

FIBREX NYLON  
SAVINESTI



Y O U R  
**BUSINESS**  
**OPPORTUNITY**



**RADICI**  
GROUP



# FIBREX NYLON SAVINESTI Industrial platform

Located in Savinesti village, very close to Neamt capital city – Piatra Neamt (5-6 km), FibrexNylon Savinesti Industrial Platform started to be built in 1957 - 1958 and conceived as an **Integrated Industrial Platform** starting from caprolactam and related chemicals production to nylon and fibres production. There were several stages of development and investment until 2000.



The total area of FibrexNylon Savinesti Industrial Platform is **about 155 ha** including **production facilities, storage areas, internal infrastructure, utilities, and office buildings.**

Presently there are about 20 production / services companies that are operating on the FibrexNylon Savinesti Industrial Platform, plus other companies operating nearby.

## Industrial lands & buildings for rent

Within the FibrexNylon Savinesti Industrial Platform there are **available for rent lands and buildings** for industrial activities:

- ◆ **various free lands or ready to be free - up for new buildings**
- ◆ **production & storage buildings**  
about 60,000 sqm
- ◆ **workshop & other buildings**  
about 32,000 sqm
- ◆ **office buildings**  
about 6,500 sqm



## Available utilities & facilities

- ◆ electrical power;
- ◆ waters (industrial, potable);
- ◆ wastewater sewerage;
- ◆ biological treatment plant;
- ◆ other technical utilities;
- ◆ internal roads and railways;
- ◆ electric & mechanic workshops;
- ◆ automation & metrology on the platform;
- ◆ IT network, phone, fax, internet;
- ◆ loading station for logistics;
- ◆ general services.

## Services

- ◆ **Interim management;**
- ◆ **Finance:** accounting, financial services, business analysis & reporting;
- ◆ **Human resources:** personnel administration, payroll, relations with authorities, recruiting and selection, personnel training;
- ◆ **I.T.:** application software/hardware support, training, internet/intranet and network services;
- ◆ **Technical Services:** maintenance, investments control, procurement, metrology;
- ◆ **Legal and General Affairs:** lawyer consultancy, relations with authorities;
- ◆ **Quality-Environmental:** quality system development, implementation and monitoring;
- ◆ **Safety:** first aid, fire brigade;
- ◆ **Security:** Specific controls by an external consulting company
- ◆ **Logistics:** internal transports (loading/unloading), external transports, loading platform, warehousing, customs assistance.





## Description of the area

Neamt County is an industrial area: approx. 58% of the population is involved in industrial activities. The main **industry areas** are represented by mechanical, chemical, textile processing, wood, furniture production & processing, engineering & I.T., services and tourism.

- ◆ Good **transportation infrastructure** airports nearby in Bacau - 60 km - daily flights from and to main Italian & European airports, railways and acces to European road E85;
- ◆ Services: **international banks** (Unicredit Tiriac, Italo -Romena, Intesa SanPaolo, BCR Erste, BRD Société Générale and more), consultancy in fields of finance & accountancy, legal advisory and human resources;
- ◆ Living houses, hotel accommodation and resorts at **western standards** and very interesting and developed **touristic area** (historical monuments & monasteries, spectacular mountain landscapes, lakes and forests). The local authorities intend to invest substantially in this field of activity;
- ◆ **Skilled labor force** at very competitive costs and **continuous developing** infrastructure and services;
- ◆ **Very good relationships** between companies and local authorities; wide popular consent for European direction; extremely positive attitude towards **foreign investments**; easy communications (English, French, German and especially italian).



**The low costs and high educational level make Neamt County an area to be taken into account when thinking about developing new businesses in Eastern Europe.**





# FIBREX NYLON SAVINESTI



## NEAMT COUNTY

### Location

Romania is situated in the Southeastern Europe, in the Northern part of Balkan Peninsula, inside and outside of the Carpathians Mountains, on the Danube lower course, bordering the Black Sea.



Neamt County is located in the North-East of Romania, in Moldavia historical region with the capital city at Piatra Neamt, having a number of approx. 580,000 inhabitants. Neamt County is both an industrial and a touristic area.



