



AFI LOFT

A project by AFI Europe Romania





1 A LOOK
INSIDE
ROMANIA

2 ABOUT
AFI
EUROPE

3 WELCOME
TO AFI LOFT

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. In 2022, Romania had a GDP (PPP) of around \$737 billion and a GDP per capita (PPP) of \$38,721. According to the World Bank, Romania is a high-income economy. According to Eurostat, Romania's GDP per capita (PPS) was 77% of the EU

average (100%) in 2022, an increase from 44% in 2007 (the year of Romania's accession to the EU), making Romania one of the fastest growing economies in the EU. Romania's economic growth decelerated to 1.7% YoY in H1, 2023. Private consumption remained the main driver of growth benefiting from higher wages and muted unemployment. The real estate market has vast potential and has been growing since 2014, attracting significant developments in all sectors. The prime yields are very attractive, below the ones in the countries in the CEE region.



Bucharest – the economic engine of the country

Bucharest is the financial, industrial and cultural 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 city capital also serves as headquarter for more than 186,000 firms,

including international and 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.

3.3%
y/y for 2024 vs.
2.1%
in 2023
GDP estimation

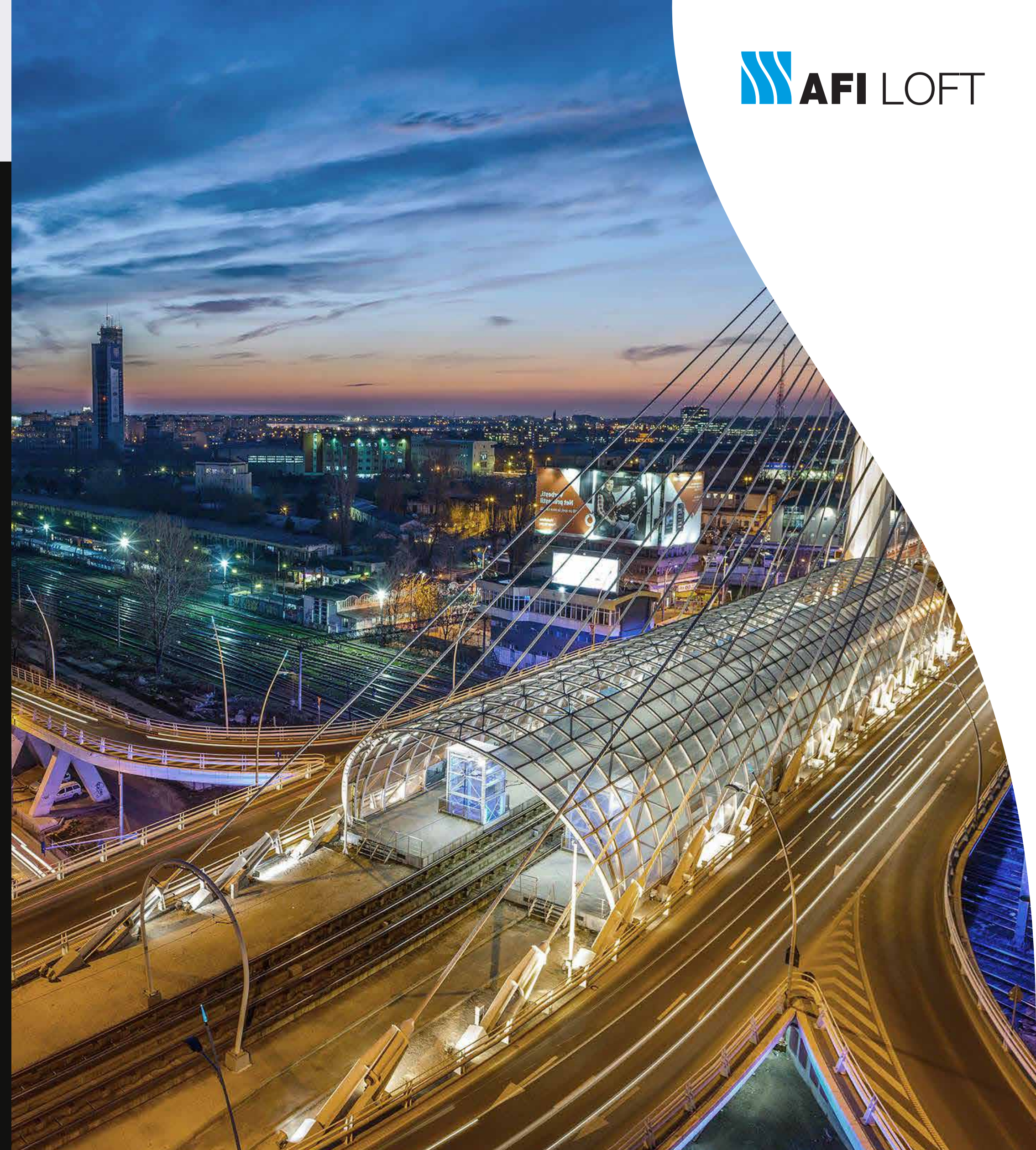
5.4%
Romania's
Unemployment rate
*Nov. 2023

