



Welcome to Arc.

A presentation by **PPF** Real Estate

Bucharest, Romania

2024

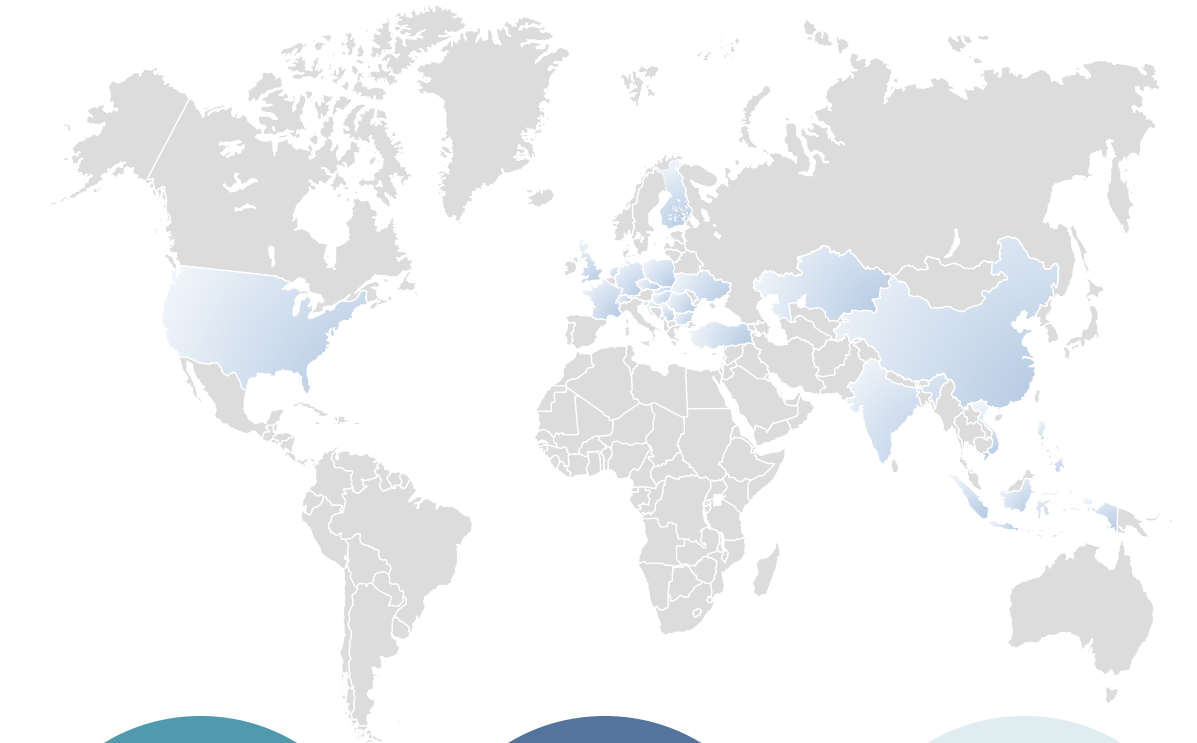


1. About PPF Group & PPF Real Estate

2. ARC

- I. Location
- II. Size & site plan
- III. Technical spec
- IV. Green spec**
- V. Key Takeaways
- VI. Timeline

PPF Group is an international, privately owned, investment group active in 25 countries on 2 continents and in multiple different industries



43.5 bn.
EUR Asset
value

55 ths.
Employees

1.5 bn
Net Profit

Note: 2023

Banking & Financial Services – CEE, UK / Asia



Telecommunications / Media – CEE & South Eastern Europe



Real Estate – Europe, UK, US



Mechanical Engineering & Transportation – Europe



Biotechnology – CEE, Western Europe, US



E-commerce / Retail – Europe



Culture & Leisure – CEE, Global



PPF Real Estate is a primarily office focused platform with a vast experience in managing office assets with a **long-term investment period**

European Union

Netherlands
Romania
Germany
Poland
Czech Republic

UK

USA

Total value of assets of PPF Real Estate reached¹⁾

1.8 billion EUR

A total of

25 projects

managed by PPF Real Estate platform

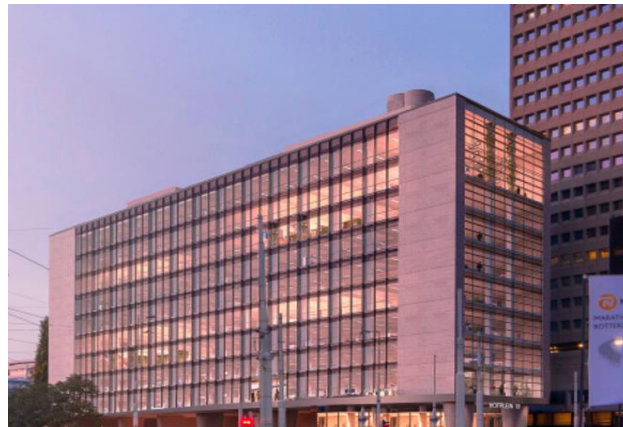
More than

1 mil. sqm

of commercial area



PPF Real Estate experience includes building development across multiple markets and strong track record in dealing with AAA tenants



