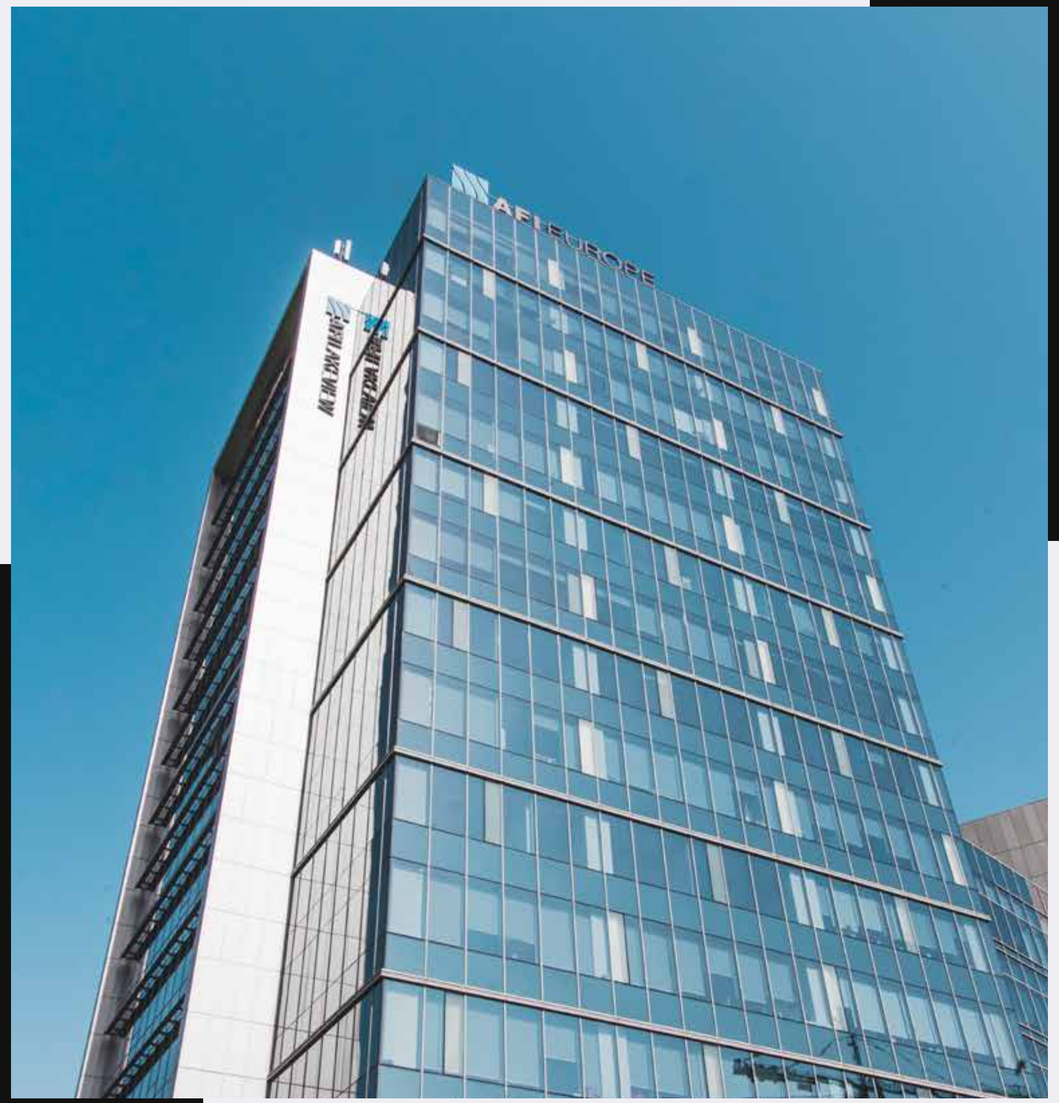
AFI LAKEVIEW

A project by AFI Europe Romania

AFI LAKEVIEW



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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.

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.