1, Uzinei str.  
617410 - Savinesti (NT)  
Phone: +40 233 205.000  
Fax: +40 233 205.180  
E-mail: [info.fibrexnylon@radicigroup.com](mailto:info.fibrexnylon@radicigroup.com)  
Website: [www.fibrex.ro](http://www.fibrex.ro)

Contact person  
**Mr. Marius Zavada**  
Executive Director  
Phone: +40 233 205.112  
Mobile: +40 724 200.892  
E-mail: [marius.zavada@radicigroup.com](mailto:marius.zavada@radicigroup.com)



FIBREXNYLON



# FIBREXNYLON

## INDUSTRIAL PLATFORM





- Neamt County is an **industrial area**: 58% of population is involved in industrial activities.
- The main characteristic of the area is represented by **similar industrial activities** which are grouped in sectors.
- The total number of Neamt inhabitants 110.000.
- The **main industrial sector is Savinesti**, where, excepting YARNEA and FIBREXNYLON, there are several companies involved in **chemical-textile** activities.
- The main foreign country investing in this area is Italy, followed by Germany.

- 1957** Set up of the Synthetic Fibres Complex Savinesti
- 1959** Start of 1st Polyamide Unit, phenol based process Caprolactam and Acrylics
- 1965** Further development of Polyamides, Caprolactam and Acrylics
- 1981** Start of Adipic Acid and 4th Caprolactam Units
- 1983** Start of 5th Polyamide and Acrylic Units
- 1990** Split off the Chemical Fibrex Complex into several independent companies:
  - **FIBREX** - caprolactam, adipic acid and polyamides
  - *MELANA* - acrylics
  - *COMES* - machinery and parts for synthetic fibers sector
  - *ICEFS* - research and production synthetic fibers sector
- 2000** Privatization of FIBREX, acquisition by **RADICI** Group and change the name in **FIBREXNYLON**
- 2004** New company **YARNEA** spin-off from **FIBREXNYLON**, as polyamides production core-business



1. **Principal activity:** electricity and other utilities distribution
  - Electrical power system (licensed distributor);
  - Potable & industrial water systems (authorized distributor);
  - Wastewater biological treatment plant (authorized distributor);
  - Natural gas system (authorized distributor E-ON ENERGIE)
  
2. **Surface:** 164 ha (out of which 101ha located on platform)
  
3. **Employers:** 32
  
4. **Logistic system:**
  - The nearest airport is located in Bacau (40 KM of Savinesti);
  - Truck acces:
    - Acces road DN15, Piatra Neamt – Bacau
    - Internal platform road acces
  - Railway acces: internal industrial railway linked to the national network;
  - Savinesti to Seaport Constanta – 430 km.
  
5. **Turnover 2013:** 4,49 mil Eur





## Available local capacities of utilities

- Potable water 250 mc/hour (used 30%)
- River industrial water 5,000 mc/hour (used 10%)
- Well industrial water 560 mc/hour (used 10%)
- Waste water treatment 250 mc/hour (used 35%)
- Electric Power Authorized 77 MWh (used 15%)

The activity is authorized by the Romanian Authority  
(National Agency of Romanian Water, Environmental Authority, ANRE)

## Local reference prices

• Potable water	2.450lei / kmc
• River industrial water	380lei / kmc
• Well industrial water	820lei / kmc
• Waste water treatment	1.860lei / kmc
• Sewerage	20lei / kmc
• Electricity MV *	68eur / MWh
• Electricity LV *	89eur / MWh