(Forecast) Completions
110K (2023) sqm
(2024) // 60K (2025)

15.70 Euro/ monthly/ sqm
Average Rent
Bucharest 2023
*Statistic Romania.ro

3.5 mil sqm
Bucharest modern
office stock in Q3 2023

811 euro
Net average wage in Romania
*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.



2

ABOUT
AFI
EUROPE

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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**.

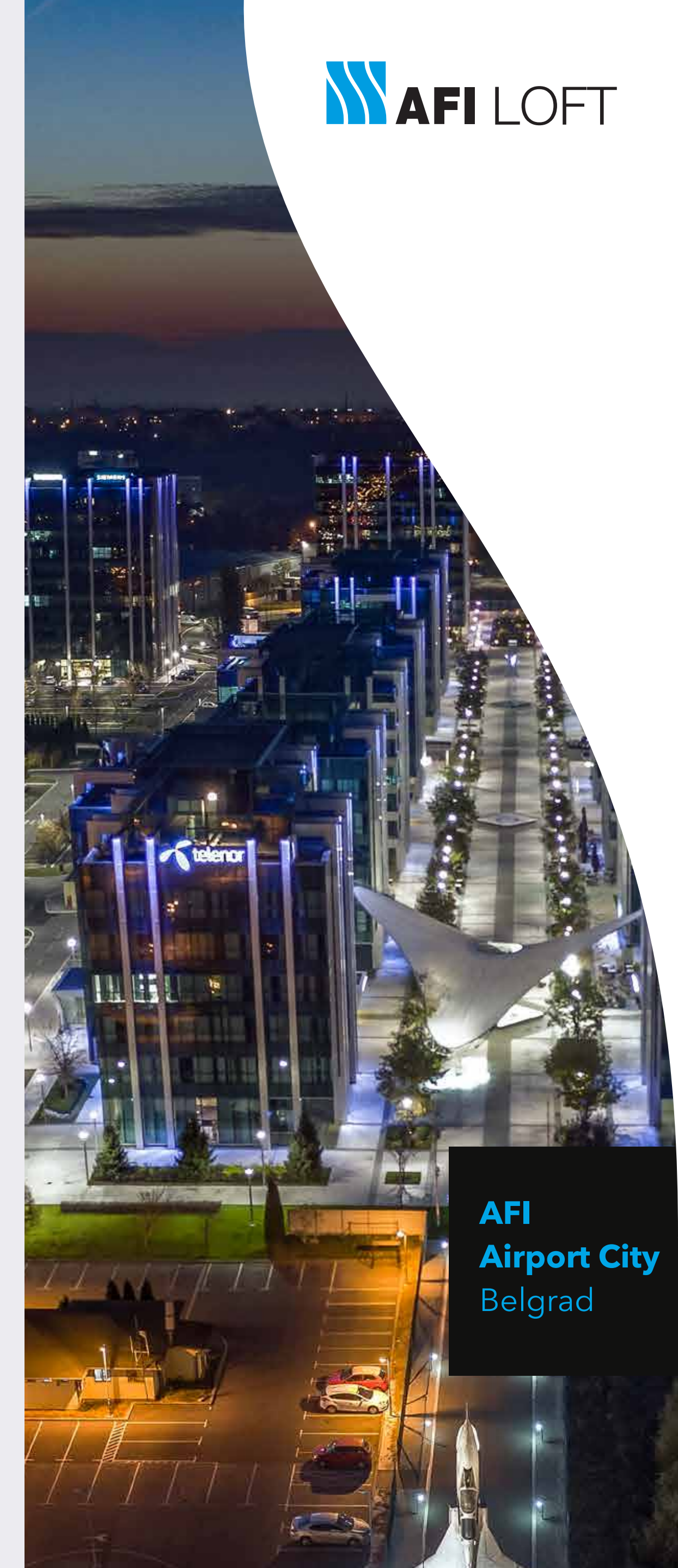
In Serbia, a landmark office project is **AIRPORT CITY BELGRADE**, a business park offering to its tenants tailor made office spaces.



