



Deutsch-Rumänische
Industrie- und Handelskammer
Camera de Comerț și Industrie
Româno-Germană



Meet us @ Stand A1.224

Romania





AFI Europe is a leading real estate development, management and investment companies operating in Central and Eastern Europe since 1997. AFI Europe's diversified portfolio consists of shopping malls and retail properties, business parks and large-scale residential and mixed-use developments.

AFI Europe Romania is present locally since 2005. In 2009, AFI Europe inaugurated its first project in Romania- AFI Cotroceni, one of the biggest shopping centers in the CEE region, offering 90,000 sqm GLA area, 300 local and international brands, visited by 50,000 customers per day.

AFI Ploiesti was the second shopping mall launched in October 2013, offering 34,000 sqm GLA and over 100 national and international brands and 7,000 sqm entertainment.

In Oct 2020 AFI Europe opened AFI Brasov, a mixed-use project which includes 45,000 sqm GLA shopping centre and an office building of 15,000 sqm GLA. The entire retail portfolio managed by the company is approximately 170,000 sqm GLA.

On the office segment, AFI Europe Romania owns and manages 7 office projects totaling of ~ 3000,000 sqm GLA. AFI Park 1-5, the first modern business campus consisting of 5 Class A modern buildings with 70,000 sqm GLA and first business campus to receive LEED Gold certification.

AFI TECH PARK, the second office park, will have 70,000 sqm GLA Class A business to be constructed during in 3 phases.

AFI City Bucurestii Noi comprising 190 apartments and 228 above ground parking seats was delivered in Q2 2020. A commercial gallery of 4,500 sqm GLA is now under development and will be delivered in Q2 2022.

In 2020 AFI Europe Romania's portfolio enriched with other 4 office projects (AFI PARK FLOREASCA, AFI LAKEVIEW, AFI VICTORIEI PLAZA, AFI PARK TIMISOARA) in the biggest office transaction on the market, valuing 280 Mil Euro. In 2020 a performant air purification system was installed in all AFI Europe Romania buildings to protect the tenants, clients and visitors from viruses and to ensure their wellbeing in all the buildings.

Net Operational Income (31.12.2020) = 55,582,000 Euro

Operating properties value (31.12.2020) = 1,231,780,000 Euro

~ 300,000 sqm GLA office space; ~ 170,000 sqm GLA retail spaces

190 residential units delivered

For further information please visit: www.afieurope.ro



ALMA CONSULTING

Architecture
Engineering
Consultancy

Alma Consulting is interested in: meeting companies with a similar vision as theirs and together to create, design and build for their customers in the most efficient way.

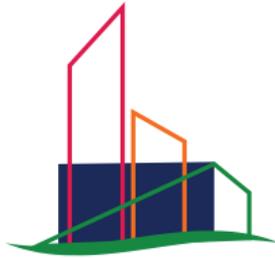
Alma Consulting is a dynamic Romanian company with more than 26 years of experience in integrated projects, covering services of architecture, planning and site supervision. Our team is a perfect mix of engineers and talented architects, always looking for the best solutions for our customers. Linking those two departments, our consultancy team comes to substantiate the necessity and opportunity of every single project and finds the best way of financing them.

We have more than 500.000 square meters of designed and managed construction surfaces with different functions and utilities, such as Public administration offices, Schools, Youth centers, Sport centers and Real estate buildings, 10.000 KM of water drain and sewages (around 250 km of vacuum sewages in collaboration with our German partner), recently around 10.000 KM of roads and bridges of a high complexity and difficulty.

We are able to elaborate and manage construction projects for building rehabilitation, water and sewages, roads, in agreement with the environment legislations and territorial development plans, fulfilling our customers' requirements.

All the time our company has been developing keeping up with all the new technologies and trends worldwide, environmentally friendly, energy savings, increasing the comfort and durability of the proposed investments.

For further information please visit: www.almaconsulting.ro



ASSOCIATION OF REAL ESTATE INVESTORS

The most significant community of real estate investors in Romania

AREI is the most significant real-estate community in Romania, that brings together prominent companies which develop innovative and significant projects on the Romanian real-estate market, covering the entire spectrum of the industry: residential, office, retail and logistics.