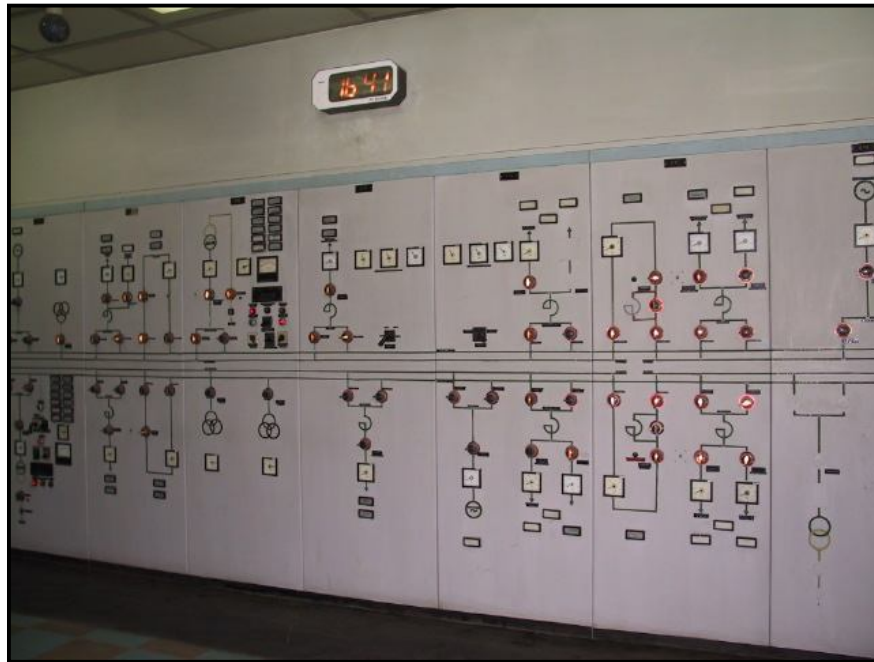
Prices are regulated by the Authorities.

\* Prices and supplying rules are depending by competent authorities regulations



### Consists in:

- Intake system (North and South SRA's), transforming from 110 kV to 6 kV and then to 380 V and **electrical power** distribution – operating
- Energetic dispatching building
- Central Electrical workshop



**North SRA**



**South SRA**

**Consists in:**

- Potable water intake from Brasauti underground source
- Industrial water intake from UHE channel and from Cracau
- Sewerage system
- Purifying of household water and treating of chemical impure water within the Savinesti Water Treatment Plan



**Water Treatment Plant**



**UHE pumping system**



## Production spaces and land within industrial areas

- There are available spaces and lands for production, storage and office purposes.
- There are available the necessary industrial services (utilities, phone&fax, internet).
- The spaces are particularly proper for industrial activities as textile production, carpentry, mechanics, machine-tools, wood and paper processing or logistic activities as warehouse.
- The space structure could be easy modify related to customer request.
- There is also available specialized manpower in the production fields above mentioned.

## The impacts

### Economical:

- ✓ To increase gross internal product of Neamt County;
- ✓ To increase fiscal contribution;
- ✓ To increase export volume;
- ✓ To increase direct foreign investments;
- ✓ To increase economic competitiveness at regional and international level.

