

INFORMATION NOTICE

**The Public Property Agency announces the holding of an open outcry auction,
for the privatization of state public property assets:**

No.	Name and registered office	Main types of activity	Statutory capital (lei)	Initial sale price (MDL)
1.	*S.E. "Zarea Hotel" Chişinău mun., 4 Anton Pann Street	provision of hotel services; provision of short-term hotel accommodation with facilities for holding conferences; retail sale of alcoholic and other beverages and tobacco products; tourism activity; etc.	4 105 967	106 000 000
2.	**S.E. "Ştiinţa" Editorial and Printing Enterprise Chişinău mun., 3 Academiei Street	publishing of books, brochures and other publications; printing and related activities; retail sale of books, newspapers and stationery; publishing activities; other publishing activities; etc.	160 086	6 300 000
3.	S.E. "Lumina" State Didactic Publishing House Chişinău mun., 180 Ştefan cel Mare şi Sfânt Blvd.	publishing of books, brochures and other publications.	336 957	530 000

**compliance with the obligation to preserve and operate the civil protection shelter, an asset in the public domain, transferred into economic management in accordance with Law No. 271/1994 and Government Decision No. 1012/2023 (including in the event of construction, reconstruction or modernization of the immovable property), as well as ensuring access and passage for I.C.S. "Premier Energy" for the operation and maintenance of the transformer with cadastral number 0100418.216.02, owned by it and located on the land plot with cadastral number 0100418.216.*

***compliance with the condition to maintain the enterprise's activity profile for a period of 5 years from the date of signing the sale-purchase contract.*

State-owned assets are put up for privatization as single asset complexes in accordance with the provisions of Law No. 121/2007 on the administration and denationalization of public property, Government Decision No. 945/2007 on measures for implementing Law No. 121/2007, and Government Decision No. 136/2009 on approving the Regulation on open outcry and Dutch auctions.

Open outcry auctions may be attended by:

- natural and legal persons from the Republic of Moldova;
- foreign fully private natural and legal persons, and stateless persons, under the law;
- associations of the persons specified under letters a) and b).

Persons subject to incompatibility under Article 26 of Law No. 121/2007 on the administration and denationalization of public property and Article 6 of Law No. 174/2021 on the mechanism for examining investments of importance for state security may not participate.

Applicants shall submit, no later than 19 August 2026, 12:00, the participation application according to the template in Annex No. 1 to the Regulation on open outcry and Dutch auctions, approved by Government Decision No. 136/2009.

The following shall be attached to the application:

- for domestic legal persons - the declaration on the beneficial owner/beneficial owners of the legal person according to the template in Annex No. 11 to the Regulation on open outcry and Dutch auctions, the extract from the State Register of Legal Entities, copies of the decision on registration of the legal person and of the financial statements for the previous reporting period submitted to the Financial Statements Service, certified by the manager, as well as a declaration on own responsibility, prepared in free form, regarding the absence of incompatibility situations provided by the legislation in force;
- for foreign legal persons - the declaration on the beneficial owner/beneficial owners of the legal person according to the template in Annex No. 11 to the Regulation on open outcry and Dutch auctions, copies of the decision on registration of the legal person and the financial statements for the previous reporting period, legalized in the established manner;
- for natural persons - a copy of the identity card and bank details issued and certified by the bank (if the deposit needs to be refunded);
- in case of participation through representatives, the power of attorney issued in the manner established by law, including for submitting the application;
- the payment document confirming payment of the deposit amounting to 10% of the initial sale price of the asset put up for auction and of the auction participation fee, according to the following bank details:

deposit amounting to 10%

beneficiary: MF - TR Chişinău - state budget,
Public Property Agency;
tax ID: 1006601001090;
bank account: 2264011001;
beneficiary bank: MF - State Treasury;
IBAN code: MD32TRPCAA518410A00467AA

auction participation fee

beneficiary: MF - TR Chişinău - state budget,
Public Property Agency;
tax ID: 1006601001090;
bank account: 2264011001;
beneficiary bank: MF - State Treasury;
IBAN code: MD06TRPCAA518490C00467AA

The payment destination shall indicate the name of the asset requested for privatization.

For participation in the auctions, legal persons from the Republic of Moldova, foreign natural and legal persons, and stateless persons shall pay a participation fee of 6,000.00 MDL, and natural persons from the Republic of Moldova - 1,500.00 MDL, to the settlement account indicated above.