The AREI mission is to represent, promote and protect the interests of real-estate investors, members of the association, with a permanent focus on large scale professional collaborations both within the private sector as well as the public sector, through constant participation in the public consultation procedures.

Due to its actions and active engagement in all the public policy initiatives impacting the real estate industry and the overall economy, AREI succeeded to become a relevant voice for the business community of Romania and an effective discussion partner bringing substance and expertise in its dialogue with the public authorities.

Members of the AREI community are companies with the most important real-estate projects in Romania, that also have a very strong presence across CEE: Afi Europe, Alesonor, Argo Property Management, Avivim Gonen Group, CA Immo, Ceetrus, Cordia, CTP, Estoria City, Forte Partners, Globalworth, Gran Via, Hecesa, Immofinanz, Lion's Head, Mulberry Development, Nepi Rockcastle, One United Properties, P3 Logistic Parks, Portico Investments, Portland Trust, Prima Development Group, Professional Imo Partners, S Immo AG, Sonae Sierra, Speedwell, Square 7 Properties, Tiriac Imobiliare.

For further information, please visit: www.arei.ro



The Bucharest Real Estate Club (BREC) is interested in: key topics and potential new investors on the Romanian real estate market (office, logistics, retail, residential, hotels).

In the midst of a new stage of development in Southeast European regions, with ever positive prospects, new local & regional capital emerging and large international platforms having made major steps in the region, BREC has been set – up to foster cross-regional business development, facilitate valuable connections building and impactful deals origination.

BREC is currently the largest real estate organization in Romania, representing some of the largest investors active in Romania & the CEE region. Among our members: AFI EUROPE, GLOBALWORTH, ONE UNITED PROPERTIES, AKCENT DEVELOPMENT, CA IMMO, ELEMENT GROUP, GRAN VIA REAL ESTATE, IMMOFINANZ, RAIFFEISEN PROPERTY, RIVER DEVELOPMENT, S IMMO, SKANSKA, SPEEDWELL, VASTINT, WDP.

BUCHAREST REAL ESTATE CLUB facilitates platforms focused on promoting investors & developers and foster valuable business relations. BREC also ensures market entry services for new investors interested to access this market.

For further information, please visit: www.brec.ro



City of Buzău is interested in: finding potential partners to support investments in these areas: industrial parks; IT&C industries; in vegetable/fruit/cereal processing industries correlated with the development of suitable logistical hubs/depots; production of renewable energy; hospitals, clinics and other types of sanitary facilities; housing and real estate.

Buzău is an important commercial city in Romania, due to its strategic geographical position. It connects two of the largest areas of the country, it is 110 km away from the capital city and the largest international airport, 230km away from the largest seaport Constanța, and it has a well-developed road and rail infrastructure. Buzău is the second largest exporter of unprocessed foods and a leading actor in the production of cereal and produce. Also, its industries include the production of synthetic fibers, beer and beverages, malt, and waste management, hosting the main facilities of the largest companies active in these industries in Europe.

The city is a green city, home to the largest forest-park in the country (187 ha) and to the second largest plant genes reserve in the country. Buzău is constantly focused on improving education and is currently implementing two educational programmes which are unique in the country: dual education and the City of Buzău Finnish-inspired Education Programme. Along these progressive lines Buzău's administration aims to attract EU funds (150€ mil.) for further investments in smart infrastructure, energy efficiency, education, and circular economy, which it hopes to attract additional investments from the private sector.

For further information, please visit: www.primariabuzau.ro



Ceetrus Romania is interested in: promoting the mixed-use Reșița project – an extensive urban regeneration project carried out on a long term development and bringing potential partners in order to expand this ambitious project in Romania.

Welcome to Ceetrus! We are a company that has evolved from a real estate company with a tradition of over 40 years in retail to a developer of multi-format projects. Being an important international real estate actor, Ceetrus is committed to co-build and develop mixed-use projects of houses, offices, hotels, kindergartens, major infrastructure projects, cultural and leisure centres.

Through the 2030 Vision – to create sustainable, smart and lively spaces, we contribute to the development of social links that will animate the cities of tomorrow.