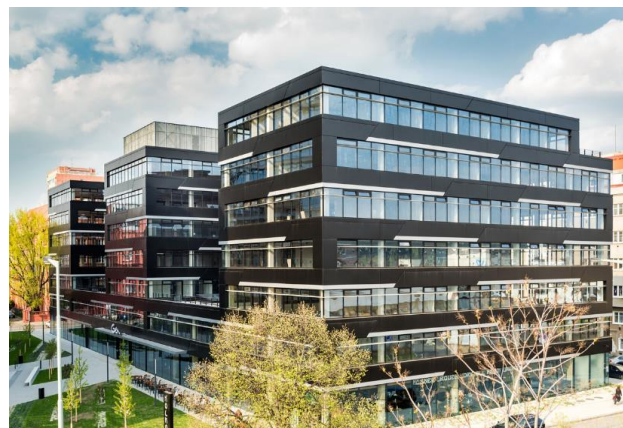
Netherlands, Rotterdam – Dev. by PPF



USA-Florida, Orlando – Dev. by PPF RE (JV)



Czechia, Prague – Dev. by PPF



Czechia, Prague – Dev. by PPF



UK, London – Dev. by PPF RE (JV)



USA-Florida, Orlando

<epam>

YARDI

KONICA MINOLTA

veeAM

Rockwell
Automation

Booking.com

Shell

Hewlett Packard
Enterprise

LOCKHEED MARTIN

BERKSHIRE
HATHAWAY INC.

ORACLE



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III. Technical spec

IV. GREEN spec

V. Key Takeaways

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Welcome to Arc.

The first human-centric, methane gas
free, **green, NZEB**, office building in
Bucharest.