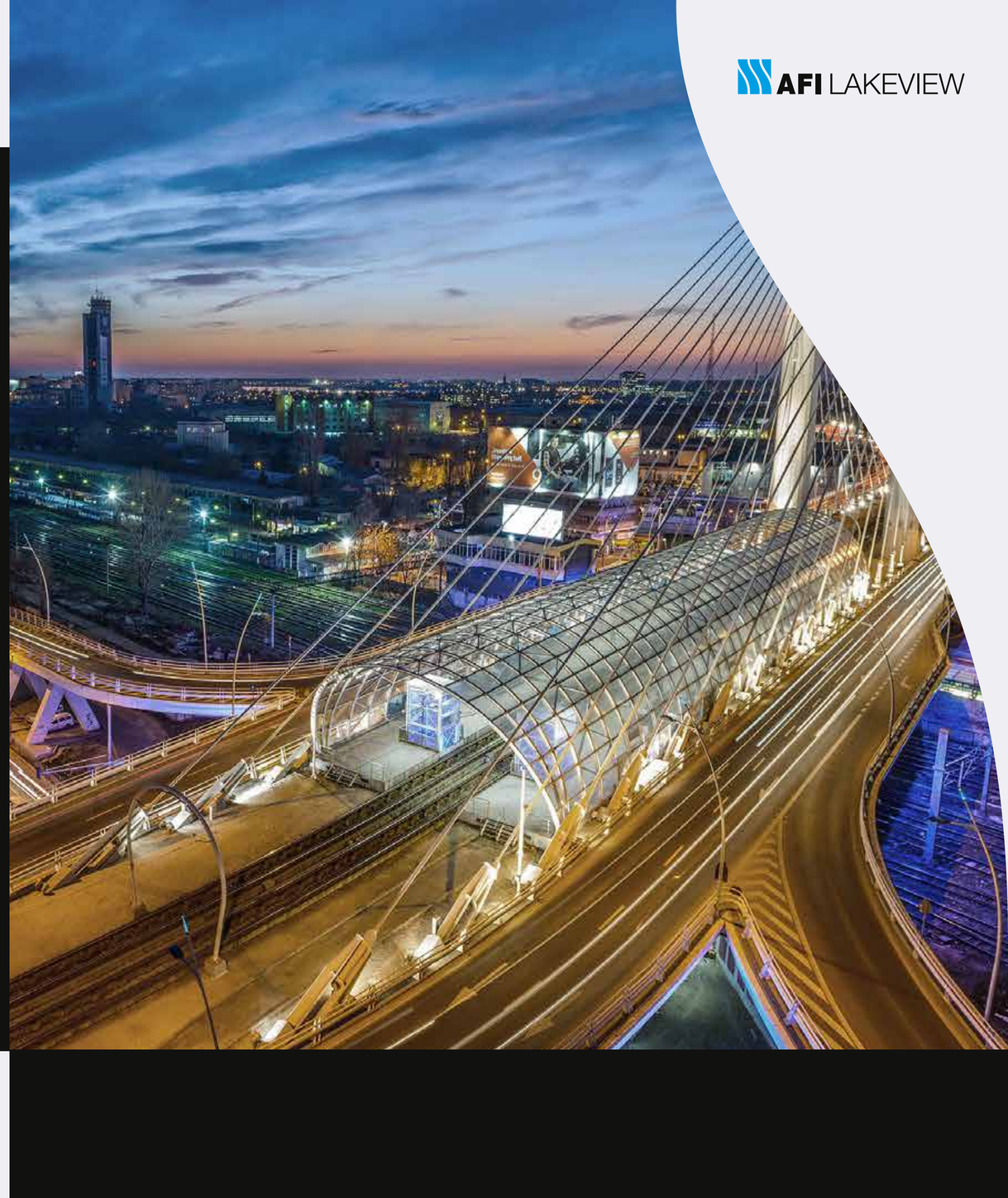
2.5%
GDP Growth
*2023

5.5%
Romania's
Unemployment rate
*Feb. 2023

4.3 mil sqm
Romania modern
office stock in Q1 2022

1,112 Euro/month
Net average wage
Bucharest 2023
*Statisticiromania.ro

Inflation rate
14.53%
*March 2023



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