Our mission revolves around linking people, having a positive impact on the territory and day-to-day lives of each individual by creating vibrant, sustainable and social places. With the ambition to be useful and to always act in the interest of people, we put our relations with others at the centre of our actions, continuously seeking to maintain dialogue and co-construction.

Integrating the features of a city into our projects, Ceetrus is able to offer global urban solutions, surpassing retail, which have been co-constructed with key figures inspired by the territory and which respond to residents' needs. By listening to locals and hosting events, Ceetrus is reinforcing local involvement at the heart of communities.

In Romania, Ceetrus was founded in January 2012 and manages a portfolio of 23 shopping centres nationwide. In 2016, Ceetrus expanded its scope of activity on new business segments: residential, through the development of Coresi Avantgarden, in partnership with Kasper Development, and office through Coresi Business Park, one of the most vibrant business parks in Brasov, in partnership with Ascenta Management. All these functionalities compose Cartier Coresi (Coresi Neighbourhood).



Cartier Coresi is the biggest regeneration project in Romania developed on 120 hectares in the city of Brasov. The project brings together on a daily basis about 900 people who work or live in Coresi neighbourhood and the mission undertaken by Ceetrus is to continue to develop and animate it in harmony with the city and the region. For we want to improve the mix of functionalities and life experiences, this year we opened the four-star Qosmo hotel on 12.000sqm. The project completes the ecosystem of best quality services, both for the local community as well as for tourists who come to this hotspot destination.

Because we are inspired by people and collective intelligence, we meet together to reinvent urbanity. Because we trust in territories, we engage in meaningful partnerships to build positive impact urban spaces. Because we care for people and their fulfilment, we animate lively places to share joy and initiatives. Acting for communities, we make places vibrate with the aspirations of citizens.

In January 2021, the French group owned by the Mulliez family announced the creation of the Nhood service company that acts on behalf of the Mulliez Family Association (AFM) companies - including Ceetrus. Nhood acts on behalf of real estate owners, such as Ceetrus, and third-party partners outside the AFM ecosystem) who have already expressed confidence in the partnership with Nhood (Morgan Stanley in Italy, Pharos Real Estate Fund SCA in Luxembourg, Primonial and CNP in France).

For further information, please visit: www.ceetrus.com



City of Reșița is interested in: meeting potential investors, identifying potential partners to support investment in urban development, smart cities, industrial site reconversion and tourism.

REȘIȚA IS OPEN FOR BUSINESS!

With its convenient position and accessibility, surroundings of superb natural landscapes, bold vision and committed leadership, Reșița, as well as the region it polarizes, represent a high potential new market, production location and local resource pool to capitalize on.

Reșița is conveniently located in Western Romania, in less than standard daily driving distance to 3 European capitals: Vienna (6h 30 min), Budapest (4h) and Belgrade (3h). The closest larger city is Timișoara, approximately 100 km away north west of Reșița. The nearest airport is Traian Vuia International Airport, located in Timișoara.

Reșița is less than 1h away from access to A1 Highway (via Lugoj), part of the Trans-European TEN-T Core Network Corridor connecting Romania to Central and Western Europe. Rail connectivity is ensured through the TEN-T Core Network Corridor: Rhine – Danube, easily accessible via the 1h electrified railway segment Reșița – Caransebeș. 3 Danube ports are also within easy reach from Reșița to Drobeta Turnu Severin (156 km), Orșova (131 km) and Moldova Veche (117 km). We welcome you with 28.5 ha modern, centrally located and fully equipped industrial area ready for investors in Valea Terovei Industrial Zone. Other halls and plots are also available for rent or development in our town.

Reșița is a city in full development, winning projects on European funds worth 150 million euros. Some major impact projects for the city are: investments in education (all kindergarten, schools , high schools have been renovated) restoring the main artery infrastructure, by introducing the tram as a means of transport, creating a



multifunctional center (with conference center), developing the Semenic tourist area, by installing a gondola that will serve the longest part skiing in the country, a project worth 40 million euros; another large-scale project is the modernization of the Resita-Timisoara railway, by introducing the train-tram on this route, with a direct connection to Timisoara International Airport, with a duration of 1 hour and 30 minutes; there are various projects in the city for urban regeneration.

