for heavy vehicles

**2. Connection to the electric grid:**

- The entire site has direct connection to a station of the main electric power operator in Bulgaria.
- We operate two underground power lines voltage 20 kV, two transformer stations, 1600 KVA and 1000 KVA
- Connection capacity 1,5 MW, could be expanded

**3. Industrial water**

**4. Sewerage system**

**INDUSTRIAL BUILDINGS**

**1. Main workshop, area 7918 m<sup>2</sup>, height 12 m**

- The workshop has been built in 1970s. Renewals have been made.
- The workshop is equipped for production activities. Full-scale production is currently taking place.
- Two separate indoor copper busbars systems are powering all electrical panels in the workshop.
- 7 bridge cranes with lifting capacity from 1 to 12,5 tons are in operation.
- Plasma cutting machine, lathes, milling and CNC machines, welding equipment, machines, bending equipment.

**2. Administrative building, 3 floors, area 2217 m<sup>2</sup>**

- The building is connected to the workshop.

**3. Workshop, area 592 m<sup>2</sup>, height 8 m**

- Power supply at 380/220V
- A bridge crane with lifting capacity 3,2-ton is in operation.
- 12,5-ton external gantry crane for unload of long products and materials.
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**4. Multifunctional building, area 379 m<sup>2</sup>, height 8 m**

**5. Multifunctional building, area 506 m<sup>2</sup>, height 4 m**

We would appreciate business proposals.

Sincerely yours

R. Mitkova, General Manager

## Boundaries of the land and buildings of the MBS Business Ltd. property