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 LAKEVIEW

AFI Airport City
Belgrad

2 ABOUT AFI EUROPE

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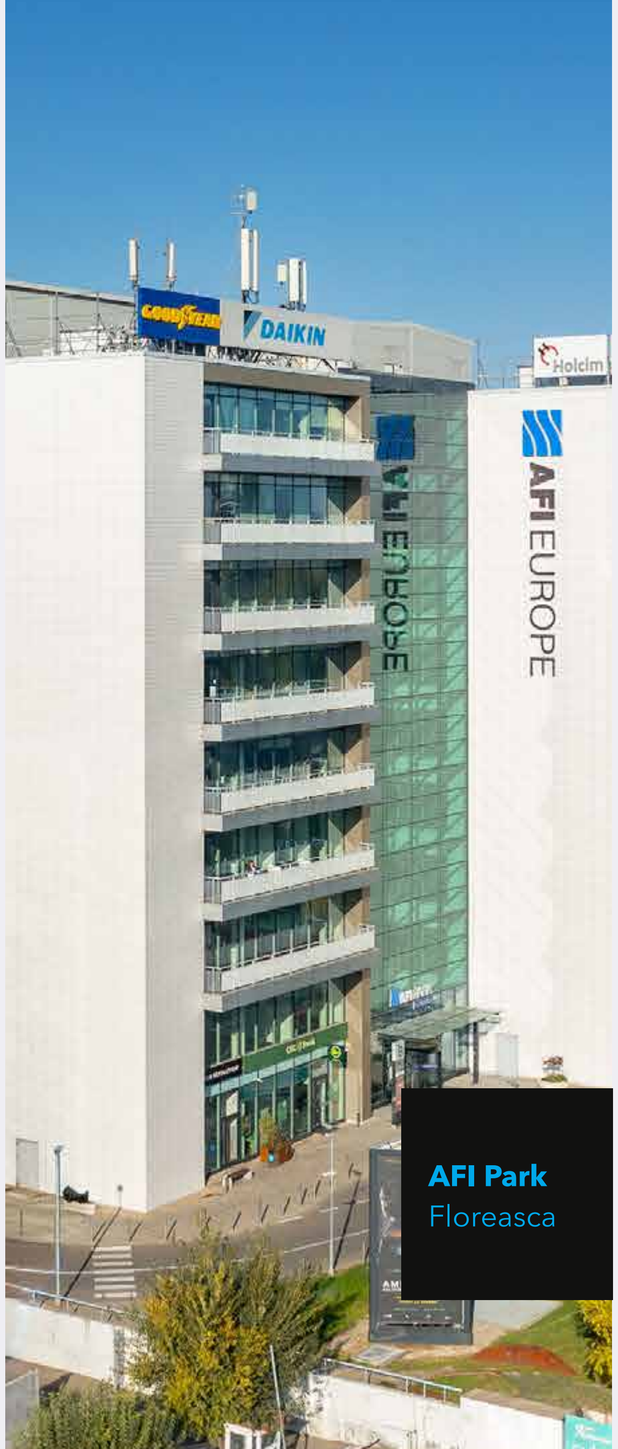
AFI Europe Romania manages 300,000 sqm GLA office spaces and is one of the largest office owners in Romania.

