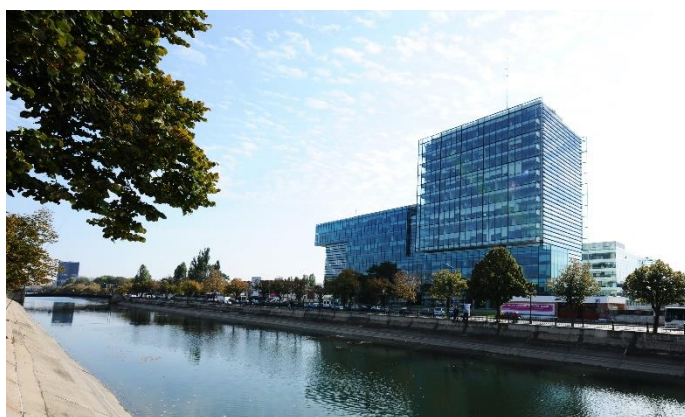


Riverplace - Atrium House & RiverView House



Project total rentable area: 46,960 sqm including 423 sqm retail

River Place is an office compound located in the central-western business district of Bucharest, consisting of two office buildings: Atrium House and RiverView House, with a large common underground parking (768 places).

It has a generous opening to Dambovitza River and a great landscaped surroundings.

The Property benefits from great public transport links, the Metro stop Petrache Poenaru is in front of RiverView, and also bus station.

The Virtutii Road, located just 200 m west of the Property is one of the main arteries of the city, connecting the west with the central area of the city, through "Grant Overpass".

Polytechnic University Bucharest; Recreation area - 10 min distance - sport center, swimming pool, gym. The Property is located about 4 km away of Universitatii Square and Unirii Square.

Year of delivery (Atrium House & RiverView House)	2008/2009
Total Building <u>Gross</u> Office area	46,960.00 sqm
Total Building <u>Net</u> Office area	45,891.00 sqm
Floors number/Building (Atrium House & RiverView House)	GF + 5 (Atrium House); GF + 14 & GF + 8 (RiverView House)
Number of staff elevators/ Building	3 (Atrium House) & 8 (RiverView House)
Common area factor/Add-on factor (%)	8.0%
Building occupancy- sqm/person - max concentration per area (max. efficiency of systems)	10:1 (average)

OFFICE PREMISES TO LEASE

Technical Specifications

Building Management System -centralized monitoring and specifically controlling M&E-systems Building infrastructure central control	X
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BREEAM Excellent certification (renewal in progress) Energy Performance Certificate A class	X
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Power generator to provide energy for life safety systems (elevators, security illumination, IT server rooms, air conditioning unit dedicated to the server rooms)	X
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Integrated security solutions (CCTV + security services 24h/7, access control in the building and garage)	X
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Central fire control	X
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Multiple power supply with an automatic change-over	X
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Different telecommunication operators	X
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4 - pipe HVAC system	X
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Smoke/heat detectors above/ on the suspended ceiling and under the raised floor	X
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Hydrants, sprinklers	X
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Independent meter units for electricity consumption on the exclusive use areas	X
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Staff elevators: 3 (Atrium House) & 8 (RiverView house); 1 Service elevator per building; 1 Parking elevators per building	X
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Standard fit-out: ➤painting walls (white) ➤ open ceiling/industrial type with integrated HVAC system, built-in- lighting LED (500 lux/m² in office areas), smoke detectors, sprinklers, hydrants ➤floor boxes provided with electrical sockets and cabling	X
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Office premises & parking units available

3 rd floor (Atrium House)	400 sqm // 500sqm
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Parking ratio	1: 60 sqm lettable area
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Commercial terms

Monthly Rents

Office	15.50 EUR/ sqm
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Storage	7.00 EUR/ sqm
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Parking units	60.00 EUR/ unit
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Annual indexation HICP

Service charges (open - book system applied, annually reconciled, utilities costs not included)	4.50 EUR/ sqm
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Exclusive VAT

Bank guarantee – 3 months of rent, service charges and VAT

Lease term - 5 years

Additional details

Building description	GF + 5 (Atrium House); GF + 14 & GF + 8 (RiverView House)
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Reception desk and ancillary services	x
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External terraces	x
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Measurement standard	BOMA
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Building add-on factor	8.0%
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PAVAL HOLDING | PROPERTIES

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