The participant has the right to withdraw the auction participation application, but no later than 3 working days before the date of the auctions, with refund of the deposit.

If a participant intends to bid for several assets, the deposit shall be paid for each asset separately. The deposit of the auction winner is included in the price of the purchased asset.

The participant who has been awarded the asset is obliged to sign the minutes on the auction results, pay the price of the asset, sign the sale-purchase contract and ensure registration of the asset privatized at auction, in accordance with the legislation in force.

After the auction winner is designated, the Public Property Agency shall transmit to the Competition Council the information regarding the winner, for the examination of any potential economic concentration risks and for ensuring compliance with Competition Law No. 183/2012. The sale-purchase contract shall be signed only after obtaining the opinion of the Competition Council, under the law.

A participant who has been awarded the asset but refuses to sign the minutes on the auction results shall be deprived of the right to continue participating in the auctions for that asset. In this case, the deposited amount shall not be refunded.

Within 20 days from the date of signing the minutes on the results of the open outcry auction, the buyer shall pay the price of the awarded asset and the private tax amounting to 1% of the asset purchase value, according to the Budget Law.

In case of failure to pay the price and the private tax within the established deadlines, the seller, based on the decision of the Commission, shall cancel the auction results by issuing an order, and a copy thereof shall be sent to the buyer. In such cases, the deposit shall not be refunded.

Within 7 days after payment for the asset, the parties shall conclude the sale-purchase contract for the awarded asset, which shall be signed by the persons authorized with this right on behalf of the seller and the buyer.

Participants have the right to participate personally or through their representatives, mandated in the established manner; to review the documents concerning the assets put up for auction; to examine on site the asset put up for auction; and to withdraw the auction participation application, but no later than 3 working days before the date of the auctions, with refund of the deposit.

By submitting the auction participation application, the participant confirms that he/she has taken note of the factual condition of the requested lot and has no claims.

Potential buyers may consult the file of the asset put up for privatization at the headquarters of the Public Property Agency and may carry out visits to the enterprise, in order to examine the condition of the assets, infrastructure, operational processes and conditions for carrying out the activity, on working days (Monday-Friday), between 08:00 and 17:00.

Additional information on familiarization with the documents regarding the assets put up for sale and on the conduct of the auction may be requested from the Public Property Agency, tel. +373(22) 221-457, tel. +373+3736786866, email: iulia.pavlov@app.gov.md, ludmila.gulan@app.gov.md.

The auction will be held on 20 August 2026, at 10:30, at the following address: MD-2012, Chişinău mun., 78 Vasile Alecsandri Street, 4th floor, office 402.

**Director General of
the Public Property Agency**

Roman COJUHARI



Guvernul Republicii Moldova
Agenția Proprietății Publice

M INVEST
MOLDOVA

INVESTMENT PROFILE

Corporate Overview

Company name:

State Enterprise Hotel "ZAREA"

Sector:

Hotels and similar accommodation facilities

Legal Status:

State enterprise

State representative authority:

Public Property Agency, 100%

Share capital:

MDL 4,105,967

Zarea Hotel

100% owned by the State Enterprise Hotel "ZAREA"



Company profile - key highlights

SE Hotel "Zarea" operates in the accommodation and food service sector, serving a diversified customer base that includes tourists, teaching staff, local and international students, as well as participants in conferences, seminars, sports competitions and educational events held in Chisinau.

The hotel benefits from a central location in the capital city, close to key public institutions, cultural and historical landmarks, and higher education institutions. In addition to its core accommodation activity, the company generates complementary revenue by leasing available premises to economic operators.

The quality of services is reflected in positive online customer feedback, with cleanliness, location and staff hospitality being among the aspects rated favourably on Booking.com.

Strengths of the enterprise

- Central location in Chisinau, close to key public institutions, educational centres and cultural landmarks.
- Functional infrastructure and continuous operational activity.
- Accommodation capacity of 137 rooms, complemented by a conference room and cafe.
- Diversified customer base and steady visitor flow.
- Long-standing experience in the hotel services market.
- Complementary income generated from leasing available premises.