Excellent location

2.5 KM away from Victoriei Square and the Central Business District of Bucharest

A sweet spot between the West and North

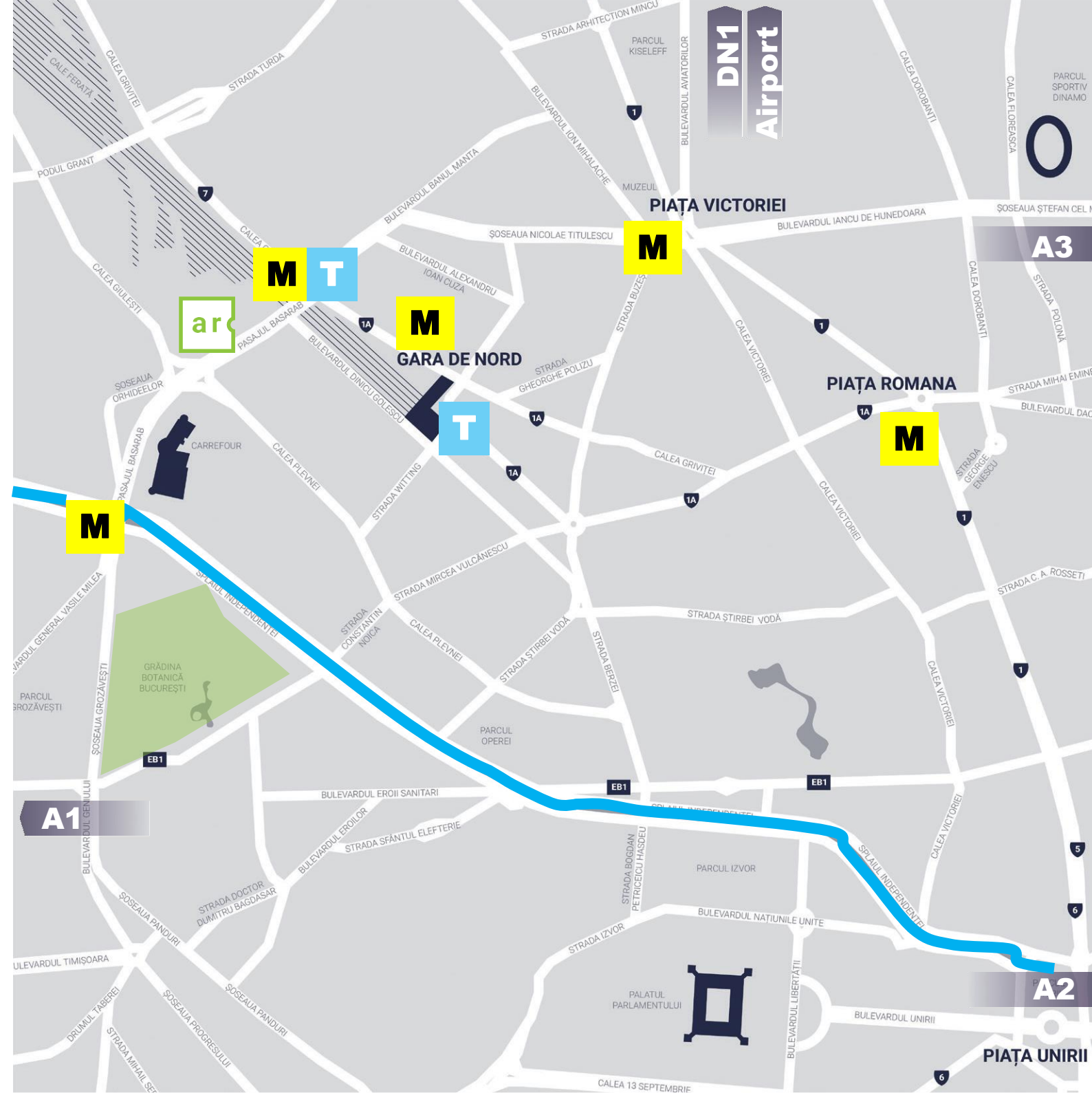


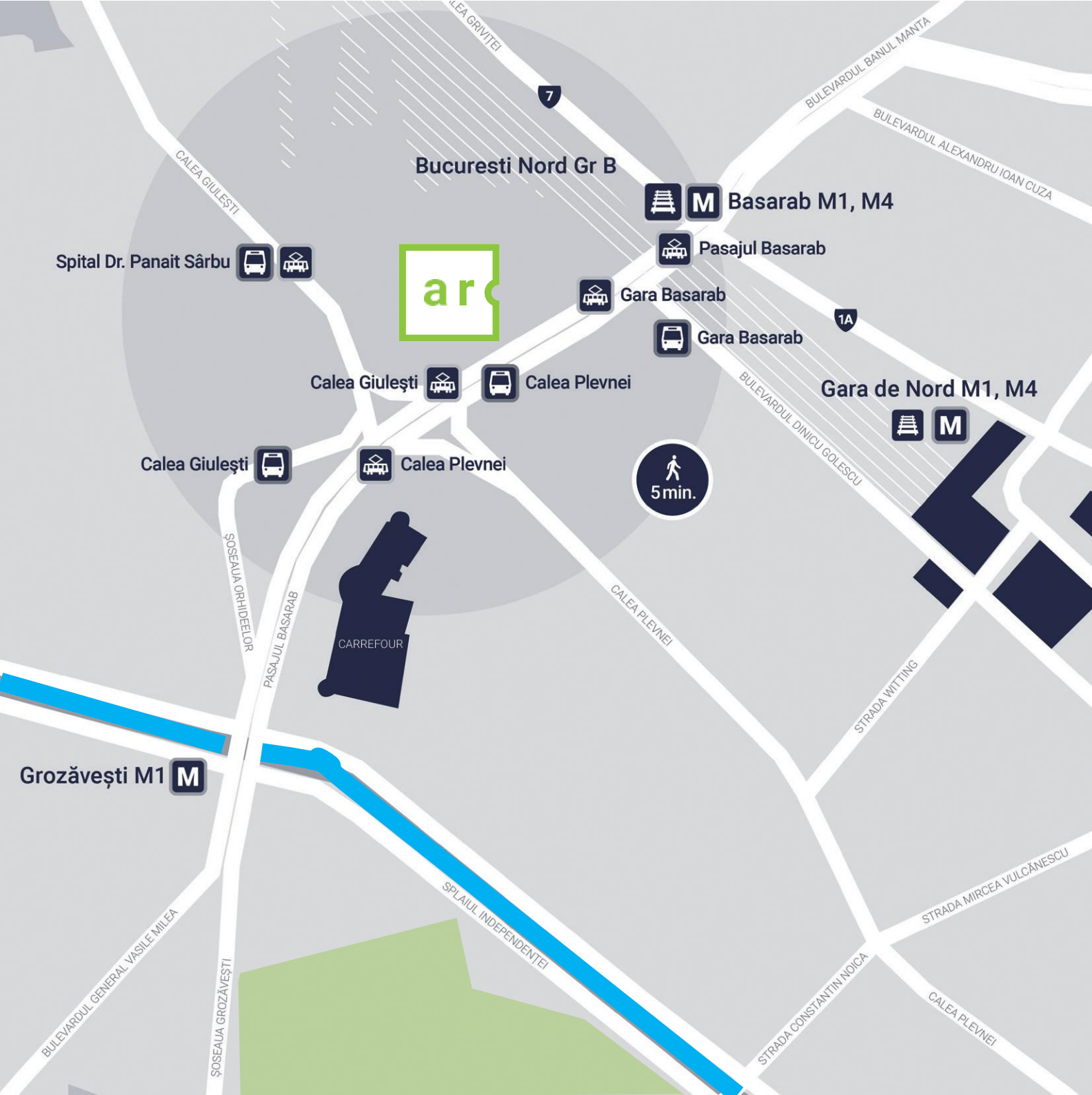
All types of transportation available

with easy access from all directions.

Subway, tram, bus and train station steps away.

Arc is ideally located next to the Basarab train station and metro station. Bus and tram are in front of building, also.





