Banque d'Affaires

Strategic Acquisition Opportunity

« MINERALEO »

TwinL – Banque d'affaires | october 2025

MINERALEO – Sell Mandate

KEY WORDS | Mineral water Spring – Bottling Factory – Brand to develop

OVERVIEW

Saint John's Water, **founded in 2012 on European Standards**, is a factory which **extracts, fills and packs high- quality mineral water**. The **factory is located in Western Serbia built in 2015, productions started in 2017**, Saint John's Water, brand failed to establish itself as a new brand, and this situation, coupled with the challenges posed by the Covid period, prevented significant sales growth. Faced with these obstacles, the new shareholder **has decided to suspend production completely in 2021.** Nevertheless, the plant facilities are currently being monitored, with regular equipment maintenance and commissioning tests carried out every quarter. The factory is fully operational and **ready to produce again.**

Within this factory, the Company exploits **2 wells, 1 production well** and **1 exploration well** for a maximum combined capacity **of 1,8 Billion liters per year.**

Two independent production lines (P.E.T and Glass) are installed in the factory with a capacity of **132 M bottles per year.**

The company owns a total area of **land of 49 000 m²** which can lead to a **potential extention** of the factory (current facilities **5 700 m²**).

KEY FACTS

PRODUCTS :

Still water in **P.E.T** or **Glass : 1.5 L - 0.5 L - 0.33 L**

Sparkling water in **P.E.T** or **Glass : 1.5 L - 0.33 L**

Baby water in **P.E.T** : **1.5 L – 0.5 L**

Saint John's Water **holds its own brand** and can produce **private labeling** products for clients.

CERTIFICATES :

NSF, SGS, FDA, HACCP, INSTITUT FRESENIUS, ISO

KEY POINTS & STRENGHTS

1.8 Billion liters/year

270 000 m³ annual water reserve in production

132 Millions bottles / year production capabilities

4.9 hectares owned lands

2 independents production lines

- **High volume** production
- **Quality** of the water
- Factory **ready to produce**
- **Separate** bottling lines
- **Performance** of machinery
- **Assets** deal offering

VIDEO CORPORATE PRESENTATION

Click on the following link to access the corporate video presentation of the Saint John's Water plant: Saint John's Water - Corporate Video

MINERALEO – Sell Mandate

THE WATER

The groundwater is **low mineralized**, bicarbonate-calcium-magnesium type, of **excellent and stable quality**.

Mineraleo uses **2 wells** to extract water from the source :

Well 1 : **Production well** (120m depth) with a maximum capacity of **500M litres** a year

Well 2 : **Exploration drillhole** (430m depth) with a maximum capacity of **1.3Bn litres** a year

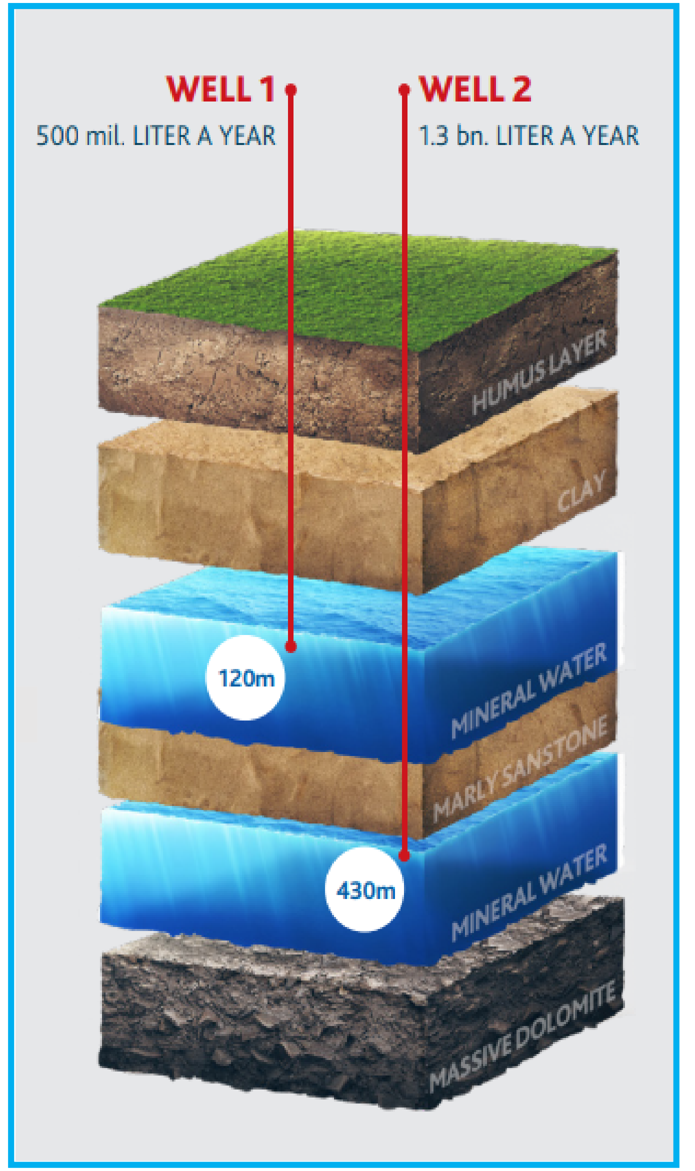
The **production well** operates with a capacity of 8.5 l/s which, at the annual level, amounts to nearly **270 million liters** of water ready to be bottled. If necessary, it is possible to build additional wells at the existing source, which would increase the production capacity of the factory.

MINERALS COMPOSITION (mg/l) :

Calcium **78** – Magnesium **21** – Sodium **11** – Potassium **1.3**
Nitrate **4.6** – Hydrogencarbonate **377** – Chlorides **6.7** – Sulfate **7.5**
Fluoride **0.08** – Silicate **13.8** – Total dissolved minerals 180 **361**

Perfect for babies | 24.0 - 25.8 °C | **PH** 6.9 – 7.3

Certificated by the **SGS FRESENIUS INSTITUTE GERMANY**
(world recommended expert in mineral water testing)



MINERALEO – Sell Mandate

THE FACTORY

The Mineraleo factory complex, which covers **10 000 m²**, was built in a plot **owned 100%** by the Company and **can expand** on its owned lands of **49 000 m².** The main building is divided **in 3 main parts :**

Production **3 000m²**

Storage **2 000m²**

Administration **700m²**

Two independent production lines :

The line for filling and packing mineral water in **glass** containers with a capacity of **7,000 pcs/h**

The line for filling and packing mineral water in **PET** packaging with a capacity of **15,000 pcs/h**

With the mentioned capacities of the production lines, assuming **250 working days** a year and working in **3 shifts** (**24 hours a day**), the total annual production capacity of the Mineraleo Production factory would be **90M PET bottles** and **42M glass bottles**.

TwinL Banque d'Affaires is the exclusive advisor to the seller. A Non-Disclosure Agreement will be signed before the entire Information Memorandum is released.
For any further enquiries, please contact: Frank LOUBARESSE Tel : +33 (0) 1 84 25 33 81 mineraleo@twinl.com

About TwinL Banque d'Affaires :

TwinL is a Mergers and Acquisitions (M&A) advisory firm focused on small and mid-cap market companies in France and Europe.
We provide start-to-finish sell-side and buy-side advisory services to companies across a broad range of industries within market value from €1 million to €200 millions.