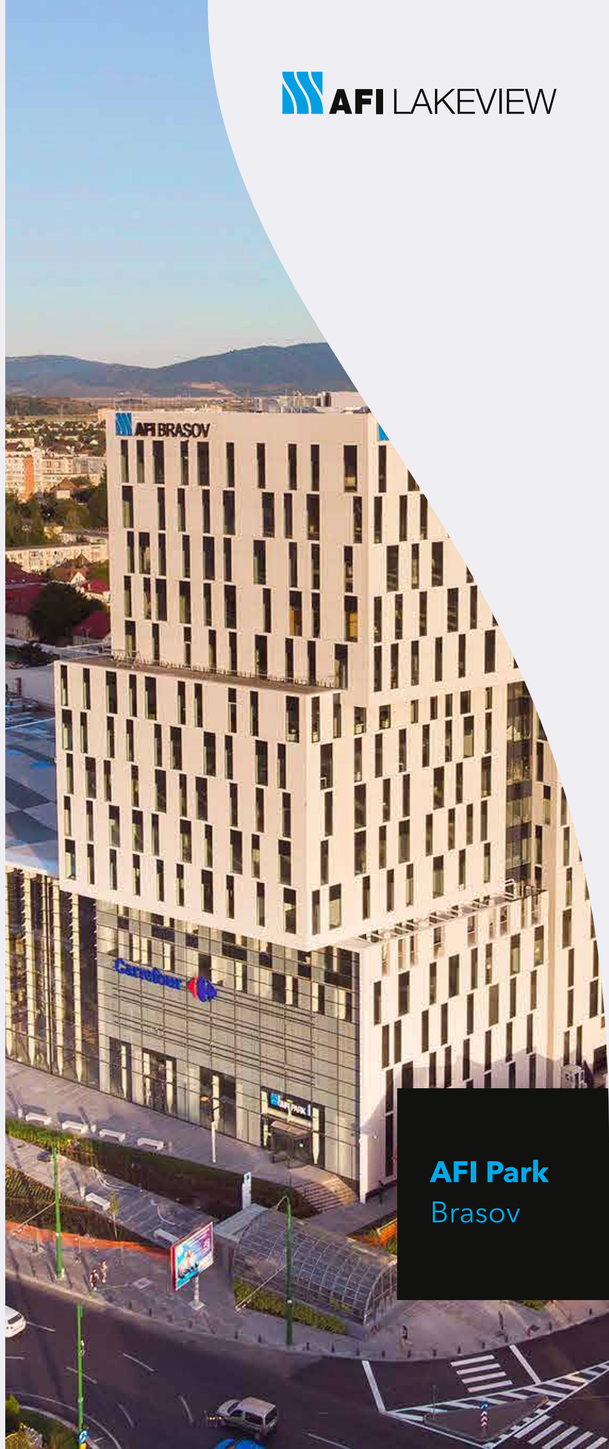
- A-Class office projects
  - **AFI PARK**
  - **AFI TECH PARK**
  - **AFI VICTORIEI PLAZA**
  - **AFI LAKEVIEW**
  - **AFI PARK FLOREASCA**
  - **AFI PARK TIMISOARA**
  - **AFI PARK BRASOV**



AFI Park
Floreasca

AFI
Lakeview

AFI LAKEVIEW



AFI Park
Brasov

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 Tech Park

AFI LAKEVIEW – office building with view to the lake

AFI Lakeview joined the office portfolio of AFI Europe Romania in 2020. The company expanded the office portfolio with additional 118,500 sqm GLA, consisting of 4 office projects, through a record transaction on the Romanian market.

The office project offers **25,500 sqm GLA** of A Class modern office spaces, enclosing retail spaces at the ground floor and **4 levels of underground parking.**

The architecture of the building is complex, the façade has different shapes, combined into 2-height bodies of the building: **GF+14 and GF+7**. Providing a floor plate of approximately 2,400 sqm GLA, which decreases on the top floors reaching to approximately 1,500 sqm GLA per floor, the office building offers to the tenants efficient office spaces, easy to be partitioned and flexible in fitting out all necessary functions for the tenants.