The office hub:



The building

where
contemporary design
meets comfort, warmth,
nature and efficiency





Size & fit

30,000 sqm GLA above ground

2 UG + GF + 10 F

2,959 sqm / typical floor GLA

336 parking spaces UG total
(upgradable to 422 parking spaces)

Ground Level Functional arrangement

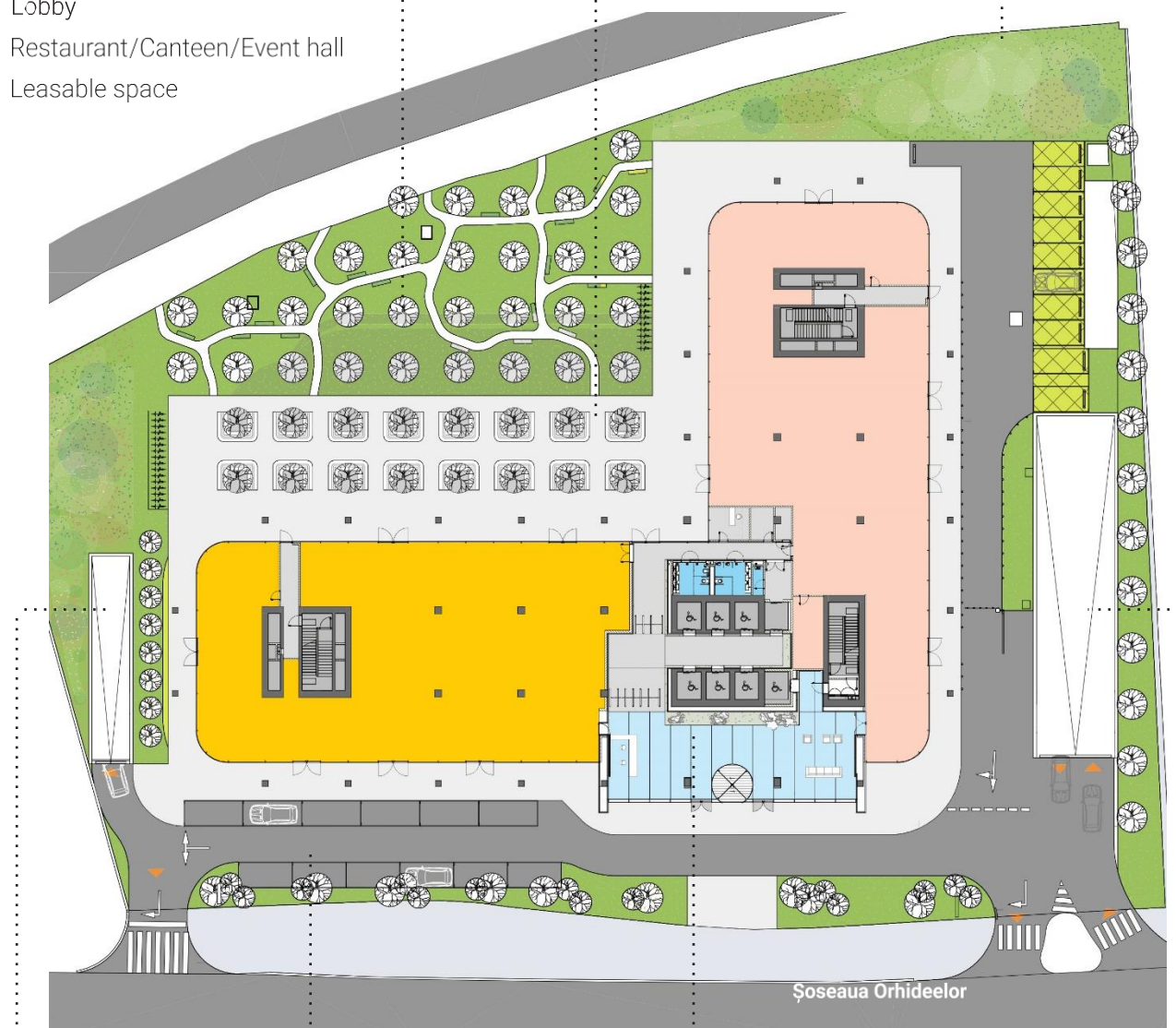


- Lobby
- Restaurant/Canteen/Event hall
- Leasable space

Park
area

Terrace
deck

Garden
area



2nd parking
ramp Entrance
Access

Drop off
Zone

Reception &
Welcome

Main parking entrance
Access & Exit

Ground Level Functional arrangement



- Lobby
- Retail space (leasable space)
- Restaurant (leasable space)

Statistics

Concept design

Site area	7 937sqm
Parking spaces – total	336
Above ground levels	10 + th)
Underground levels	2
Building height	45m (49m max height)

