



A project by AFI Europe Romania





1 A LOOK
INSIDE
ROMANIA

2 ABOUT
AFI
EUROPE

3 WELCOME
TO AFI PARK

4 LOCATION

5 TECHNICAL
SPECIFICATIONS

6 TYPICAL
FLOOR

7 WE CARE
FOR YOUR
NEEDS

8 GREEN
FEATURES

Romania – the bridge between Western and Eastern Europe

Located in a prime geographical location in South-Eastern Europe (SEE), Romania is one of the fastest growing economies in the EU.

Romania is also the 5th most attractive manufacturing market in Europe and was ranked 12th globally, as one of the most competitive markets at the European level.

All this, while the salary level, calculated by Eurostat at 6.9 Euro/ hour, is located at 75% below the EU average of 27.4 Euro/ hour. The real estate market has vast potential and has been growing since 2014, attracting significant developments in all sectors.



1 A LOOK INSIDE ROMANIA

Bucharest — the economic engine of the country

Bucharest is the cultural, industrial, and financial center of Romania.

The city's strong economic growth has revitalized the infrastructure and led to the development of shopping malls, modern residential buildings, and business parks. Romania's capital city also serves as headquarters for more than 186,000 firms,

including international and all the big Romanian companies.

With **1,785,000 people**, the city had a GDP per capita of 35,522 euro in 2020, which represents 23,4% of the country's GDP/ capita and an increase of 4% in the last 15 years.

3.9%
GDP Growth
*2022

5.1%
Romania's
Unemployment rate
*June 2022

4.3 mil sqm
Romania modern
office stock in Q1 2022

809 euro
Net average wage
in Romania
*June 2022

12.90%
Industrial production



2

ABOUT
AFI
EUROPE

AFI Europe — a leading, sustainable & long-term business partner

AFI Europe's highly diversified portfolio consists of shopping malls, retail properties, A-Class office projects, large-scale residential and mixed-use developments. The group operates in Romania, Czech Republic, Poland, Germany, Bulgaria, Serbia, Hungary, Latvia, and Israel.

Airport City
Belgrad
AFI Serbia



2

ABOUT
AFI
EUROPE

Our projects in Europe

In Czech Republic the company developed: **AFI KARLIN BUTTERFLY** - an office project with an iconic and green architecture & façade, **AFI VOKOVICE** and **CLASSIC 7**.

In Serbia, a landmark office project is **AIRPORT CITY BELGRADE**, a business park offering to its tenants tailor made office spaces.



**AFI Karlin
Butterfly**
Prague



**AFI
Vokovice**
Prague



AFI Serbia
Airport City
Belgrad

 **AFI PARK**

2

ABOUT
AFI
EUROPE

AFI Europe Romania manages 300,000 sqm GLA office spaces and is one of the largest office owners in Romania.

■ A-Class office projects

AFI PARK

AFI TECH PARK

AFI VICTORIEI PLAZA

AFI LAKEVIEW

AFI PARK FLOREASCA

AFI PARK TIMISOARA

AFI PARK BRASOV



AFI Park
Floreasca



AFI
Lakeview



AFI Park
Brasov

AFI PARK

2

ABOUT
AFI
EUROPE

AFI Europe Romania

AFI Europe operates in Romania since 2005 and is one of the leading real estate development, management, and investment companies.

The company has become one of the most reputable developers in Romania, with a strong portfolio of successful retail, offices, and residential projects:

- Shopping centers & retail parks

AFI COTROCENI

AFI PLOIESTI

AFI BRASOV

AFI ARAD

AFI CITY

- Residential compounds

AFI CITY BUCURESTII NOI

AFI HOME NORTH

 **AFI PARK**



**AFI
Tech
Park**

3 WELCOME
TO AFI
PARK

www.afieurope.ro



AFI Park — a modern A-Class office campus dedicated to IT&C multinational companies

AFI Park is an award-winning A-Class business complex developed to the highest standards, consisting **of 5 office buildings** linked to AFI Cotroceni shopping center. AFI Park project spreads over a total leasable area of **70,000 sqm GLA**.

The buildings are served by 2 underground parking levels totaling **over 670 parking places**.

AFI Park enables the most convenient business and personal lifestyle, a work environment which meets modern lifestyle, an all-in-one efficient and time saving immediate location.

