

**Transactional**

**M&A**

**Opportunities**

***June 2021***

## Eurofast \_Opportunities list June 2021

	Deal proposition	Description	Country
New enquiry	Hotel - sell side	<p>Hotel building for sale in Crete on beach front.  <i>Sale price: € 3.6MM.</i>  <i>Area: 21.005.23 m<sup>2</sup>.</i></p>	Greece
New enquiry	Commercial building - sell side	<p>Commercial building on premium beachfront location ideal of company headquarters and not only. Centrally located on the coastal avenue with unobstructed view to the sea. Spanning across 9 levels, basement, ground floor, mezzanine, 1-6 upper floors and an uncovered roof garden. Underground parking space available.</p> <p><i>Total covered area: 2.328 m<sup>2</sup>.</i> Title deeds, planning permit, building permit and architectural plans available.</p> <p><u><i>A high return investment.</i></u></p>	Cyprus

## DEALS FROM PREVIOUS MONTHS

	Deal proposition	Description	Country
New enquiry	Land for sale	<p>A modern residential complex in Tivat, approved by the State Architect. Only 500m from the nautical village Porto Montenegro. The apartments will have a view of the sea, marina Porto Montenegro and city park. The new complex consists of 88 apartments, 10 studio apartments 40 one bedroom, 34 two bedroom, and 4 three - bedroom apartments. The complex will consist of a garage, a gym, a sauna, kids swimming pool, outdoor swimming pool and a concierge service. The proposal is to form a joint venture partnership. The investor will invest € 6MM for the construction of 9.200 m<sup>2</sup> of the residential complex. It is expected that total income from the sale of the 56 apartments and the 42 garages will be over € 9MM.</p> <p>The land is situated in one of the most exclusive areas on the Montenegrin coast. The location is well connected with three airports: Tivat, Podgorica and Dubrovnik. The total area of the land is 3.959 m<sup>2</sup>, and the size of the existing object is 668 m<sup>2</sup>. The total GBA is 10 000 m<sup>2</sup> (above the ground 8.000 m<sup>2</sup>, below the ground 2.000 m<sup>2</sup>). The construction of a 5-star hotel is planned consisting of a rooftop restaurant with a sea view, indoor and outdoor swimming pool, wellness and spa, gym, casino, conference room and garage.</p> <p>In front of the plot is the beach, which will be leased from the State of Montenegro for 30 years with the possibility of an extension. A beach restaurant along with a beach bar and few berths are planned as an integral part of beach design. Between the subject site and the old city the construction of a luxury marina and 5-star resort are planned.</p>	Montenegro

	Deal Proposition	Description	Country
New enquiry	Conversion of feather by-product of poultry production into aqua feed and pet food.	<p>The company has developed an innovative system and machinery for converting a safe and abundant feather by-product of poultry production into highly digestible protein-rich meal for use in aqua feed and pet food, in an environmentally sound and resource-efficient way. The end product meal would provide a viable, sustainable and cost-effective alternative to fish meal and soy meal, thus contributing to the sustainability of feed and circular bio-economy. Interest in the product has been confirmed by several major aqua feed and pet food producers. The company is looking for financing in the amount of up to € 1,8MM in exchange for up to 20% equity stake, in order to set up an industrial - 2 t/h - -scale demo facility in Slovenia. Total project costs over the three years are € 4MM, of which € 2,2MM is expected to come from grant financing, applied for under the EU LIFE programme under thematic priority of Resource-efficiency and green and circular economy.</p>	Slovenia
New enquiry	Hotel - sell side (Distressed)	<p>The 3-star hotel is located on the shores of the Black Sea. Sale price: € 8.5MM. The hotels has 280 double rooms and 26 apartments, 2 restaurants where the food preparation is an art, fully endowed conference halls, outside pool and leisure area. Adjacent to the hotel, a large area is available with the necessary permit for the construction of a skyscraper.</p>	Romania

	<b>Deal Proposition</b>	<b>Description</b>	<b>Country</b>
<b>New enquiry</b>	Real estate in the Tuscany Region (Distressed)	The real estate consists of a 37 buildings that used to make up part of an old village. The property is completed with plots of land (1.438 hectares) for agricultural use (olive trees, arable land) and large wooded areas. Part of the land is also used as a hunting reserve. An urban planning agreement was provided in 2000 which provided for the construction of a tourist accommodation complex including a hotel, a golf club and club house, a horse centre, commercial area, residential/tourist area. In total, the structure is expected to have around 234 apartments (divided into one - room, two - room, three - room and four - room apartments) for a total capacity of 860 beds. Price: € 8MM.	<b>Italy</b>
<b>New enquiry</b>	Hotel - sell side	A seven-storey hotel located in the heart of the historic area of Athens. It offers 18 rooms and 7 suites. Sale price: € 5.5MM.	<b>Greece</b>
<b>New enquiry</b>	Land for sale in Zambia ideal for resort/casino/suites/apartment/golf courses	An extremely beautiful, commercial property with ample land next to Victoria Falls. Well situated in a predominantly tourist and resort area. Accessible to all social amenities. The land is approximately 103 hectares. The land has been earmarked for a 5 star Hotel that will overlook the Zambezi River.	<b>Zambia</b>
<b>New enquiry</b>	Glamping	Team within the tourist industry looking for investors/financing in order to start a glamping project.	<b>Europe</b>
<b>New enquiry</b>	Hotels - buy side	The client is seeking to buy 4 or 5 star hotel(s) in any European location 4 or 5 star category. Budget approx. € 25MM.	<b>Europe</b>