32% of the site is a beautifully
landscaped green oasis

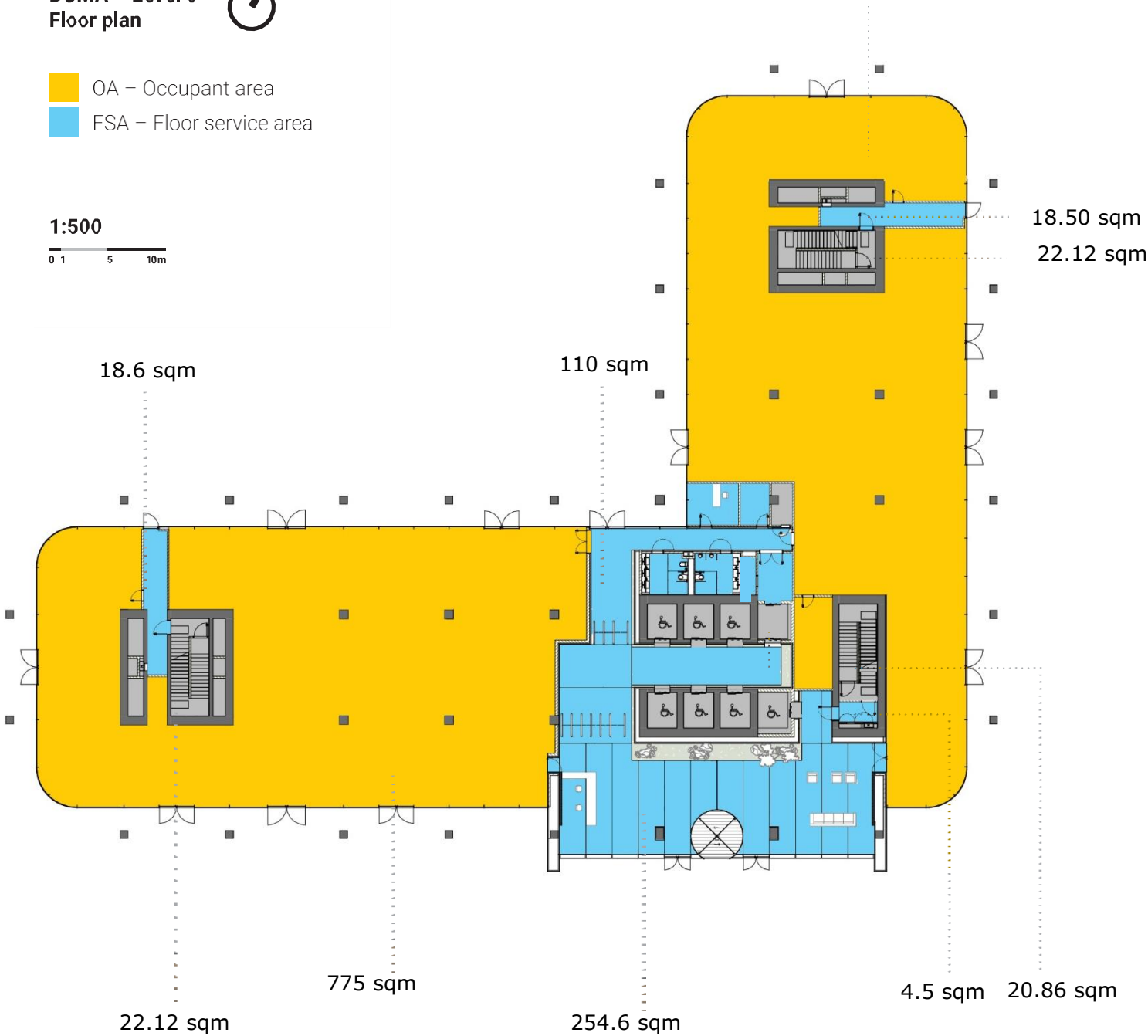
2,550 sqm of Urban forest:
hills with both **deep root trees** and light plants offering
over **10 different functions**

BOMA – Level 0
Floor plan



OA – Occupant area
FSA – Floor service area

1:500
0 1 5 10m



BOMA – Level 0
Floor plan



OA – Occupant area
FSA – Floor service area

1,650 sqm of leasable ground floor retail space

Curated to be **healthy options** for bakery,
coffee, daily lunch and groceries.

