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**CURRENT REPORT**  
**according to FSA Regulation no. 5/2018**  
**Report date:14.09.2023**

**OIL TERMINAL S.A.Constanta**

Headquarters: no.2 Caraiman str., Constanta

Phone no.: 0241/702600, fax: 0241/694833

Registration number at Trade Register Office: J13/512/1991

Unique register number: 2410163

Important event to be reported: : **extensive process of urban reconversion in Constanța, through a partnership between OIL TERMINAL and IULIUS REAL ESTATE.**

OIL TERMINAL S.A. informs shareholders and investors that on September 14, 2023, Oil Terminal S.A. and Iulius Real Estate S.R.L. signed, based on the EGSM Decision no. 5 / 01.09.2023, an association agreement. Thus, a land of 38 hectares owned by Oil Terminal, a joint stock company, of which the Ministry of Energy holds 87.75%, land which has hosted storage facilities for petroleum products and on which the basic activity has not been carried out for more than 10 years, it is restored to the city as a sustainable and accessible urban area for the whole community, with contribution to the economic, tourist, social and cultural development of the city of Constanța. In addition to the investment, estimated by the developer at over 815 million euros, in land use as a project that integrates large urban gardens, offices, shopping and entertainment area, educational and cultural facilities, but also an integrated infrastructure to support mobility and connectivity, IULIUS will pay to OIL TERMINAL S.A. an indexable annual superficies tax of 2 million euros.

**The first stage: greening the land**

Greening the land has been a concern of OIL TERMINAL for a long time, but the company did not have the own funds available to carry out the necessary works.

As the first stage of the association, IULIUS has assumed the extinction of environmental obligations regarding the land and its greening, a priority objective of the Oil Terminal, defining criterion in the selection process of the partner for capitalizing on this asset. The reintroduction of the land into the economic circuit will be achieved by the construction of a project of regeneration and urban development by IULIUS, and this partnership will help increase the needs of the local and regional community and improve the quality of life in a sustainable and responsible way.

**Mixed-use project with park, botanical garden, business pole and entertainment concepts**

The project will be developed according to the concept of city in the city, and here people will have access to all the facilities they need for a sustainable urban lifestyle. The approach will integrate a botanical garden and park with relaxation, sports and outdoor entertainment functions, but also an

office component, so as to create investment opportunities and support the retention of young local talent and the development of the university center. There will also be a destination for shopping and recreation, with new retail and entertainment concepts, fresh market with local producers and entrepreneurs, restaurants, bistros and thematic cafes, but also cultural and entertainment functions, which ensure the possibility of spending free time in a qualitative manner all year round.

**We return below the messages of the leaders of the two partner companies:**

**Viorel - Sorin Ciutoreanu, General Director of OIL TERMINAL.**

*„ This partnership represents the materialization of a very important objective from the development strategy for the years 2020 - 2025 of Oil Terminal S.A., regarding the capitalization of an inactive land of over 10 years, on which the basic activity of the company can no longer be carried out safely, it being located in the city, near Constanța Railway Station. The surface tax will help us to support the implementation of investment projects related to the main activity. I needed a partner with the vision and ability to capitalize on this land not only as a business approach, but as one with an impact for the community. We are glad that, at our publicly launched invitation, a reputable company such as Iulius Real Estate has submitted a bid and assumed full costs for greening the land, main criterion in the selection process. Knowing the experience of Iulius, we are convinced that the city will win a project with a defining role for the development of Constanta, as a result of a historical investment for the southeastern region of Romania and beyond. We appreciate that the implementation of this partnership will lead to land profitability and obtaining constant revenues, in the medium and long term, to ensure the development of other activities related to the main object of activity of the company, so that Oil Terminal will be able to diversify its services and contribute to increasing the coverage of the needs of the local and regional community, in a sustainable and responsible way. At the same time, the environmental obligations regarding this land will be fulfilled, the quality of life of the population will be improved and new jobs will be created with a strong economic impact on both the local budget, as well as the national one through direct and indirect taxes and duties that will be paid ”.*

**Iulian Dascălu, President of the IULIUS Company.**

**„ Constanta is our new destination, a city with a major growth potential and valuable human capital. Our goal is a firm one, to offer the local community an open and useful project for all, with urban gardens and functions of relaxation, entertainment and culture, but also a hub of development opportunities, through which many jobs will be created. We strongly believe in the potential of Constanta and we have the expertise and resources to carry out a project that supports the port city to capitalize on all its strengths and become one of the regional centers economically strong. We will do this together with the local community, understanding in depth the needs and expectations of the inhabitants, as we did in the case of the other urban regeneration projects in Iași, Timișoara and Cluj-Napoca ”**

Oil Terminal S.A. is an oil company with a tradition of over 125 years, with a strategic position in the Black Sea area, being the largest product operator at sea, with results that reflect performance. The association with Iulius Real Estate is part of the company's sustainable development strategy, by capitalizing on unused, degrading and resource-intensive assets, in order to modernize existing assets and develop new storage capacity. At the same time, through the diversification of the activity, Oil Terminal S.A. wants to contribute to the realization of a major investment in Constanta,

which will lead to the creation of new jobs, to economic support activities, an improvement in the quality of life and living standards, the tourist attractiveness of the city and the development of social functions - [www.oil-terminal.com](http://www.oil-terminal.com)

Iulius Real Estate is the development division of the IULIUS group, which has 25 years of experience in real estate and expertise in the development of large-scale urban regeneration projects in Iași, Timișoara, Cluj-Napoca and Suceava, which include retail, office, entertainment and extensive parks. Iulius' investments have led to the development of cities as business destinations for international companies and tourist attractions, the creation of 35,000 jobs, making large gardens with leisure facilities, implementing integrated sustainability strategies, through green constructions and responsible operation, but also the infrastructure provision for connectivity and mobility – [www.iuliusucompany.ro](http://www.iuliusucompany.ro) .

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