



REAL ESTATE · DEVELOPMENT · CORPORATE EXPANSION

Selected Investment Opportunities

Oradea · Western Romania · Selected Assets Nationwide

INDUSTRIAL & LOGISTICS
INCOME-PRODUCING ASSETS
DEVELOPMENT LAND · OFF-MARKET



Local Expertise. International Opportunities

Gaminvest® connects international investors, developers and expanding companies with selected real estate opportunities in Oradea, Western Romania and across the country.

From initial sourcing and market analysis to negotiation and transaction support, we provide the local expertise required to identify and execute the right opportunity.

Investment Advisory	Property Sourcing	Industrial & Commercial Real Estate
Development Opportunities	Off-Market Access	Legal Support
Company Formation	Accounting & Tax	Financing Solutions

Founded in 2007	19 Years of Market Experience
900+ Properties in Portfolio	540+ Transactions in the Last 3 Years
10 Real Estate Brokers	2 Offices in Oradea
In-House Legal Support	Public & Off-Market Opportunities

Based in Oradea, Gaminvest® is an independent real estate advisory company providing

property sourcing
transaction support
integrated business services

for investors, developers and companies entering or expanding in Romania.

A STRATEGIC MARKET IN CENTRAL AND EASTERN EUROPE

Why Romania?

An EU economy connecting Central, Eastern and South-Eastern Europe.

Competitive operating environment. Expanding infrastructure. Multiple asset classes.

19M

POPULATION

\$429BN

GDP IN 2025

450M+

EU SINGLE MARKET
CONSUMERS

€31BN

EU COHESION FUNDING
2021–2027

€13.6/hour average labour cost in 2025 vs. €34.9 across the EU

EU ACCESS · COST COMPETITIVENESS · GROWTH POTENTIAL

ROMANIA'S WESTERN GATEWAY

Why Oradea?

**A connected, investment-ready city
at the gateway to Western Europe.**

Near the Romanian–Hungarian border, Oradea combines motorway, rail, intermodal and air-cargo connectivity with an established industrial base.

Prepared sites, coordinated local support and a growing business ecosystem support companies entering or expanding in Romania.

01

**WESTERN EU
LOCATION**

02

**MULTIMODAL
CONNECTIVITY**

03

**INDUSTRIAL
ECOSYSTEM**

04

**DEVELOPED
INDUSTRIAL LAND**

05

**SKILLED
WORKFORCE**

06

**LOCAL INVESTOR
SUPPORT**

Oradea is strategically located—and prepared to implement investment.

INVESTMENT-READY ECOSYSTEM

Oradea in Numbers

€1.3BNFOREIGN DIRECT
INVESTMENT**280 HA**DEVELOPED
INDUSTRIAL LAND**15,500**UNIVERSITY
STUDENTS**€1.2BN+**PUBLIC INVESTMENT
SINCE 2008

EUROPEAN CONNECTIVITY

TEN-T · A3/M4 · Rail · Intermodal · Air Cargo

Fast access to Hungary and established Western European transport corridors.

One-stop local support

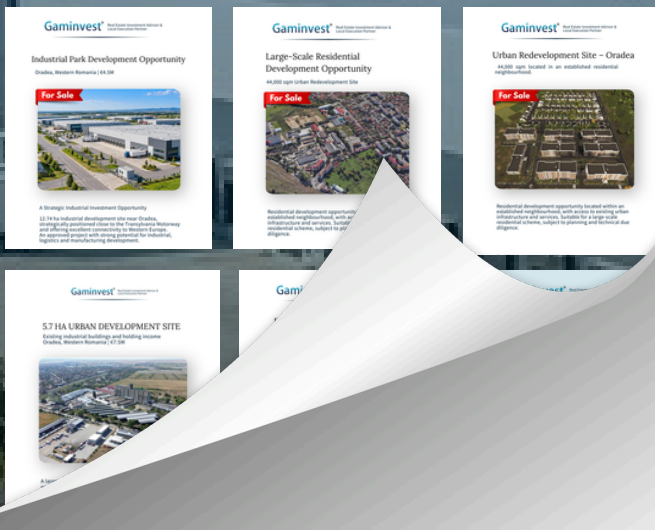
Site selection · Permitting coordination · Investment implementation



From market potential to investable opportunities

The following portfolio brings together selected opportunities across Oradea, Western Romania and the wider Romanian market.

Each asset has been selected based on its location, development potential, income profile or relevance for corporate expansion.



Selected Investment Portfolio

A selection of additional investment opportunities is available on a confidential, off-market basis. Further information is provided following an initial discussion and, where applicable, the signing of a non-disclosure agreement.



4.15 ha Residential & Mixed-Use Development Site Calea Aradului · Oradea · Western Romania

A large-scale urban development opportunity located in one of Oradea's expanding residential areas. The site benefits from approved urban planning documentation and a subsequent development concept prepared for a residential-led project with complementary commercial and office functions.