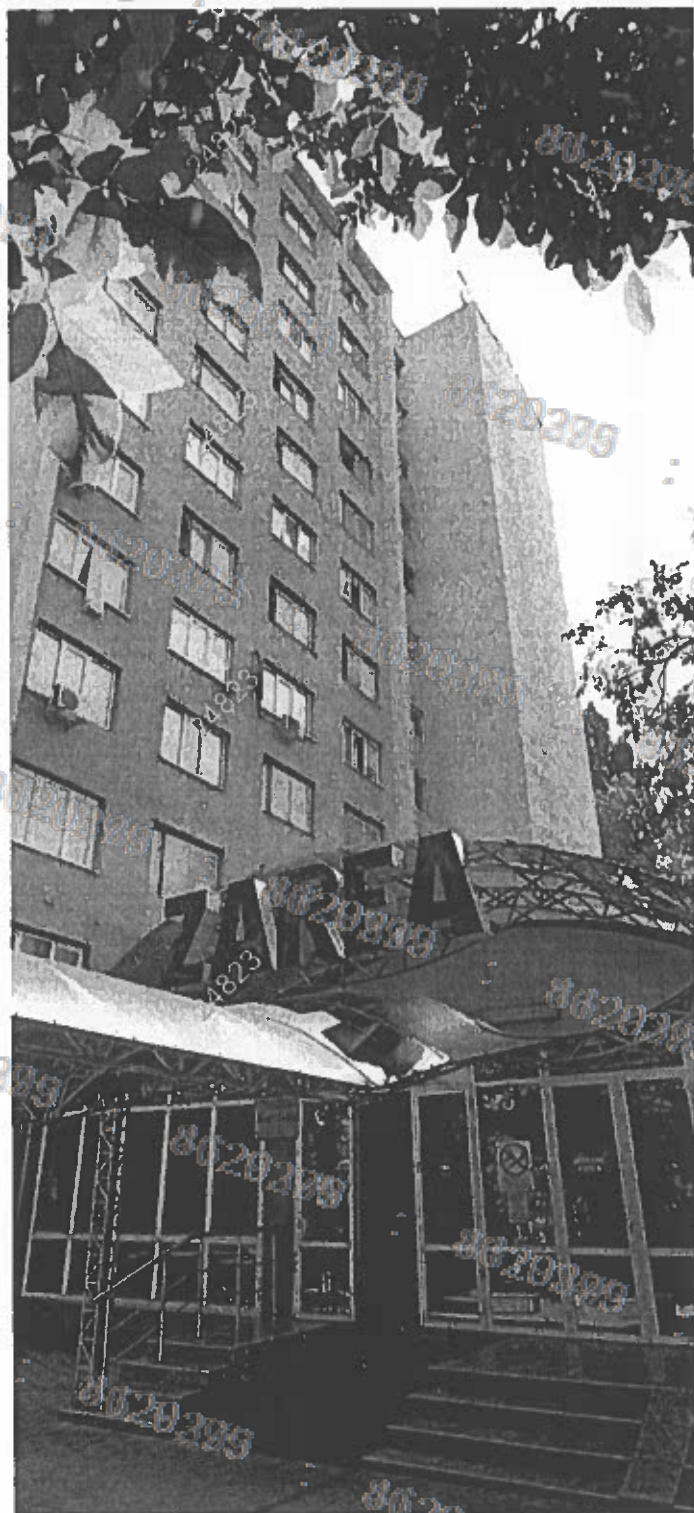
Opportunities for investors

- Capitalising on the central location for commercial, administrative, hotel, residential or mixed-use activities.
- Expansion of services dedicated to the corporate, educational and tourism segments.
- Potential to benefit from the positive development of tourism and related services in Chisinau.

Partner sought

The Government is seeking a strategic partner capable of unlocking the potential of a centrally located property in Chisinau, in an area with easy access to public institutions, cultural landmarks and higher education institutions. Attracting a private investor is intended to support the modernisation of the infrastructure, strengthen

competitiveness and ensure a more efficient use of the existing public asset, for the benefit of the economy and the local community.