### Social:

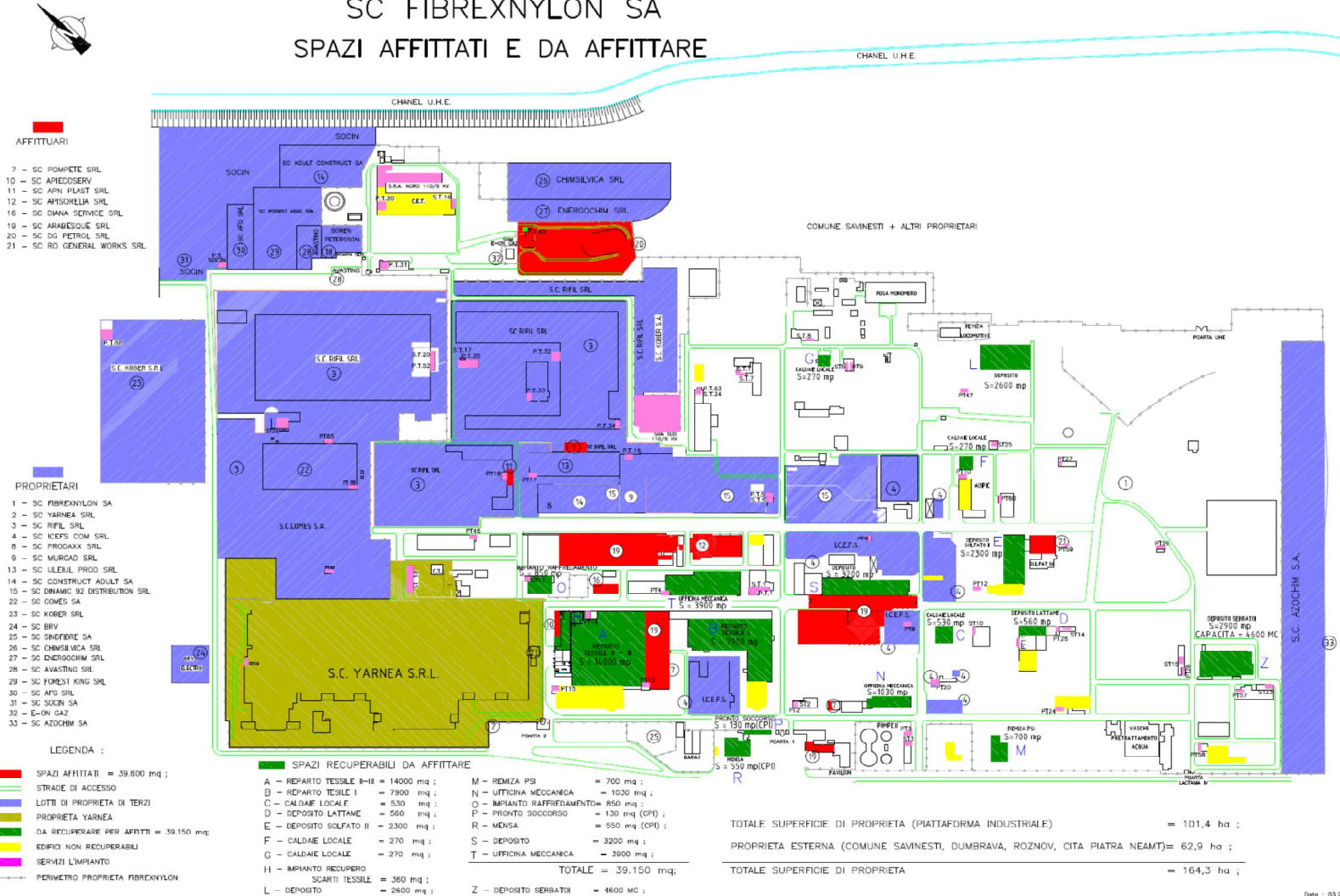
- ✓ To create new jobs;
- ✓ To increase people incomes;
- ✓ To increase life quality standards.

### Environmental:

- ✓ Re-qualification of the site, without negative effects on the environment.



**SC FIBREXNYLON SA  
SPAZI AFFITTATI E DA AFFITTARE**



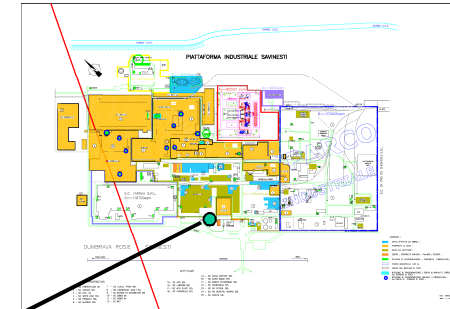
## Available space for rent

- ❑ 43.760sqm of buildings consists in:
  - ❑ Mechanical workshop 3,900 sqm
  - ❑ Textile building Relon I-III 24,000 sqm
  - ❑ Warehouses 8,660 sqm
  - ❑ Administrativ building 4,600 sqm
  - ❑ Other small buildings 2,600 sqm
- ❑ Lands available to build 350,000 sqm

**Note:**

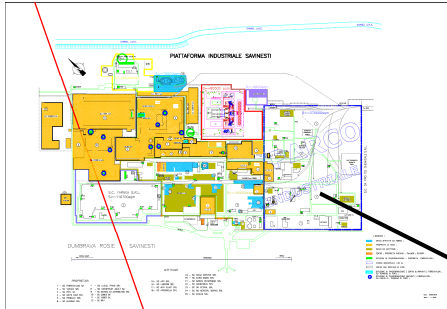
Current space rented: 39,000 sqm





## **Administrativ Building**

1. 8 levels
2. 575 sqm/level
3. Conference room
4. IT sistem
5. Electricity
6. Elevators
7. Heating system
8. Parking