**AFI Karlin
Butterfly**
Prague



**AFI
Vokovice**
Prague



**AFI
Airport City**
Belgrad

AFI LOFT

2

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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 LOFT



**AFI
Tech
Park**

2

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

■ A-Class office projects

AFI PARK

AFI TECH PARK

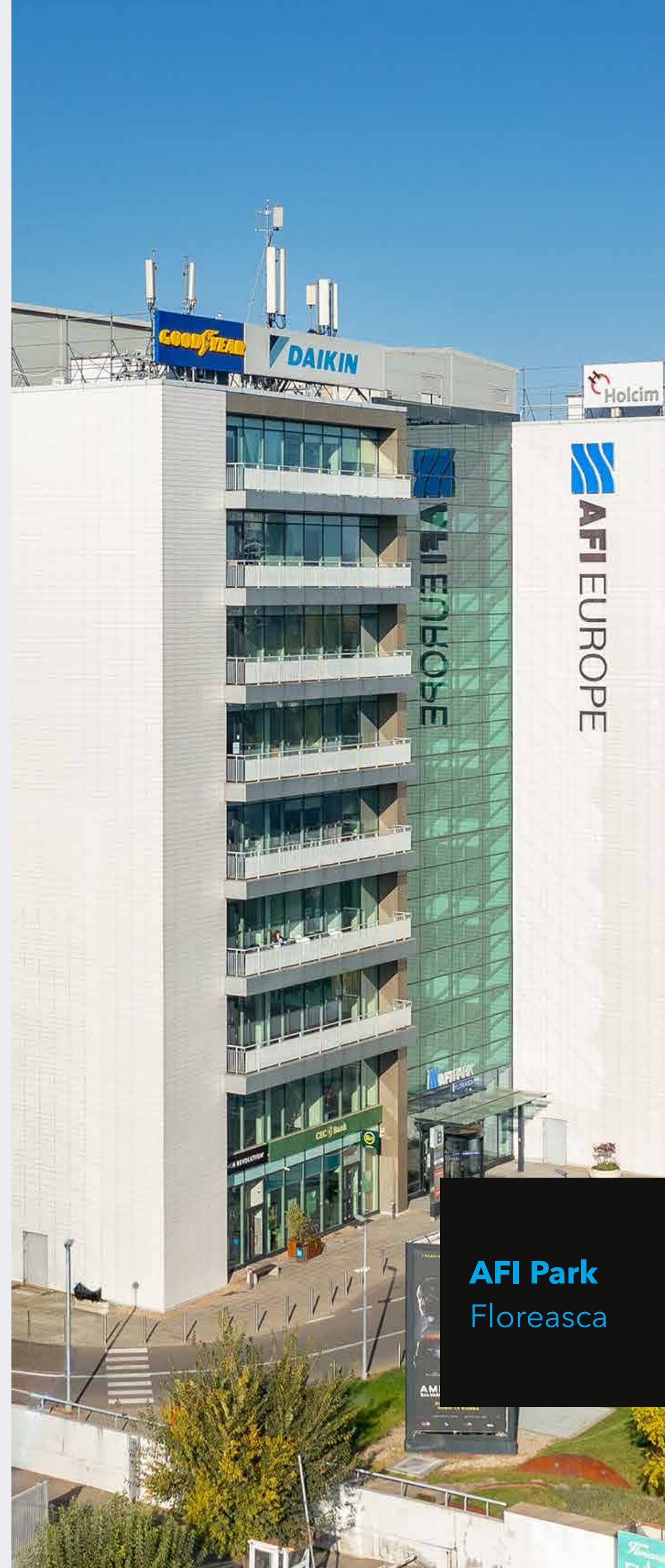
AFI VICTORIEI PLAZA

AFI LAKEVIEW

AFI PARK FLOREASCA

AFI PARK TIMISOARA

AFI PARK BRASOV



3 WELCOME
TO
AFI LOFT

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AFI LOFT – A Boutique Office project

AFI LOFT is an unique boutique A-class office project developed on top of **AFI COTROCENI** shopping center, the largest shopping center in Romania, spread on approximately 90,000 sqm GLA and having almost 350 international and national brands, an indoor skating area, the only IMAX cinema in Romania, fitness gym and a generous & diverse food court.

With a spectacular interior architectural design, atriums and lounge areas for all the tenants, AFI LOFT provides **16,000 sqm GLA Class A offices with special architectural features, atriums and lounge areas, bringing the co-working element to this compound. The project will spread on 2 floors each one having a floor plate of approx. 8,000 sqm GLA.**

The project is accessible from

2 main entrances: main lobby located at Far Entrance of AFI Cotroceni and a secondary lobby with direct access from inside the shopping center.

At the 1st floor on AFI LOFT, an exterior terrace of approximately 300 sqm shall offer the tenants a nice space for outdoor relaxing, enjoying nice weather, while taking a break from daily office activities, having a coffee from the coffee shop located in the main lobby of the building

The common areas are provided with skylights that allow more natural light and open stairs that will connect 1st floor & 2nd floor.