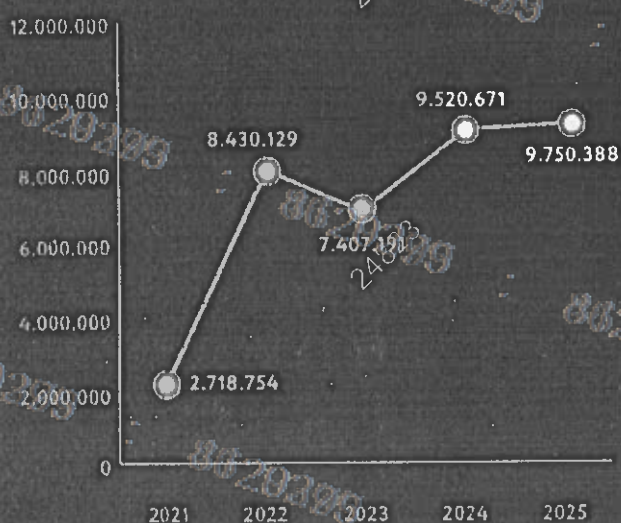


ZAREA

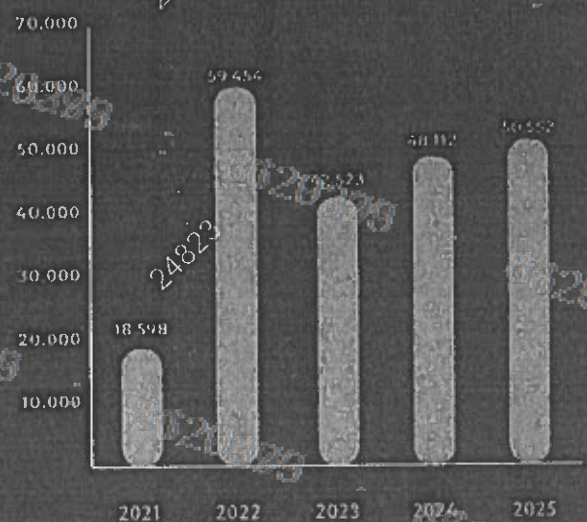
Financial performance

The company has maintained a broadly stable financial performance, as reflected in the evolution of turnover and operating activity

Business Turnover (MDL)



Evolution of hotel activity, Total overnight stays



Contacts



Invest Moldova Agency
www.invest.gov.md



Public Property Agency
www.app.gov.md



Hotel "ZAREA"
 Anton Pann 4, Chisinau,
 Moldova, 2005

Main investment advantage

The property's central location, close to the main economic, administrative and educational areas of Chisinau, together with developed urban infrastructure and easy access to transport networks, creates favourable premises for the asset to be used for various commercial purposes. Depending on the investor's vision and strategy, the property may be repositioned for hotel, administrative, office, retail or mixed-use functions.

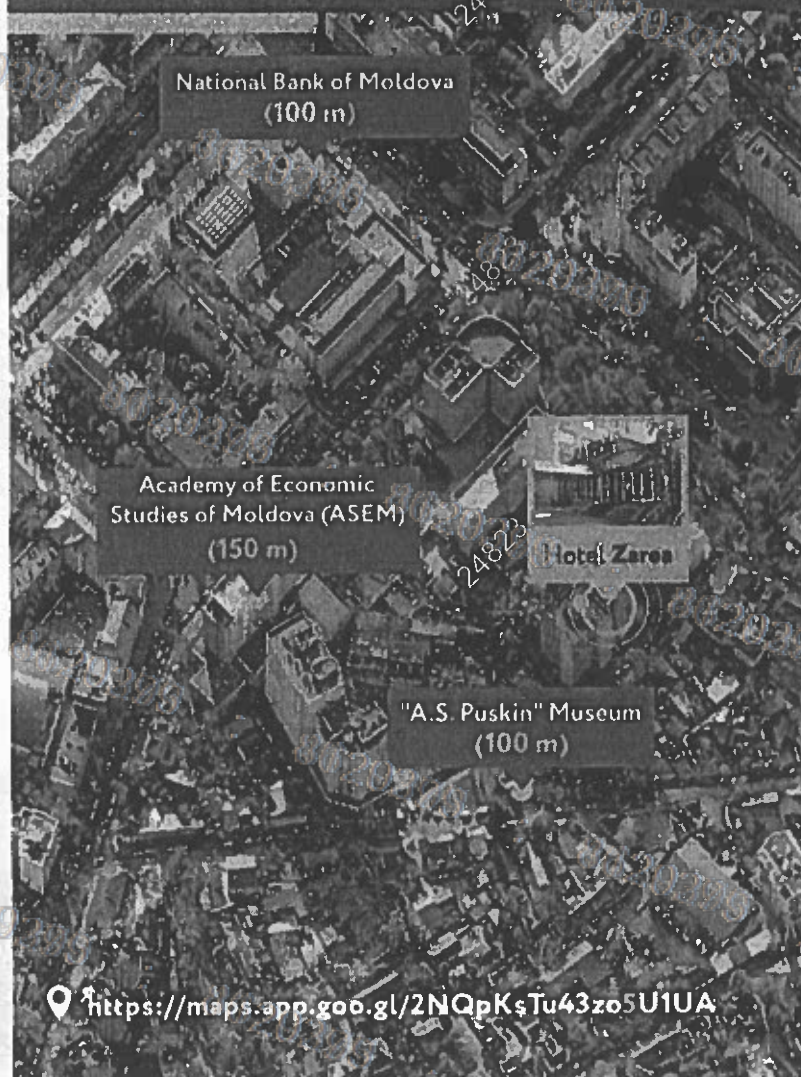
Located in **central Chisinau**, at 4 Anton Pann Street, **12 floors**

