

Art Water Kft ("Company") is a Hungarian family-owned business. The Company **produces mineral water and carbonated soft drinks** in its own modern facility, located in Horvátzsidány, Vas County, Hungary, covering an area of 2.2 thousand square meters. The water is sourced from **two private wells** located on the premises, providing **high-quality raw material** for the Company's products.

The Company's product portfolio includes eight different flavours of **low-sugar carbonated soft drinks**, catering to **modern consumer preferences**, sold under the Bambi and Fizz Water brands. It also offers **premium spring water** in various packaging options under the Chernel and Alpokaqua brands. The brand names are protected by trademarks.

The Company's **modern production facility**, built in 2018, is equipped with state-of-the-art machinery acquired in 2018-2019. The plant's current maximum capacity is 6 million bottles per shift per year, which can be increased **to 8.6 million bottles per shift per year** with a small investment (EUR 140-160k CAPEX). In two shifts, the plant could produce 17 million bottles per year, and in three shifts, up to 26 million bottles annually.

In recent years, the Company has utilized only a fraction of its production capacity. Currently, the Company is part of a corporate group whose core activities do not include the production of soft drinks and mineral water. The Company's weak financial performance can be attributed to the lack of specific market knowledge in the soft drink and mineral water industry, as well as the limited management attention devoted to Art Water Ltd.

Proposed Transaction

The two owners of the Company are Celldömölki Malom Ltd and Tenning Invest Inc, both of which are owned and managed by the Dorogi Family.

The owners **intend to sell 100%** of the Company to a respected investor capable of unlocking the Company's potential. The owners are open to:

- (i) selling Art Water Ltd as a company, or
- (ii) selling only the Company's premises, assets, intellectual property, staff and associated rights (asset sale) without selling the company itself.

In case the investor requires, the owners are willing to support the Company with their expertise after the transaction to ensure a smooth transition and further growth. **The Company's managing director and production manager are also open to remaining with the Company on a full-time or part-time basis after the transaction.**

Modern carbonated soft drink



Lightly carbonated, low-sugar soft drink



Premium spring water



Mineral water