Investment Snapshot

Site Area: 41,478 sqm

Asking Price: €120/sqm, negotiable

Indicative Land Value: €4.98 million

Planning Parameters: POT up to 40% · CUT up to 2.7

Proposed Development: 13 residential buildings

Development Capacity: Approx. 891 apartments

Proposed Built Area: Approx. 68,850 sqm

Indicative Land Cost: Approx. €72/sqm of proposed built area

€4.98M Acquisition Value · 41,478 sqm Site
68,850 sqm Proposed Built Area · 891 Apartments
€72/sqm Built-Area Land Cost

Development Concept

The concept prepared by the developer provides for 13 residential buildings with complementary commercial and office spaces. Proposed building heights range from GF+4 to GF+8, allowing the project to be developed in phases.

The surrounding area is undergoing continued residential and commercial expansion, with established neighbourhoods, retail facilities and urban infrastructure nearby.

Value-Creation Strategy

- Phased residential development
- Potential integration of retail, office and service functions
- Sale of completed residential units
- Opportunity for partnership, joint venture or direct acquisition

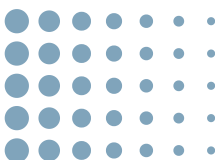
Strategy: Development

Planning Status: Approved PUZ

Investment Profile: Residential-Led Mixed-Use

Exit Potential: Unit sales · Phased disposal · Development partnership

The development capacity, built area and unit count are based on the subsequent concept prepared by the developer. Final implementation remains subject to detailed design, permitting and confirmation of the applicable planning parameters.



Income-Producing Retail Portfolio – Western Romania

13 Properties · Long-Term Retail Leases · Renewable Energy Income

Income-Producing Assets



A diversified portfolio of 13 modern commercial properties predominantly located in Bihor County and leased to established Romanian food retailers.

Developed during the last six to eight years, the properties benefit from long-term lease agreements, modern construction standards and strategically selected retail locations. The portfolio combines contracted rental income with additional revenue generated by photovoltaic installations.

Investment Snapshot

Portfolio Asking Price: €28.44 million + VAT

Number of Properties: 13

Total Built Area: Approx. 17,380 sqm

Total Leased Area: Approx. 17,059 sqm

Annual Contracted Rent: Approx. €1.83 million

Annual Energy Income: Approx. €335,000

Combined Gross Income: Approx. €2.16 million/year

Indicative Gross Yield: Approx. 7.61%

Occupancy: 100% of leasable space

Lease Terms: 12–15 years

Tenant Profile: Established food-retail operators

Locations: Oradea and selected cities across Bihor County

Investment Highlights

- Predictable income generated by long-term leases
- Diversification across 13 separate properties
- Complementary rental and renewable-energy income
- Modern commercial buildings developed within the last eight years
- Existing leases transferable to the purchaser
- Streamlined portfolio administration
- Limited operational exposure
- Potential long-term capital appreciation
- Due diligence report and legal documentation available

Investment Strategy

Strategy: Core Income

Income Profile: Contracted Rent + Photovoltaic Energy

Indicative Gross Yield: 7.61%

Exit Options: Portfolio disposal · Individual asset sales · Long-term income holding

Financial information is indicative and subject to legal, technical and financial due diligence. The stated yield is calculated using gross rental and energy income before operating expenses, taxes and ownership costs



12.74 ha Land - Industrial Park Development Site Near Oradea · A3 Motorway Corridor · Bihor

A large-scale industrial development site located near Oradea and the A3 Transylvania Motorway, providing direct connectivity towards Hungary and Western European markets.

The land is subdivided into **13 industrial plots** suitable for manufacturing, logistics, warehousing and build-to-suit projects.

Investment Snapshot:

Site Area: 127,400 sqm

Asking Price: €35/sqm + VAT, negotiable

Indicative Land Value: €4.46 million + VAT

Planning Status: Approved PUZ

Industrial Plots: 13

Plot Sizes: Approx. 8,000–14,000 sqm

Road Frontage: Approx. 170 m

Maximum POT: 65%

Maximum CUT: 1.5

Development Potential

Maximum Theoretical Footprint: Approx. 82,810 sqm

Maximum Theoretical GFA: Approx. 191,100 sqm

Indicative Land Cost: Approx. €23.33/potential GFA sqm

- Phased industrial park development
- Individual plot sales or long-term leases
- Build-to-suit opportunities
- Planned Infrastructure
- Water and natural gas networks
- Medium-voltage electricity
- Stormwater and wastewater drainage
- Telecommunications and street lighting
- 14-metre internal road with roundabout
- Approved access from the national road

Investment Profile

Strategy: Industrial Development

Target Uses: Manufacturing · Logistics · Warehousing

Exit Options: Entire Park Sale · Build-to-Suit

Development capacity is calculated using the maximum planning parameters applied to the gross site area. Final buildable areas remain subject to the approved subdivision, infrastructure requirements, detailed design and permitting.