Within **walking distance** of **Cathedral Park**, the **Triumphal Arch** and the **Great National Assembly Square**

Close to **ASEM**, the **"A.S. Pushkin" Museum**, the **National Bank of Moldova** and the main central public administration institutions.

Easy access to **Chisinau International Airport**, approximately 14-15 km away.

Land plot of approximately 0.31 ha and built area of approximately 6,500 sq. m



Key Markets



12

floor building

1,135.3 sq. m

ground footprint

6,123.7 sq. m

total used area

0.3111 ha.

land plot area

Accommodation and service capacity

Activity	Number/capacity
Accommodation - total rooms	137 rooms
Luxury rooms	3 rooms
Semi-luxury rooms	29 rooms
Standard triple rooms	42 rooms
Standard double rooms	62 rooms
Apartment	1
Conference facilities - conference room	up to 30 seats
Food services - cafe	up to 50 seats
Employment	18 persons



Guvernul Republicii Moldova

Agentia Proprietății Publice



INVEST
MOLDOVA

INVESTMENT PROFILE

Editura
LUMINA

Company name:

State Didactic Publishing House "Lumina"

Sector of activity:

Publishing of books, brochures and other publications

Legal status:

State enterprise

State representing authority:

Public Property Agency, 100%

Share capital:

The company is a state enterprise with a share capital of MDL 336,957

Year founded:

1966

Company profile

Its core activity is developing and distributing textbooks, teaching materials and scientific works for all levels of education, from pre-school to university.

In parallel, the publisher issues fiction, reference works and other materials for the general public, contributing to the dissemination of knowledge and culture.

60 years in the service of the book



The main revenue-generating activities of the State Enterprise Didactic Publishing House "Lumina" are structured around four main directions:

School textbooks — developing, editing and publishing textbooks for educational institutions (Romanian language and literature for allophone students, geography, chemistry), in line with the Republic of Moldova's educational curriculum.

Supplementary assessment materials — developing and publishing BAC exam tests and workbooks for student exam preparation and knowledge consolidation across subjects.

Fiction — selecting, editing and publishing works of fiction (prose, poetry, etc.) for the general public, promoting culture and literature.

Children's literature — creating and publishing books for children, educational and recreational in nature, adapted to their age and interests.

Main services:

- Text editing and proofreading
- Development of graphic materials
- Desktop publishing (typesetting)
- Graphic design and pre-press preparation

2 employees

Market positioning in 2025

Strengths of the enterprise

- Institutional reputation and tradition in publishing and printing, supporting client and partner trust.
- Specialized profile in editorial and printing activities, allowing focus on a clear market segment.
- Access to academic, scientific or institutional content where activity relates to publishing specialized works.



Investment opportunities

- Diversifying toward digital services: e-books, prepress, editorial design, digital printing and personalized products.
- Collaborations with universities, public institutions, publishers and cultural organizations for publishing and printing projects.
- Capitalizing on niche markets such as academic works, methodological materials, anniversary volumes or limited-circulation publications.