Starting with the 2020-2021 academic year, “Eftimie Murgu” University became the University Center of Reșița of the prestigious Babeș - Bolyai University of Cluj-Napoca.

We are committed to fostering a friendly, competitive and inclusive business environment. We take an active role in supporting the private sector with information and logistical support, reduced bureaucracy, useful contacts and attractive fiscal stimulants.

***For further information, please visit: www.primaria-resita.ro;
www.investinresita.ro***



CITY OF IASI

City of Iași is interested in: identifying potential partners to support investment in the sectors: urban development, health, smart cities and investors to manage projects in the industrial and logistics fields

Iași is the most important academic, economic and cultural center in northeastern Romania, being considered the main economic development pole at the eastern border of the European Union.

An important pillar of the local economy is the IT&C industry, with the largest players in the global software market being present in Iași. Pharma, textile, automotive, metallurgy, heavy machinery and construction are also well represented, with potential for further development in these sectors due to the quality of our workforce existing in our city.

The world-wide competitive universities operating in Iași, including the technical background, are annually preparing around 60000 students. The health services provided by the 13 public hospitals and 16 private hospitals, plus many specialized ambulatories, polyclinics, health centers etc. is an important indicator of the quality of life in the city of Iași.

The City Hall of Iași Municipality pays special attention to attracting investments. The Business Development Infrastructure Development Projects aim at building an industrial park, developing a smart city district, including an Innovation and Technology Transfer Center and an IT profile technology park. The policy of collaboration with the business environment developed by the municipality of Iași has the role of ensuring a friendly and predictable climate for business projects that will ensure the development of the city.

For further information, please visit: www.primaria-iasi.ro



Industrial Park East European Border Siret is interested in: meeting real estate brokers, consultants, project developers, companies which manage and use industrial and logistics properties, promoters of trade and industry, institutes offering professional education and associations of the commercial real estate industry.

The city of Siret is an urban locality in north-eastern Romania, in Suceava County. Its activity is managed by the Siret County Council and the city hall. Siret obtained the title of Industrial Park for a land area of 15.9 ha in May 2016. The location of East European Border Industrial Park ensures access to the only crossing border between Romania and Ukraine, Siret Customs, which is prospectively going to benefit from European funding of 6m EUR, with the objective of reducing the stationary time of trucks in points of transnational communication. EEB Industrial Park is a flat land, completely free of building and it is able to accommodate production companies, warehouse logistics and customs warehouses. All resident of the Industrial Park will be able to enjoy the park's facilities granted to investors by Romanian law.

Topics which want to be addressed by the representatives of Siret city are: investments, financing, logistics, retail, smart cities and start-ups. For the projects of the city we want to meet real estate brokers, consultants, project developers, companies which manage and use industrial and logistics properties. Taking into account our profile, we also want to discuss with promoters of trade and industry, with institutes offering professional education and training and with associations of the commercial real estate industry.

For further information, please visit: www.siretromania.ro



HOTSPOT WORKHUB

REC Impuls is interested in: meeting investment management companies, real estate developers, companies which ensure real estate asset management and also companies which manage and use office and retail properties.

The first step to building excellence is surprisingly easy!

Founded in 2006, REC Impuls is a Romanian company and a daughter of REC Partners, with offices in Berlin, Bochum, Cologne, Frankfurt, Hamburg and Bucharest, REC Partners is the international team of engineers, architects and economists that has been supporting clients all over Europe to develop, manage or improve real estate properties of over 15 million m² over the last 15 years. REC Partners are the international specialists for strategic building design, technical consultancy in all asset classes and revitalisation of existing buildings; their expertise covers a wide range of services: technical and environmental due diligence, project management, project monitoring, project audit /optimization, planning, refurbishment concepts /refurbishment planning. REC Partners' main interest lies in commercial and industrial developments and refurbishments.

Furthermore, REC Partners opened its first coworking space in Bucharest in November 2019 under the brand name Hotspot Workhub. In "The Mark", the most stylish and state-of-the-art office building in the heart of the city, a high-quality mix of flexible team and open-space offices with high-tech conference rooms and event areas was created on an area of around 2,000 square meters. The building is at a walking distance from Bucharest main railway station, with direct connection the Bucharest International Airport, Henri Coanda.

