

Portuguese Embassy in Bucharest

De: "Tiemmegi Consulting" <tmg_tmg@yahoo.com>
Para: <secretariat@embportugal.ro>
Enviado: quinta-feira, 1 de Julho de 2010 13:57
Anexar: Business.en.pdf
Assunto: Business opportunities in Romania
Dear Mr. Ambassador,

I am writing you asking to give me few minutes from your time to read the attached business presentation letter.

The future is in land, wind, sun and water.

My name is Bianca Ionascu and the letter represents my initiative to contact potential persons and investors interested in a very good and interesting businesses.

Hoping in a very pleasant and good collaboration, I can assure you of my entire consideration.

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01/07/2010
gestão de repa
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I am taking the chance contacting you to give some information about the possibility of investment in a very interesting project of agriculture and wind energy (Aeolian).

I am talking about a combination between a good idea with a great idea, which is: standard agricultural or real estate project (buying lands) combined with producing wind energy (Aeolian energy – renewable energy) project. Both initiatives are compatible and they can be developed in parallel. It is absolutely possible to have normal and standard activity on agricultural lands where wind turbines are placed, without stumbling one to the other.

As you know, the market is in a very deep agony. Only the Energy Sector is active, Sector where the offer is only 20-30% regarding the request. Romania is one of the few countries with highest anemometrical values.

All the important actors of the Energy Sector are already presents in Romania, in this very moment, trying to find energy projects to buy. Only one example: CEZ – Czech state company bought last year a project of 600 MW paying – only for the approved project – 300 Million Euros (500.000 euro/MW). The final investment it will be 1,1 Billion Euros and the first Aeolian park of 250 MW it will be ready and opened at the end of 2010. (available information on internet)

Also ENEL – Italy is present, IBERDROLA – Spain and France as well. (not mentioned the private French, Italian, American investors)

I propose you an idea for a project that includes buying very good agricultural land and developing an Aeolian Park project for which we can obtain the Letter of Intention from the Primary Clients.

This is basically the idea: a Company will buy the agricultural land in areas with very high anemometric parameters, where few wind energy projects will be realized for one or more Aeolian parks to offer turn-key, to the principal European companies which are producing energy and which are already presents in Romania.

The surface is 1.150 ha (50% compact percentage) ready to be bought immediately (all documents checked and in order) plus other 700-800 ha for arriving to 80% compact percentage.

The price is 2.200 euro/ha and because the area is one of the most important for the wind sector, on this surface we can develop one or at least two Aeolian projects with capacity - without measurements (!) – of more than 200 MW.

Making the project it takes about 12 months, including wind measurements, obtaining all the authorizations and certificates requested.

After the first 7-8 months – period in which the Urban Certificate is obtained, the Area Urban Plan is approved; also the Environment Certificate and the Technical Connection Authorization (ATR) are obtained – the Project is already approved and sellable!

Primary Clients are paying for an approved project with Technical Connection Authorization (ATR) obtained 120.000 – 150.000 Euro/MW.

The owner of the land and also of the project can sell the project at ----- x 200 MW and has the following options, based on the negotiations with the Client:

There are some very good business options in Romania that investors can do:

1. WIND POWER AND RENEWABLE ENERGY – as I explained; also:
2. AGRICULTURAL or INDUSTRIAL LAND REAL ESTATES (buying and selling land)
3. FOREST FIELDS (carbon credits)
4. REAL ESTATES INVESTMENTS (RESIDENTIAL AREAS, APARTMENTS)

What I am proposing is a meeting and letting you convince yourself about what I am saying and also about the way things are here, being a part of a great team doing good business together.

We can offer our entire services and support for beginning and developing the business here in Romania, helping and giving you the best advices for an efficient administration of your investment.

We are able to individualize farms, agro businesses, properties, assisting you visiting the areas indicated by us and if all those are corresponding with your expectations/demands we'll proceed to do all the verifications on the property documents and preparing all the necessary documentation regarding the contracts needed to be sign at the Notary office in order to take over the property.

Our services are including also the assistance for creating eventual needed companies, preparation the financing contracts if they are requested, and all other necessary needs that you may have.

My name is Bianca Ionascu and I am the Executive Manager of a Business Consulting Firm from Bucharest – Romania. You can contact me on my cell phone no. +40.723.288.115.

Hoping that I woke up a little bit of your interest, I remain at your entire disposal for a better analysis for this initiative, with all aspects that you will consider needed.

Thank you for your time.

Truly yours,

Bianca Ionascu



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