4 LOCATION

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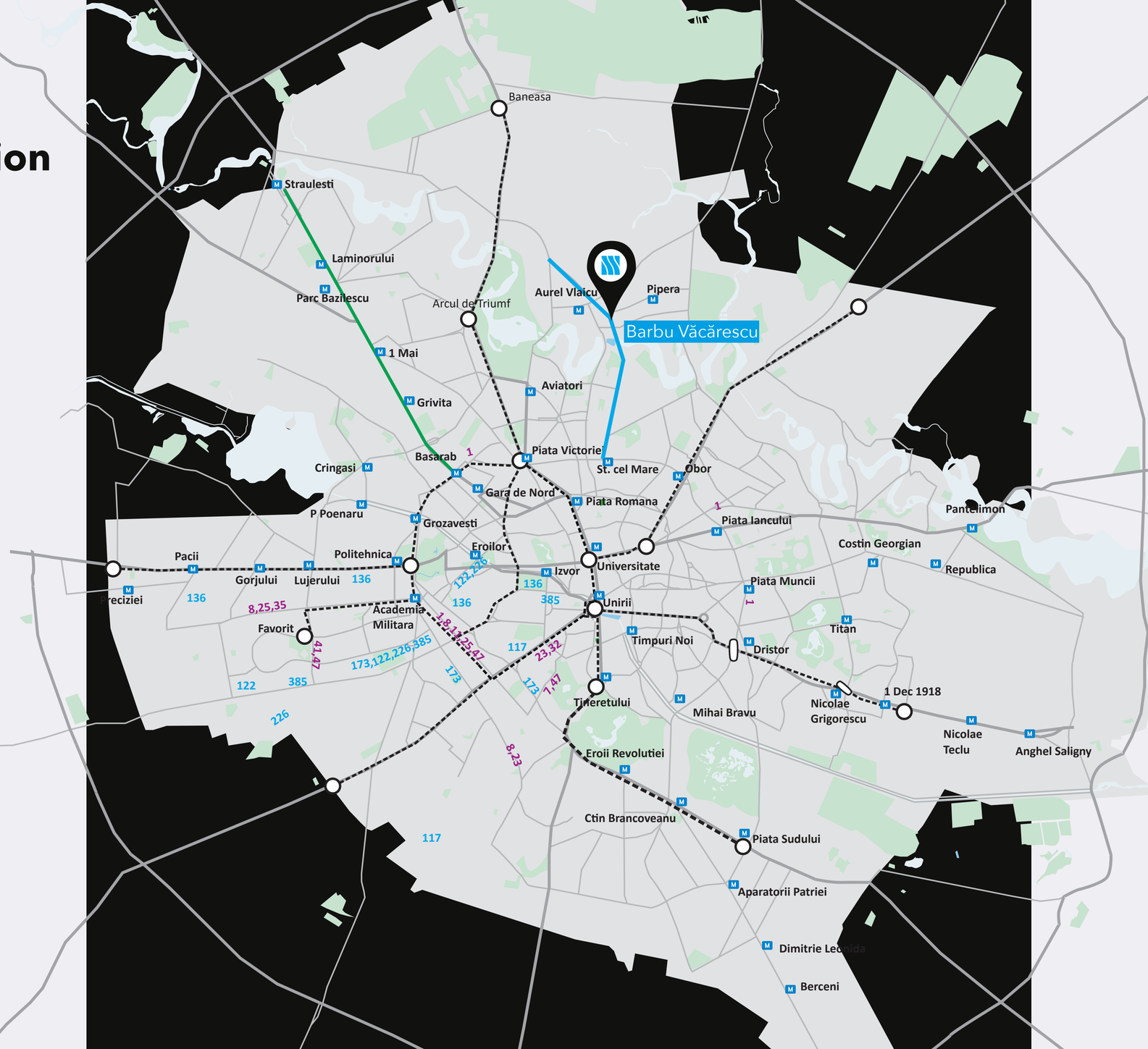
Strategic and accessible location in Bucharest's main business hub area

AFI LAKEVIEW is located in the Center-North part of Bucharest, on **Barbu Vacarescu Street**, one of the capital's most exclusive areas, a real hub for multinational and local companies. In that area there are concentrated more than 616,00 sqm of modern office spaces and over 45,000 people are working there.

Floreasca-Barbu Vacarescu neighborhood is the most attractive business spot in Bucharest, adjacent to

4 lines on Barbu Vacarescu Blvd., 2 lines on Floreasca Street and 25 minutes away from Otopeni Airport.
The project has direct connectivity to many public transportation options.
Metro station "Aurel Vlaicu" is only **5 minutes** walking distance from the project, while the **metro station "Pipera"** is only **15 minutes** walking distance. There are numerous **tram lines** and buses lines that are circulating in the area, adding direct connectivity to the project.



5
TECHNICAL
SPECIFICATIONS

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Modern working environment

AFI LAKEVIEW offers the tenants a wide range of modern technical specifications, similar to all AFI projects:

- **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

AFI LAKEVIEW

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TECHNICAL SPECIFICATIONS

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

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

6 TYPICAL FLOOR

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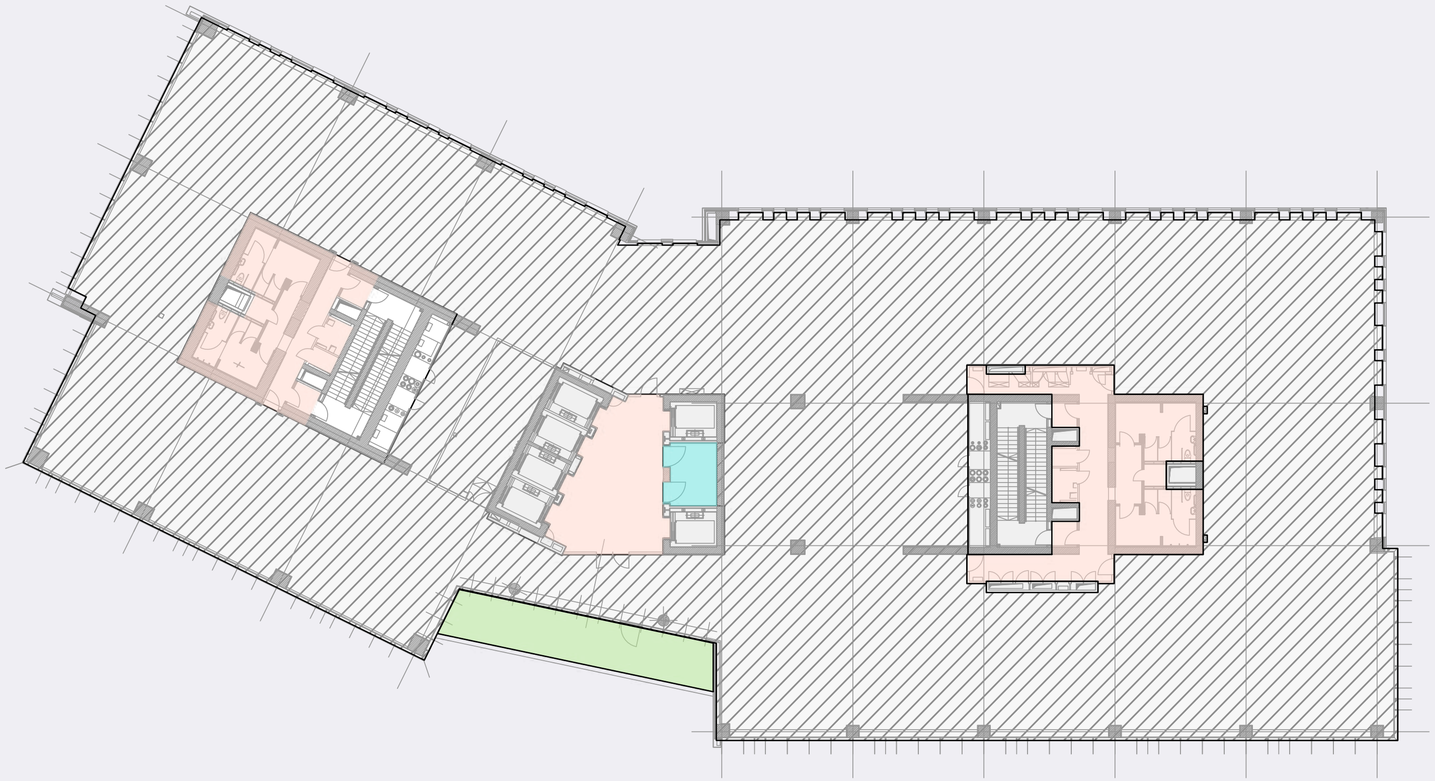
Ready to fit the most complex needs