4 LOCATION

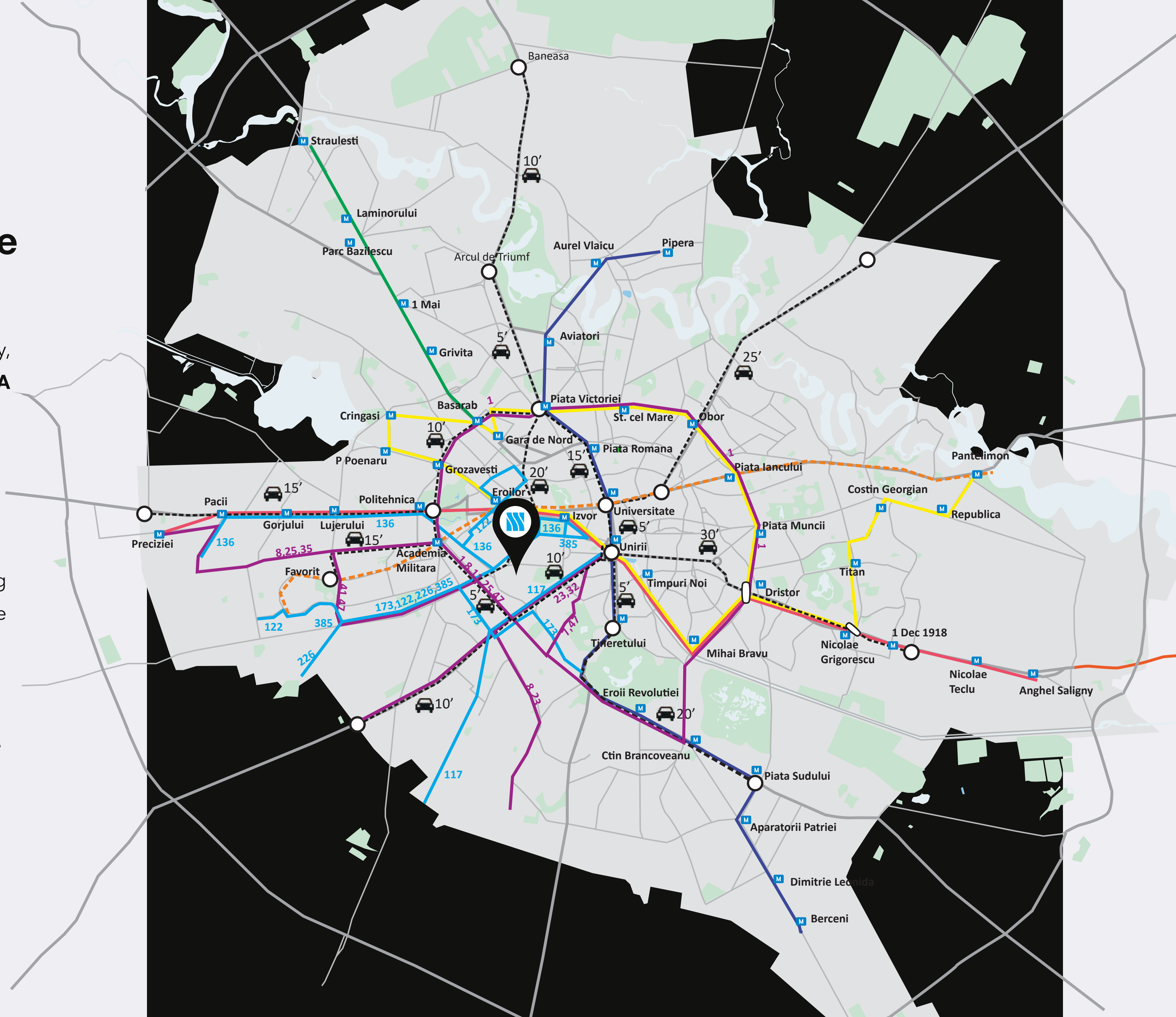
AFI Park is located Center-West of Bucharest. The office project enjoys excellent accessibility and visibility, only a **10 minutes' drive to Victoriei Square** and near the POLITEHNICA University and park.

The project is accessible from **2 main boulevards with 4 lanes:** General Paul Teodorescu Blvd. and Timisoara Blvd. The project benefits from immediate access to public transportation:

Strategic and accesible location

2 metro stations, namingly, **POLITEHNICA & ACADEMIA MILITARA** (the first one only 2 minutes away from the project), **in addition to 12 different bus and tram lines** that are serving the shopping mall and the business park.

The well-developed infrastructure furthermore ensures excellent multi-modal connectivity with all parts of the city.