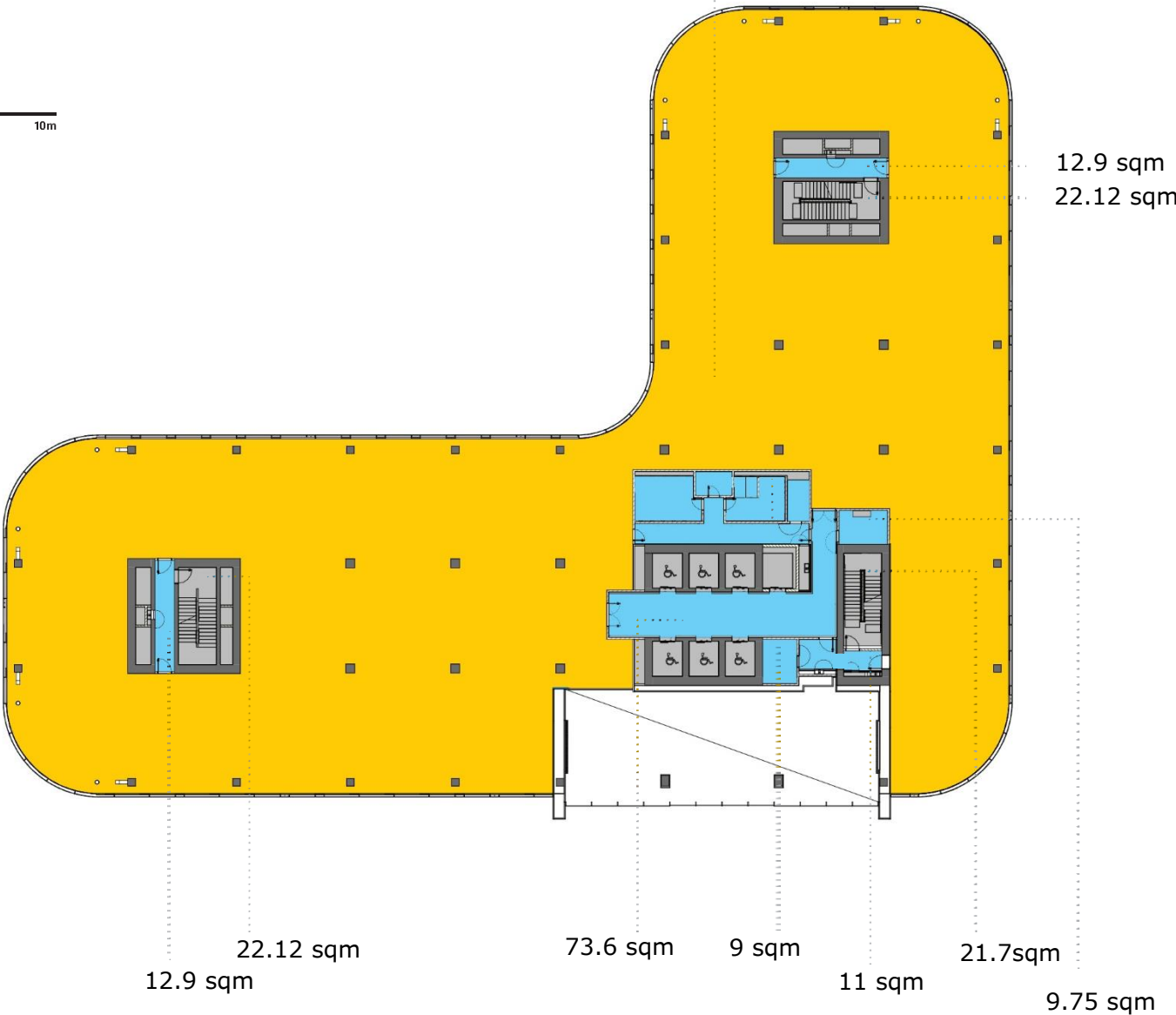
BOMA – Level 1
Floor plan



- OA – Occupant area
- FSA – Floor service area

1:500

0 1 5 10m



BOMA – Level 1
Floor plan



- OA – Occupant area
- FSA – Floor service area

2,720 sqm leasable office space

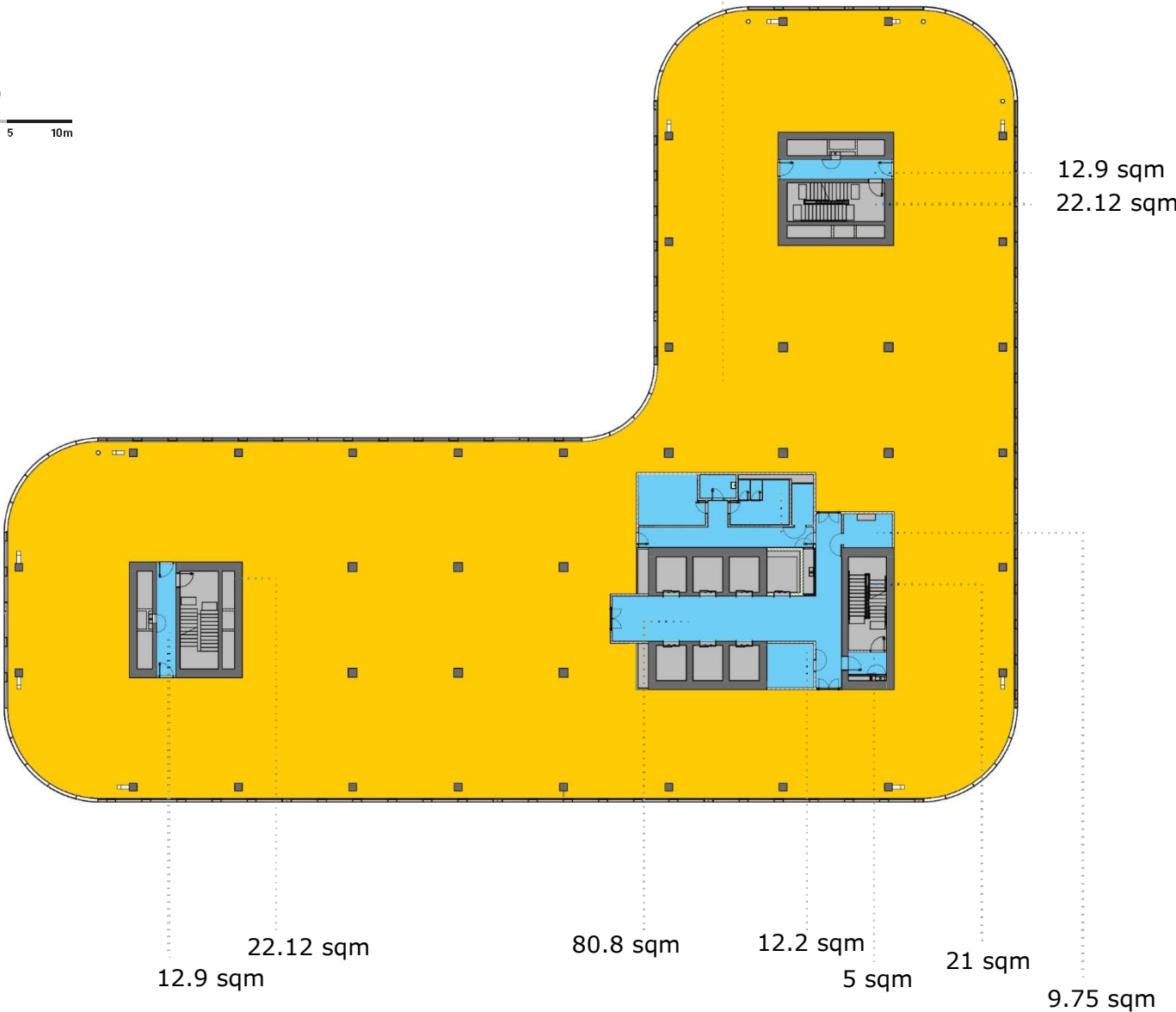
BOMA – Typical Level (2nd–8th)
Floor plan