- 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



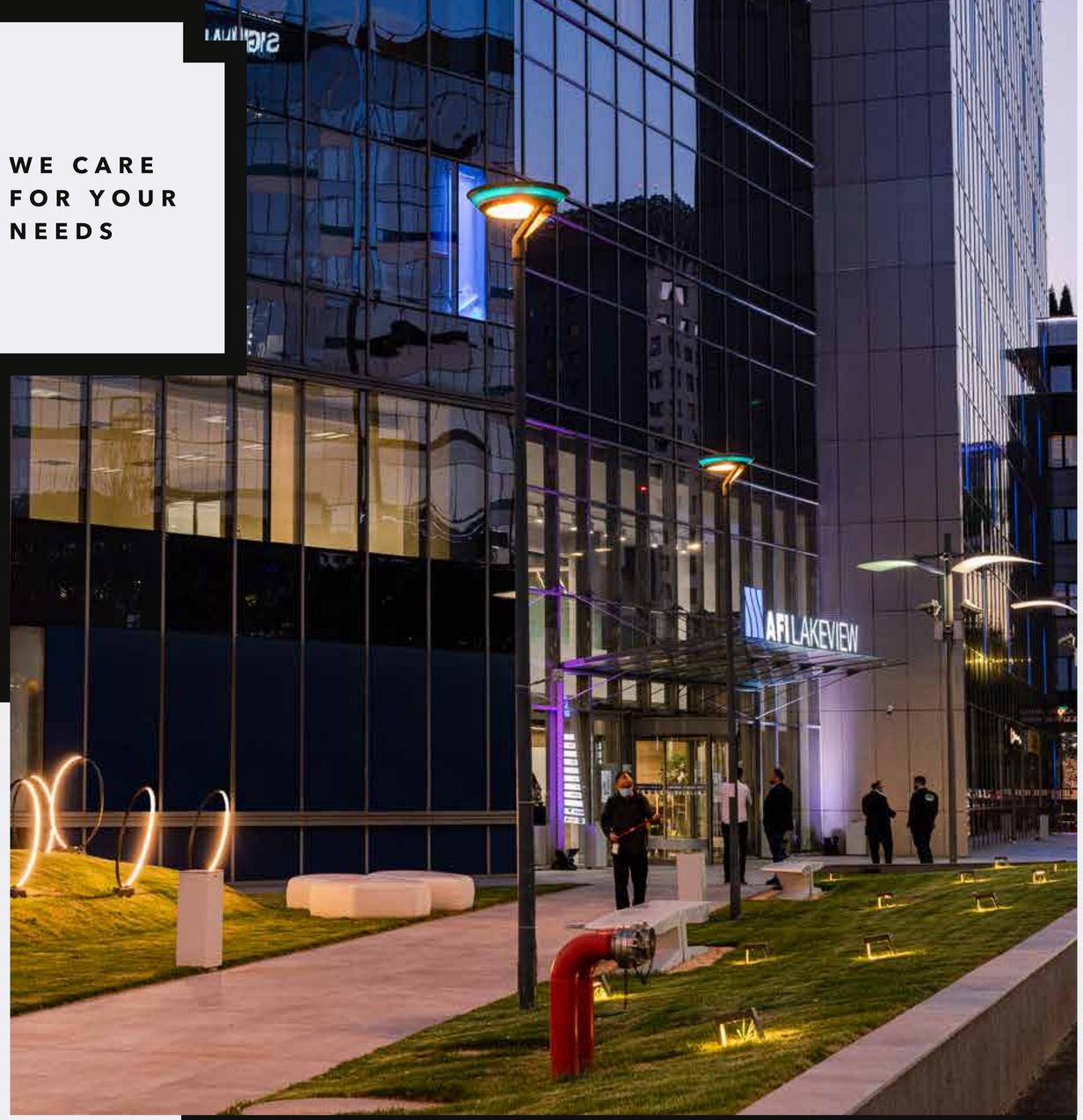
NLA	2,249 sqm
GLA	2,407 sqm
BALCONIES/TERRACES	49 sqm
ADD ON FACTOR	7%

Amenities & services within the project

For AFI, 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 sport facilities.

At the ground floor of each building there are coffee shops, restaurants, medical facilities and other retail facilities.

7 WE CARE FOR YOUR NEEDS



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AFI LAKEVIEW offers the tenants various benefits

- **Over 500 underground parking places, 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
- **Retail facilities at GF: restaurant, kitchen furniture, dental clinic**
- **Proximity of Promenada shopping center** – which hosts fashion shops, fitness club World Class, food court, cinema etc.), **Herastrau Park**, some of the city's **top restaurants, hotels** and **sport centers**
- **AFI Club membership**, which provides to all the tenants discounts between **10%-30% in the partnership locations**

8 GREEN FEATURES

AFI LAKEVIEW

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Sustainability & green features

BREEAM “Very Good” green certification

- **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 used
- **More than 30% reduction of water consumption** use due to efficient flow and flush fixtures
- **Collect and storage materials** for recycling

8 GREEN FEATURES

WELL HEALTH & SAFETY certification achieved

- 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 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

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