5

TECHNICAL SPECIFICATIONS

A modern work environment

The technical specifications of the **office spaces** reflect very modern features:

- **Raised floor**, fire rated, fully incapsulated and **suspended ceiling**, clear high - min. 2.70 m floor to ceiling, enabling maximum natural light
- **Natural light** from all the façades through thermal insulated low-E glass, openable windows in some areas
- **LED lightning systems** of 500 LUX and each workstation is provided with 3 power sockets and 2 communications RJ 45
- **4 pipe FCU/HVAC system** with controllable heating/ cooling system and 100% fresh air
- **Complete architectural & MEP** design for the tenants, and complete and approved fire system scenario according to the highest EU Standards



5

TECHNICAL SPECIFICATIONS



The buildings are provided with **very modern lobbies and performant equipments:**

- **Advanced B.M.S.** (Building System Management)
- **24h/ 7 firefighters** on-site as required by the law
- **Modern high-speed elevators** (including separate elevators from the parking area to the main lobby and to the office floors)
- **The newest air purification system** through a Bi-polar ionization that protects against bacteria and viruses
- **24h/ 7 security and maintenance with video surveillance**

6 TYPICAL FLOOR

www.afieurope.ro

Ready to fit the most complex needs

- floor plates between 1,200-2,900 sqm GLA
- fully & modern equiped restrooms
- generous balconies on each floor
- fully fitted-out office spaces
- flexible layouts and efficient density & functions allocation



NLA	1,125 sqm
GLA	1,203,75 sqm
ADD-ON FACTOR	7%
BALCONIES	10 sqm

6 TYPICAL FLOOR

Ready to fit the most complex needs

- floor plates between 1,200-2,900 sqm GLA
- fully & modern equiped restrooms
- generous balconies on each floor
- fully fitted-out office spaces
- flexible layouts and efficient density & functions allocation



NLA	2,717 sqm
GLA	2,908 sqm
ADD-ON FACTOR	6%
BALCONIES	60 sqm

7 WE CARE FOR YOUR NEEDS

Amenities & services within the project

For AFI PARK, engaging people as well as creating a sense of community and belonging is very important.

We take care of our tenants' needs by providing relaxation, food facilities, refreshments, and sports facilities for relaxing breaks.

At the ground floor of each building, the project is providing restaurants and coffee shops, banks, medical facilities, and retail shopping.



7 WE CARE
FOR YOUR
NEEDS

AFI Park offers multiple benefits to the tenants

- **670 underground parking spaces** and storage spaces dedicated to the tenants
- **Bicycle racks, showers, and charging stations for electric cars**
- Restaurants, banks, and medical services at the ground floor of the office buildings
- **Green areas**, relaxing areas, and reflection pools on the exterior common areas
- **Proximity of AFI Cotroceni shopping center** - 90,000 sqm GLA **retail spaces** hosting a 13,000 sqm hypermarket, a 2,000 sqm fitness club, a generous food court with 35 restaurants and fast-foods, 20 cinema halls, indoor rollercoaster, 2 casinos, a skating ring etc.
- **AFI Club membership**, providing **10-30% discounts to all the tenants at the food court and services in AFI Cotroceni' shopping center**





GREEN FEATURES

Sustainability & green features

LEED GOLD green certification achieved

- **90% of regularly occupied area** will have access to unrestricted views
- **Over 20% reduction in energy costs** over a baseline building
- **Improved indoor air quality** through a Bi-polar ionization system that prevents viruses & bacteria
- **Environmentally friendly** refrigerant
- **More than 30% reduction of water consumption** thanks to efficient flow and flush fixtures
- **Collect and storage materials** for recycling



8 GREEN FEATURES

- This certification provides a centralized source and governing body to validate efforts made by owners and operators
- It leverages insights drawn from the IWBI Task Force on COVID-19, in addition to guidance on the spread of COVID-19 and other respiratory infections developed by the World Health Organization (WHO), the U.S. Centers for Disease Control and Prevention (CDC), global disease

WELL HEALTH & SAFETY certification achieved

control and prevention centers and emergency management agencies, as well as recognized standard-making associations such as ASTM International and ASHRAE, and leading academic and research institutions, as well as core principles already established by IWBI's WELL Building Standard, the premier framework for advancing health in buildings and spaces of all kinds

LEED CARBON ZERO certification in progress





📍 AFI Park 4&5, 4E Paul Teodorescu Blvd, floor 4, District 6, Bucharest, Romania

✉ leasing@afipark.ro

☎ +4021 412 02 20

📺 AFI PARK - Click here

This material does not represent an offer or a contract and it is only for informational purposes. The terms and conditions specified herein can be changed by the developer anytime, without any notice.

www.afieurope.ro