With Hotspot Workhub as a pilot project in Bucharest, REC is pursuing a co-working approach that differentiates from the competition. Instead of a high density of workspaces, REC relies on high workplace quality in a sophisticated ambience. The quality of the space and the feeling of space that the area offers in "The Mark" is unique in Bucharest. Very high ceilings, large glass surfaces and several skylights give Hotspot Workhub an extraordinary atmosphere.

For further information, please visit:
www.rec-partners.eu, www.hotspot.space



Sagului Logistic Center is interested in: meeting with potential tenants, real estate agencies, potential investors who are looking opportunity in our warehouse/industrial project based in Timisoara, Romania

We are presenting logistic-warehouse industrial park in the highest international modern standards! Sagului Logistic Center is an industrial park located in south Timisoara with direct connection to the ring of Timisoara and international highways very well accessible from western Europe same as from east.

With a total surface of 382.000 sqm, Sagului Logistic Center is the biggest project of this type in Timisoara city.

In 2020 we obtained the Urbanistic Zonal Plan (PUZ) and in September 2021 we obtained the building permit for the first warehouse of 30.000 sqm netto area.

The estimation for the delivery of the first warehouse is by end of Q2 2022, when we will begin to build the next two warehouses in surface of 40.000 sqm.

A group of Slovak and Romanian entrepreneurs with the largest share of SLOVUNIT as company, is the investor of a new, strategic logistic center construction project.

SLOVUNIT, an investment group, operates in the areas of real estate, logistics, energy and facility management services, was founded in 2002. We are a strategic company that does not usually run out of projects, but has long held them.

For further information, please visit: www.sagului.com



SP= DWELL

YOUR CITY, YOUR FUTURE

Speedwell is interested in: further extending their network internationally in an effort to continue innovating by learning from others and implementing it in the future Speedwell projects and in keeping the finger on the pulse of European real estate trends in order to develop products in line with market expectations.

Speedwell is a recurrent visitor and participant of the ExpoReal real estate fair. The company's quest for improvement ranges from new urbanistic ideas, over software applications on customer relations to solutions to enhance sustainability.

Building on that, we also offer our commercial projects (office, retail, logistics and B2R) for sale during the many encounters we have with potential investors. The focus this year is on our Miro offices in Bucharest and Record Park in Cluj-Napoca.

After 20 years of experience in Eastern Europe and 25 years of experience in real estate, Didier Balcaen and Jan Demeyere joined forces and founded Speedwell. They have combined the rationality and the creativity to create a unique team and become an atypical developer. Speedwell has grown to be a team with in-house architects, property managers, legal and fiscal advisors, an in-house commercial team and project managers, thus covering the full spectrum of the real estate development process.

Be it about living or working, in the end it's all about the clients' well-being. Speedwell's focus on the highest European construction standards (BREEAM and WELL certified), above-market sized terraces, green spaces and all amenities within 15 minutes walking distance, makes the company's projects safe and comfortable to live, work or shop in. Speedwell creates these hubs by diversifying and mixing offices, retail and residences all together. This way a city within the city is created, that benefits more than the project itself and extends far beyond the site borders. Having jointly developed over 600 million euro worth of projects and 400 million euro in the pipeline, Speedwell doesn't let the big numbers stand in the way of digging into every detail in their quest for excellence. The company has a large portfolio of developments in Romania. In Bucharest, this includes Triama Residence, The Ivy, both residential, MIRO – the A-class office building, and the newly launched industrial project, SpacePlus. In Cluj-Napoca, we find the mixed-use project Record Park and another similar concept in Timisoara, Paltim, plus the residential ensemble Riverside City in Ramnicu-Valcea.

For further information, please visit: www.speedwell.be



Olympian Parks has been actively operating and trading in Romania since 1997. Since 2003, with the construction of their first Industrial Park in Domnesti in the south western outskirts of Bucharest, the group's activities have mainly centered on the industrial real estate market and related services. Selected and skilled professionals, who insist on only the highest standard, using the most sophisticated systems and working in an intense and enjoyable environment, will lead and direct the Olympian Parks Company.