5.7 ha Urban Development Site with Existing Income & 1.97 MW Photovoltaic Installation

Oradea • Western Romania

A large-scale urban industrial property combining existing income with long-term redevelopment potential.

Strategically located near Oradea's ring road, freight-rail infrastructure, international airport and the Hungarian border, the property is suitable for continued operational use, phased redevelopment or a value-add investment strategy.

Brownfield opportunities

Investment Snapshot

Site Area: 57,210 sqm

Existing Buildings: Approx. 24,900 sqm

Road Frontage: Approx. 448 m

Rental Income: Approx. €13,000/month

Energy Revenue: Approx. €350,000/year

Combined Gross Income: Approx. €506,000/year

Photovoltaic Capacity: 1.97 MW

Solar Panels: Approx. 5,000

PV Coverage: Approx. 15,000 sqm

- Existing Infrastructure
- Industrial halls, workshops and storage facilities
- Existing lease agreements
- Loading ramp and industrial weighing system
- 7,000 cbm grain silo
- Electricity, gas, water and sewerage connections
- Access to nearby freight-rail infrastructure

Investment Potential

- Holding income during the redevelopment period
- Two complementary revenue sources
- Continued industrial or commercial operation
- Phased redevelopment and repositioning
- Potential integration of industrial, commercial or service functions
- Strategic urban location with transport connectivity

Investment Profile

Strategy: Income + Value-Add

Current Use: Income-Producing Industrial Property

Income Sources: Contracted Rent + Photovoltaic Energy

Development Strategy: **Continued Use · Repositioning · Phased Redevelopment**

Location: **Oradea**, 4 km from International Airport and 13 km from the Hungarian border

Financial information is indicative and subject to legal, technical and financial due diligence. Stated income is gross, before operating expenses, taxes and ownership costs.

Industrial, Logistics & Corporate Expansion

5 ha Brownfield Site – Data Centre Opportunity

Railway access · 1 MW installed power

Industrial Development Complex – Oradea

6 ha site · 11,000 sqm first phase · 17,000 sqm build-to-suit phase

A3 Logistics Facility – Sale or Lease

21,000 sqm site · 7,000 sqm logistics facility · 28 loading docks

2 ha Industrial Development Site – Calea Borşului, Oradea

Convenient access to the A3 motorway · Competitive asking price of €35/sqm

12.74 ha Industrial Park Development Site – A3 Corridor

Approved PUZ · 13 industrial plots · planned utility infrastructure

13 ha Industrial Site near the Intermodal Terminal – Oradea

Suitable for manufacturing, logistics and corporate expansion

Automotive Manufacturing Facility – Oradea

Approx. 41,000 sqm of production buildings · 6.8 ha site · 6 MW power capacity

Income-Producing Retail Portfolio

Income-Producing Industrial Asset – Oradea Industrial Park

Asking price €1.70 million · indicative yield of approximately 10%

Income-Producing Industrial Complex – Oradea

Approx. 13,000 sqm of industrial buildings · 3.9 MW power capacity



Development & Urban Regeneration

Permitted Residential and Commercial Development

Approval for approximately 6,000 sqm of construction

46,200 sqm Residential Development Opportunity – Oncea, Oradea

Two adjacent sites of approximately 30,000 sqm and 16,200 sqm

9,900 sqm Urban Development Site – Calea Clujului, Oradea

17,000 sqm Airport Area Development Site – Oradea

Approved PUZ · industrial, commercial, educational, cultural and mobility-related uses

4.15 ha Residential & Mixed-Use Development Site – Oradea

Approved PUZ · 13 proposed buildings · approximately 891 apartments

7,200 sqm Urban Conversion Property – Oradea Ring Road Area

Existing building suitable for repositioning or redevelopment

Agricultural & Specialised Assets

Flour Milling Facility

Processing capacity of approximately 400 tonnes per 24 hours · grain silos and finished-product warehouses

Hospitality & Heritage

Central Hotel – Oradea

37 rooms · prime city-centre location

19th-Century Historic Austro-Hungarian Manor

Suitable for hospitality, leisure, private events or exclusive residential use

Confidential Off-Market Opportunities

Gaminvest provides qualified investors with access to selected opportunities that are not publicly marketed.

Detailed property information, financial documentation and Investment Memoranda are available upon request, subject to investor verification and, where applicable, an NDA.

Scan to explore confidential opportunities, request NDA access or schedule a meeting.

Mirko Antonino Giuffrida

CEO

+40 743 982 745

mirko.giuffrida@gaminvest.ro



Cristian Hercut

Head of Real Estate Department

+40 748 101 793

cristian.hercut@gaminvest.ro

Ioana Hering

Real Estate Broker specialist

+40 746 214 938

ioana.hering@gaminvest.ro

Gaminvest® Oradea

29 Oneștilor Street

28 Cuza Vodă Street

Oradea · Bihor · Romania

www.gaminvest.ro



LET'S DISCUSS
YOUR NEXT INVESTMENT
IN ROMANIA



GAMINVEST.RO