	Deal Proposition	Description	Country
New enquiry	€ 200MM Private Equity Fund, Renewable Energy	Investment in a € 200M Private Equity Fund based in Luxembourg, specialized in the development and operation of Renewable Energy projects across Europe. Expected returns in the mid tens (14,9%). Distribution yield of 3% - 5% after the third year. • Phasing out through securitization after ten years of investment. Co-investment solutions available.	Luxembourg
New enquiry	High tech start-ups	A unique opportunity for accredited investors to tap into the success of Israeli innovation by investing in a Venture Fund that would invest in early-stage high-tech start ups in Israel.	Israel
New enquiry	Three luxury hotels in Greece for sale	Three luxury hotels in Greece for sale. The hotels have a recently signed management contracts spanning 7 years (+5 yrs. optional) starting 2021 and yielding approx. 5.4% of total asking price yearly.	Greece
New enquiry	Nanomaterials and active / smart glass (for energy generation and energy savings)	Nanomaterials company with technology in transparent solar glass for greenhouse applications and dynamic (smart) glass for building applications. The company utilizes innovative materials and deposition techniques to deliver glass products that can reduce the energy footprint for buildings by reducing energy for cooling / lighting / and also transparent glass that produces electrical energy from sunlight. Capital Raising € 20 - 25MM in two rounds, <i>Series-A</i> and <i>Series-B</i> ( <i>Series-A</i> is completed). The company's technology is patented.	Greece

	Deal Proposition	Description	Country
New enquiry	Hotel complex for sale	5 star hotel complex near the beach with main hotel tower, 5 blocks of rooms/apartments, outside and indoor entertainment areas and supporting buildings, in a seaside resort in Southern Russia.	Russia
New enquiry	Private stevedoring company for sale	<p>The main activities of the company are reception, loading, unloading and storage of import, exports and transit goods passing through the <i>Constanta Harbour</i>.</p> <p>The company can handle any kind of goods, unpacked, packed, unitized and bulk (except liquids), directly or storing them within the four open air platforms of approx. 63.300 m<sup>2</sup> and 7 groups of warehouses.</p> <p>The company also owns other assets including another commercial port.</p>	Romania
Not mandated - exclusivity	Marina	<p>The marina will be situated on the southeastern coast of Cyprus. Current market value of the project is € 96MM (land only and permits). Total GDV is over € 200MM.</p> <p>300-berth marina. Point of entry to Cyprus.</p> <p>Serviced yacht club with 24 exclusive suites on a separate building, 123 waterfront apartments, penthouses, duplex penthouses and garden villas. Beach front hotel of 96 rooms with club house and facilities. Commercial area of 5.000 m<sup>2</sup>, a mix of international boutiques, cafés, restaurants and bars.</p>	Cyprus

	Deal Proposition	Description	Country
New enquiry	Mall for sale	Located in one of Poland's 7 key cities. <i>Land</i> : perpetual usufruct, i.e. leased from the city under a long lease (typical in Poland). The building is freehold. Ticket: ca. € 26 - 27MM.	Poland
New enquiry	Mall for sale	Located in Bucharest. The building covers a total area of 70.595 m <sup>2</sup> and includes 2 underground parking levels. Ticket: ca. € 10MM.	Romania
Mandated - exclusivity	Residential & commercial properties for sale in Athens	Residential and commercial properties for sale in Athens suitable for the <i>Golden Visa</i> program and the " <i>Non-Dom</i> " program.	Greece
Mandated - exclusivity	Commercial building for sale	Commercial building for sale: 5 floors, luxurious office spaces. Total area 3.046 m <sup>2</sup> .	Cyprus
New enquiry	Land in Moscow	5 large plots of residential land south-west of Moscow, 40 km away from the Moscow ring road. Total land area 701.100 m <sup>2</sup> . Part of the land is covered by forest.	Russia
Mandated - exclusivity	Land in Sofia	30.000 m <sup>2</sup> plot adjacent to the Sofia ring road for sale.	Bulgaria