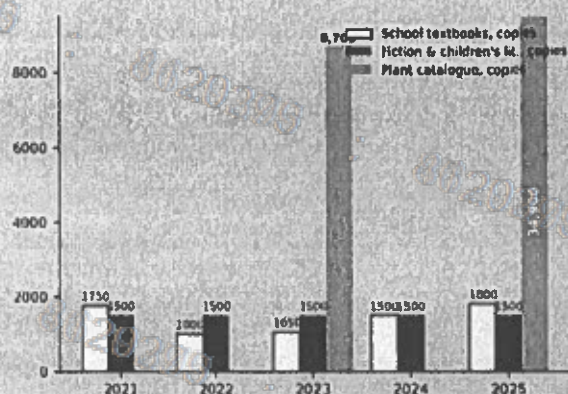
Looking for a partner

The Government of Moldova seeks to attract the private investment needed to modernize and digitalize operations, increasing the enterprise's economic efficiency and competitiveness in the publishing market.

Privatization aims to capitalize on the publisher's professional experience, its more than 60 years of editorial tradition, and its institutional reputation. It envisions developing and diversifying editorial services, and implementing modern management and editorial production practices.

At the same time, the state seeks to preserve and capitalize on the accumulated publishing heritage, including maintaining the publisher's role in producing school textbooks and promoting heritage publications.

Annual production volume by product type

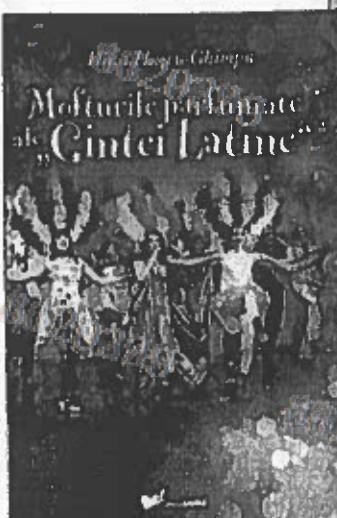


Nicolae Roibu

NEVOIA DE OAMENI



TRAIAN VASILCĂU
Triluit de Har



Maria Florea Ghimpu
Mofturile parfumate
ale "Gintei Latine"



Maruța Valentina Colandrei
Roca la
Căminător



TRAIAN VASILCĂU
Călugăr fără schit



Maria I. Karpovici
STÂNCILE ALBE



Andrei BURAC
ARENA



Andrei BURAC
Culeșind
mureșele
peștele

Turnover trend, MDL



Sales structure by clientele (2025)



- Ministry of Culture
- Ministry of Education and Research

Contacts

- Investment Agency of the Republic of Moldova
www.invest.gov.md
- Public Property Agency
www.app.gov.md
- State Didactic Publishing House "Lumina"
edituralumina.md
- Republic of Moldova, Chișinău
Bd. Ștefan cel Mare și Sfânt, 180, office 304/A.
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Government of the Republic of Moldova

Agencia Proprietății Publice

M INVEST
MOLDOVA

INVESTMENT PROFILE



Company name:

State Enterprise Editorial-Polygraphic "Stiinta"

Sector of activity:

Publishing of books, brochures and other publications

Legal status:

State enterprise

State representing authority:

Public Property Agency, 100%

Year founded:

1959

Share capital:

The company is a state enterprise with a share capital of MDL 160,056

Company profile

- The oldest publishing institution in the Republic of Moldova, operating as an autonomous economic agent, without direct funding from the state budget;
- Over 65 years of activity, the publisher has issued more than 10,000 book titles, textbooks and scientific journals, with a total print run exceeding 30 million copies, contributing to the development of national education, science and culture;
- The publisher holds approximately 15–20% of the school textbook market each year and is the only one in the country publishing teaching materials in the languages of all national minorities;
- Its core activity is publishing books in fields such as history, literature, art, science, ecology, medicine, encyclopedias, dictionaries, textbooks and teaching aids;
- In the heritage-book and ecology-book niches, the publisher holds a dominant position, being one of the most specialized institutions in the Republic of Moldova for critical, annotated editions and publications dedicated to cultural heritage and sustainable development;

Main services:

- Text editing and proofreading
- Development of graphic materials
- Desktop publishing (typesetting)
- Graphic design and pre-press preparation



19 employees

For the 2021-2025 period, production capacity utilization rate – 100%.

Market positioning in 2025:

5th place
in the Top 10 publishers by number of
titles published

1st place
in the Top 10 publishers by editorial
sheet volume

Strengths of the enterprise

- Solid institutional reputation and over 65 years of tradition in publishing and printing.
- Consolidated position in niche segments: school textbooks, heritage books and academic publications.
- Complete in-house capability to carry the editorial process through to "ready for print" stage.
- Stable portfolio of institutional clients and collaborations with public authorities.
- Recognized publishing brand in the national market.