OA – Occupant area
FSA – Floor service area

1:500

0 1 5 10m



BOMA – Typical Level (2nd–8th)
Floor plan



OA – Occupant area
FSA – Floor service area

2,959 sqm leasable office space

BOMA – Level 9
Floor plan

- OA – Occupant area
- FSA – Floor service area

1:500
0 1 5 10m



BOMA – Level 9
Floor plan

- OA – Occupant area
- FSA – Floor service area

2,400 sqm leasable office space
508 sqm terraces



1. Outdoor **working** area
2. Outdoor **lunch** area
3. **Benches** for 1on1s in the park
4. A **walking path** for steps
5. A **meditation** spot
6. Outdoor **sport furniture**
7. Designated **yoga/ pilates** area
8. **Amphitheater**
9. Water pond with turtles
10. Deep root trees with bird houses
11. Different spots to take a break and recharge.



GARDEN - PERSPECTIVE



Ground floor *curated* retail mix & on site employee amenities

- Coffee and brunch
- Healthy food canteen
- A la carte restaurant
- Drinks before home
- Convenience store
- Art corner
- Gym facility (optional)



Technical Specifications

BREATHE:

- **Radiant ceiling** controlled by **intelligent BMS**
- **100% fresh**, purified air, no recycled air

STAY:

- Raised floor for **flexibility**
- **3,00 m** clear height (RF to SC)

SEE:

- **State of art façade** with large glazed areas for plentiful natural light & minimizing heat transfer
- **Circadian lights**

EXTRA COMFORT:

- **Openable** windows
- Valet parking in the UG for the Klaus System

GREEN:

- **LEED PLATINUM** certification & **nZEB** compliance
- 100% reliant on heat pumps and water towers for climatization
- Photovoltaic panels
- Car charging for electric vehicles
- Building power supply will also rely on **clean energy sources**
- LED and light sensors in common area
- **Showers & lockers & bicycle parking**

TECH SAVVY:

- **Building APP** for hot parking & desks, wayfinding & retail mix offers. Easy visitor access, easy end-user communication with the landlord

Technical Specifications

Green

The ARC will be LEED Platinum certified, the highest available such certification; besides this, the ARC will be a methane gas free building and comply with nZEB (Near Zero Emissions) requirements, making it very efficient in terms of energy consumption. Features like photovoltaic panels (to complement further the building's energy consumption) and charging stations for electric vehicles (17 stations + further possible) are designed, encouraging green mobility in a more environmental-friendly city.

Building power supply will rely solely on clean energy sources available from the market.

Socially responsible

PPF RE develops ARC for long-term ownership and for this reason the ARC management team and the building tenants will be encouraged to implement socially responsible policies at all levels. In order to ensure conformity to social requirements the building will be Acces4You accredited.

Governance

As one of Europe's large portfolio owners, PPF Group conducts business in an accountable and transparent manner; in terms of the Arc, this translates into a wide set of procedures which drive the administration of the asset, the reporting to and from the tenants as well as internal effort to optimise continuously the building operation.

Relevant Capex budgets support the governance effort in an adequate during the building lifecycle.

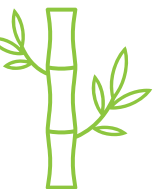
External partners like financial auditors, legal and technical consultants, as well as other professionals continuously assist and cater to the building and tenant needs.