For further information, please visit: www.olympianparks.ro



WDP

WAREHOUSES WITH BRAINS

WDP is the largest operator on the Benelux semi-industrial property market offering intelligent warehousing solutions, with a focus on the development and letting of semi-industrial and logistical real estate having a property portfolio totaling 6million sqm in Belgium, the Netherlands, France, Germany, Luxemburg, and Romania. WDP is a stock exchange company, with approx. 6 mil m² of warehouses, distribution centers and production spaces in portfolio, worth approx. 4.5 bln EUR.

WDP is a partner to its customers, while developing a successful long-term relationship with them and supporting them in their activities. Our warehouses serve as a smart and flexible home that helps our customers to organize their supply chains in an efficient, tailored, and sustainable manner.

We construct a sustainable shell around the logistics process. With smart warehouses, #TeamWDP and innovative entrepreneurship, we create value for our customers and shareholders.

WDP has a solid presence in Romania, where it became the 2nd largest developer and owner of logistic warehouses that crossed the 1.3 mil. sqm milestone. The company already has a vast experience on the Romanian market, due to the developed projects and the client mix, which also makes it a loyal long-term partner.

WDP is No.1 in developing production facilities in Romania, having clients such as: Siemens, Doduco, Aeronamic, Yazaki, Faurecia, Sogefi, TE Connectivity, Kamtec, Roquet, Global Ent., Roechling, Adler Group, Bekaert. We are also covering other business lines with a wide range of clients: METRO, DPD, K&N, Auchan, Profi, Carrefour, LPP, CEVA, P&G, Iron Mountain, Ursus Breweries, Pirelli, Decathlon. WDP industrial parks are located across the country: Bucuresti, Timisoara, Pitesti, Cluj, Brasov, Sibiu, Braila, Deva, Constanta, Ramnicu Valcea, Ploiesti.

EXPO REAL is a good opportunity for direct support and interaction with business leaders within the Romanian stand – an integrated space for promoting the potential of our country's market.

For further information, please visit: www.wdp.eu



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As the official representative of the German economy in Romania, with around 600 members, AHK Romania is the first point of contact for German companies interested in our market. We focus on connecting future partners, supporting investors, identifying business potential and opportunities for our members and researching the market, but we also cover a broader spectrum of topics, such as sustainability, energy efficiency or waste management, smart city, digitalization, automotive and industry 4.0 or vocational education, advocacy and arbitration.

We try to stimulate the exchange of information and know-how in various ways:

- **Specialized conferences** (Cities of Tomorrow), business trips or interactive workshops. We connect with experts to promote reference projects and best-practice examples from in- and outside the country, in order to support urban development, energy efficiency and sustainability in various fields.

- **Participation at international fairs** (Expo Real and many more). We actively engage in providing local administrations with the proper tools and know-how to advertise for their regions and stay relevant for the global context; even more so since 2021 when we became the official representative of Messe München in Romania and Moldova.

- **Long term projects**, such as our vocational education initiative. We support public authorities and companies in their efforts to establish a functional and successful professional training for their future employees.

We want to offer people the opportunity to connect with us, use our team's combined experience of more than 100 years and create valuable business contacts.

Check out our platforms:

www.ahkrumaenien.ro

www.econet-romania.com

www.marketplaceroomania.ro/de/lieferantenportal

www.citiesoftomorrow.ro

www.facebook.com/ahkromaniaofficial

www.linkedin.com/company/ahk-romania

www.linkedin.com/company/econetromania

For further information please visit: www.ahkrumaenien.ro

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SAVE THE DATE
MARCH 2022

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#No1 platform for sustainable urban development in Romania,
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EXHIBITORS

WAFIEUROPE

ALMA CONSULTING
Architecture
Engineering
Consultancy

ASSOCIATION OF REAL ESTATE INVESTORS

BUCHAREST REAL ESTATE CLUB

Buzău
oraș deschis

CITY OF IASI

CEETRUS
with citizens & for citizens

Reșița

Industrial Park Siret
East European Border

REC
HOTSPOT WORKHUB

SAGULUI LOGISTIC CENTER

SPEDWELL
YOUR CITY, YOUR FUTURE

OLYMPIAN PARKS

WDP
WAREHOUSES WITH BRAINS

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