Investment opportunities

Diversifying services toward digital:
e-books, print-on-demand, editorial design and
digital publishing.

Modernizing editorial processes
and increasing commercial efficiency through
digitalization and automation.

Expanding collaborations
with universities, public institutions and cultural
organizations.

Capitalizing on niche markets:
academic works, thematic publications and
limited editions.

Developing book exports
and regional cooperation in publishing.





Looking for a partner

The Government of Moldova seeks to attract the private investment needed to modernize and digitalize operations, increase economic efficiency and strengthen the enterprise's competitiveness in the publishing market.

The privatization process aims to capitalize on the publisher's professional experience, its more than 65 years of editorial tradition, and its institutional reputation in education, culture and scientific publishing. It seeks to develop and diversify editorial services, as well as implement modern editorial management and production practices.

At the same time, the state intends to preserve and capitalize on the accumulated publishing heritage, including maintaining the publisher's role in producing school textbooks and promoting cultural and scientific heritage publications.

Share (last 10 years) and market segment in the Republic of Moldova of the main genres

Share of turnover

Textbooks and teaching aids

95 - 99%

Historical, literary, cultural & scientific heritage books

7 - 10%

Contemporary science, literature, history & culture books

1 - 3%

Ecology and environmental protection books

1 - 4%

Dictionaries, encyclopedias

6 - 12%

Market segment (2021-2025)

Textbooks and teaching aids

15 - 25%

Historical, literary, cultural & scientific heritage books

40 - 60%

Contemporary science, literature, history & culture books

10 - 15%

Ecology and environmental protection books

45 - 60%

Dictionaries, encyclopedias

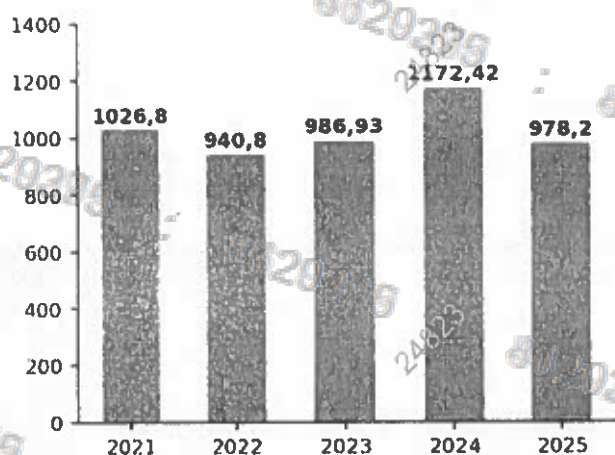
35 - 40%



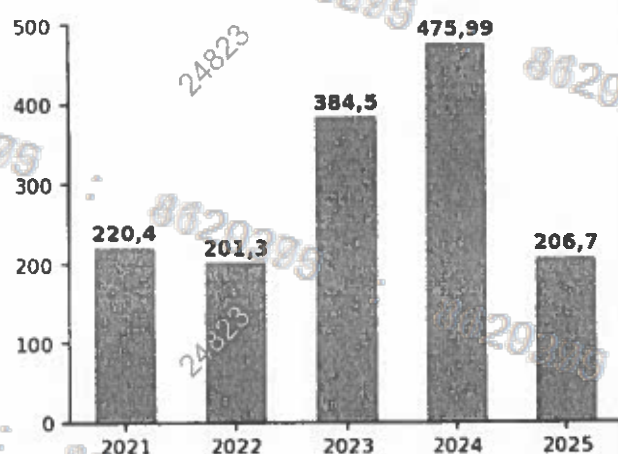
Number of book titles published (titles)



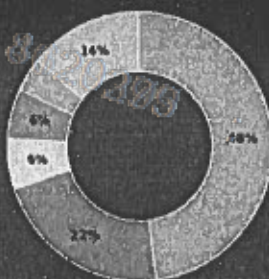
Book volume (editorial sheets)



Total print run (thousand copies)



Sales structure by customer category, 2025



- Ministry of Education
- Ministry of Culture
- Other buyers
- Wholesale
- Public libraries, publishing houses
- Residual

Turnover (MDL)