Technical Specifications

Detailed technical specifications (extract)

Besides the above mentioned details, ARC's main reference solutions and parameters include the following:

- Exterior green area in total of 2.557sqm excluding circulation
- Electrical systems designed to include:
 - A 2,56MW power connection to city grid
 - Bus-bar distribution to floors
 - 1x800kVA diesel generator able to operate for 8 hours at full load. The generator at this moment is designed to supply the life and safety consumers and also for the consumers of common areas (technical rooms for current level, lighting for lobby room current level, one circuit for cooling and heating of the building). The distribution to the tenants for power supply from the generator is designed, but the second generator will be required when the building is occupied.
 - Photovoltaic panels feed
 - BMS monitoring and control down to wall temperature controllers and lights operation inside tenant areas
- HVAC systems designed considering:
 - density of 1 person / 8sqm office area
 - 22C / 24C (+/- 2C) interior temperatures in winter / summer and -15C / 35.3C exterior temperatures in winter / summer
 - 40cbm fresh air / person / hour
 - Permanent dual supply to radiant ceiling with heating and cooling agent



Green Specifications

ARC is 10% more efficient than the nZEB standard requires in terms of consumption.

- 69.92 kwh/sqm/annum Primary Energy Consumption
- 19,37 kw/sqm/annum produced on site
- 89.29 kw/sqm/annum as Total Energy Consumption (nZeb requirement is for 98.4 kwh/sqm/annum)

ARC has 30% less emissions than the nZEB standard

- Operational foot print CO2 7,71 kg/sqm/anum (nZEB norms-MC001 is max 10,9 CO2/sqm/annum)

19.37 kw/sqm/annum of the energy consumed by the building is produced on site through:

- The heat pumps (water towers and compressors)
- The photovoltaic panels produce 8% of the energy the buildings benefits from.
- As regards to building cooling, the efficiency is of 80% of the energy consumed is produced on site.



Green Specifications

- **Zero gas in the building, fully electric**, no gas boilers which allow for reduced carbon footprint
- Cooling and heating are produced via chillers with **water cooling towers** and **heat pump system**, aided by air handling units, significantly more efficient than market
- Climatization is generated 100% through the **heat pump system**
- **Radiant Ceiling:**
 - energy consumption for climatization is 30% lower than regular HVAC
 - energy consumption for functioning is 100% lower than HVAC due to no moving parts. Additional savings are made in service charge.
 - Spring and Autumn, morning and evening, Free Cooling can be made without starting the heat pump
- **Photovoltaic panels** on the roof top, est. 300 sqm
- **Intelligent BMS:**
 - with the capacity to **calculate operational CO2 emissions live, for the building and for each tenant premises.**
 - which can regulate energy consumption throughout the building
- Hi-tech façade:
 - Opaque/glazed mix for **minimal temperature transfer**
 - **Double glass facade** for highly efficient solar factor
 - **22 cm thick mineral wool** insulation between 2 steel sheets and a plasterboard layer
- **LED lights and motion sensors** in the common areas including the underground
- **Recycled construction materials:** Aluminium, Brass, Copper, Iron, Lead, Steel, Tin, Titanium, Zinc and plastics.
- **Greenest refrigerants:** target R1234ZE
- Rain and gray **water collection**



Human Specifications

Circadian lights help the brain rest and **sleep** at night.

The **urban garden** allows healthy sun exposure and **oxygen, with over 10 functions to improve the day to day**

Seeing **nature's green** relaxes the **eyes and nervous system**.

Movement keeps the **body** healthy.

The **water** feature is meant to **calm** and soothe.

Meditation spot remind you to **care** for **you**.

Curated food options to help you stay in shape and health.



Key take aways

GREEN TECHNOLOGY

The building was **designed for LEED Platinum and NZEB**, incorporating a large series of efficient energy measures including heat pumps, water towers, radiant ceiling, gray water system, electrical car park, etc.

GREEN FOR THE PEOPLE

30% of the almost **8,000 sqm** **landplot is dedicated to an urban forest**, a hilly arrangement of green grass, tall trees and outdoor furniture for both leisure and work.

ENHANCED EMPLOYEE EXPERIENCE

Key tenant **experience features to make life better**. Bike racks, lockers and showers, building app for hotspot parking and place finding as well as Health tweaks.

Key take aways

RICH IN AMENITIES

Tenant friendly features like bike racks, showers and car chargers, as well as plenty of groundfloor space for **a proper retail mix.**

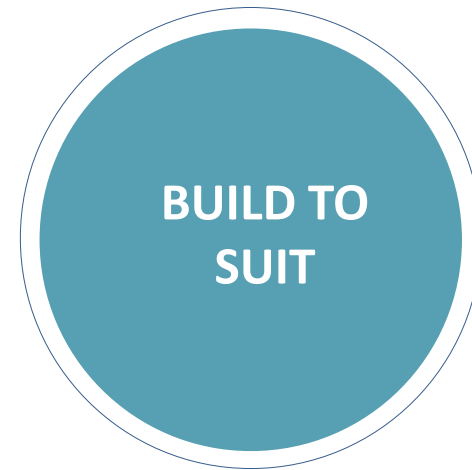
CORPORATE EXPERIENCE

The building placement benefits of **impeccable visibility in the corporate area of Basarab bridge** and towers over its surroundings with beautiful views of the city.

VIBRANT AREA & PERFECT ACCESS

Vibrant office hub, **easy to reach, near the CBD**, the Politehnica student dorms, and full of amenities, seamlessly connected to the subway, tram, bus and train.

Key take aways



The building concept went through hours of fine tuning into the perfect floor plan, architectural beauty elements (round glass facade) and newest technology and we are open to further fine tuning according to Tenant's needs.



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