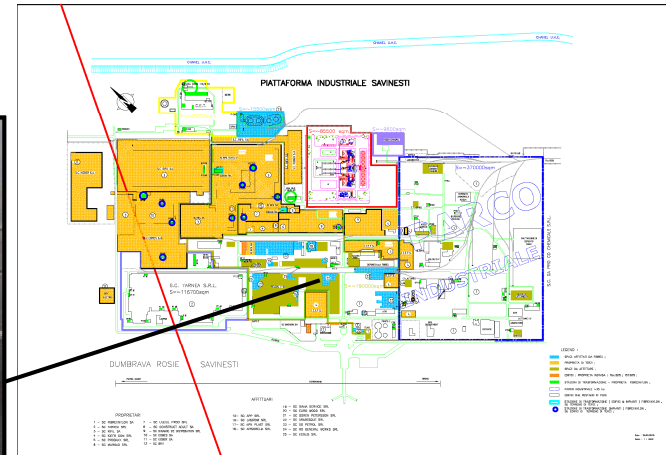


### Land available features:

1. 35 ha
2. Utilities infrastructure
3. Road acces
4. Space guarded
5. Industrial area (PUG)
6. Hydrants network
7. Compressive strength of soil: 3 - 3,5 daN/cm
8. Internal roads and railways (linked to the national network);

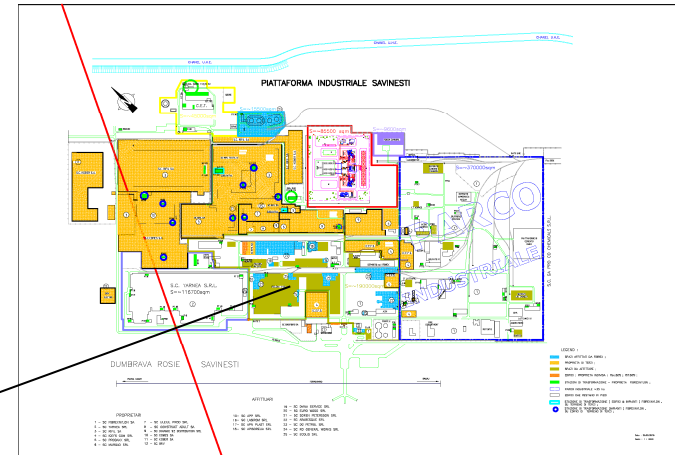
PUG – Urbanistic General Plant of City Hall Savinesti

**Warehouse**

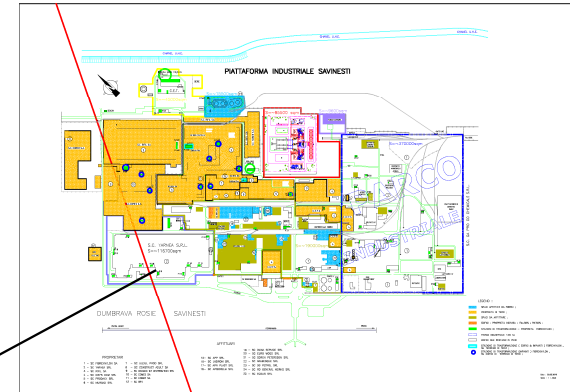




## Warehouse



Newly renovated warehouse



## WHY US?

- **Location close to Bacau International Airport**, easy access to main railroads, access to European Road E85, **access to the railway**.
- **Good internal infrastructures**: water, water waste treatment, electricity, gas, telecom, I.T, *safety , fire safety, etc.*
- **Already operative** with several international Companies.
- **Experienced specialists** in different industrial and managerial fields.
- **Skilled labour force at competitive costs**.
- **Good business environment** (positive relations with local authorities).





FIBREXNYLON

Contact us

Web site: <http://www.fibrexnylon.ro>

E-mail: [marius.zavada@radicigroup.com](mailto:marius.zavada@radicigroup.com)

Phone: 0040-233 205200

0040-233 205112

0040-724 200892

Fax: 0040-233 205180