4 LOCATION

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AFI Loft is located in the 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.

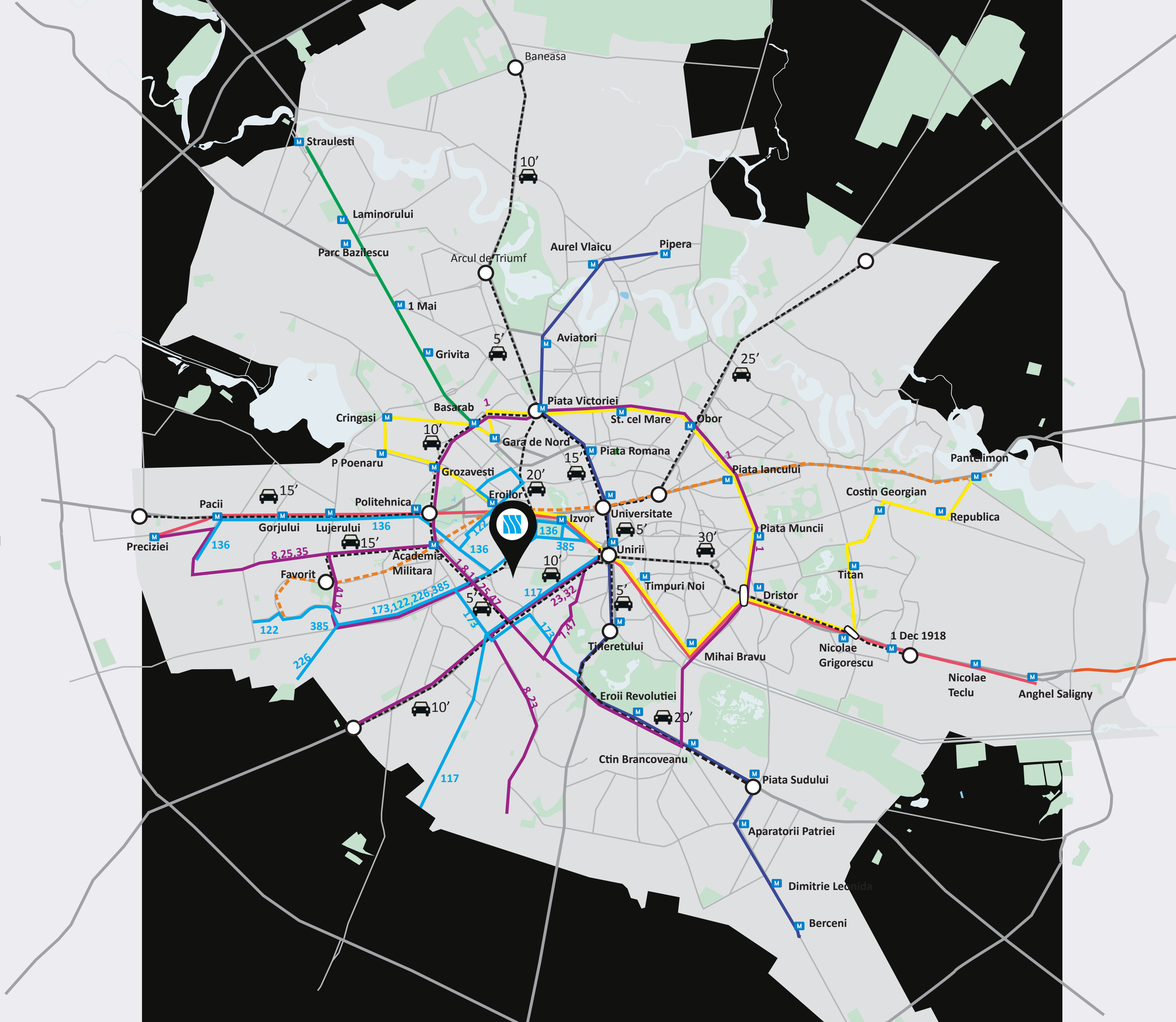
The project is accessible from **2 main boulevards with 4 lanes:** General Paul Teodorescu Blvd. and Timisoara Blvd.

The project benefits from immediate access to public transportation:
2 metro stations:

Excellent location in Bucharest

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.



A modern work environment

The technical specifications of the **office space** 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

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The building provides **very modern technical specifications and high performance equipments:**

- **Advanced B.M.S.**
(Building System Management)
- **2 Main lobbies with modern high-speed elevators,** (one lobby with direct access from AFI Cotroceni mall)
- **24h/ 7 firefighter**
on-site
- **The newest air purification system**
through a Bi-polar ionization that protects against bacteria and viruses
- **24h/ 7 security and maintenance with video surveillance**

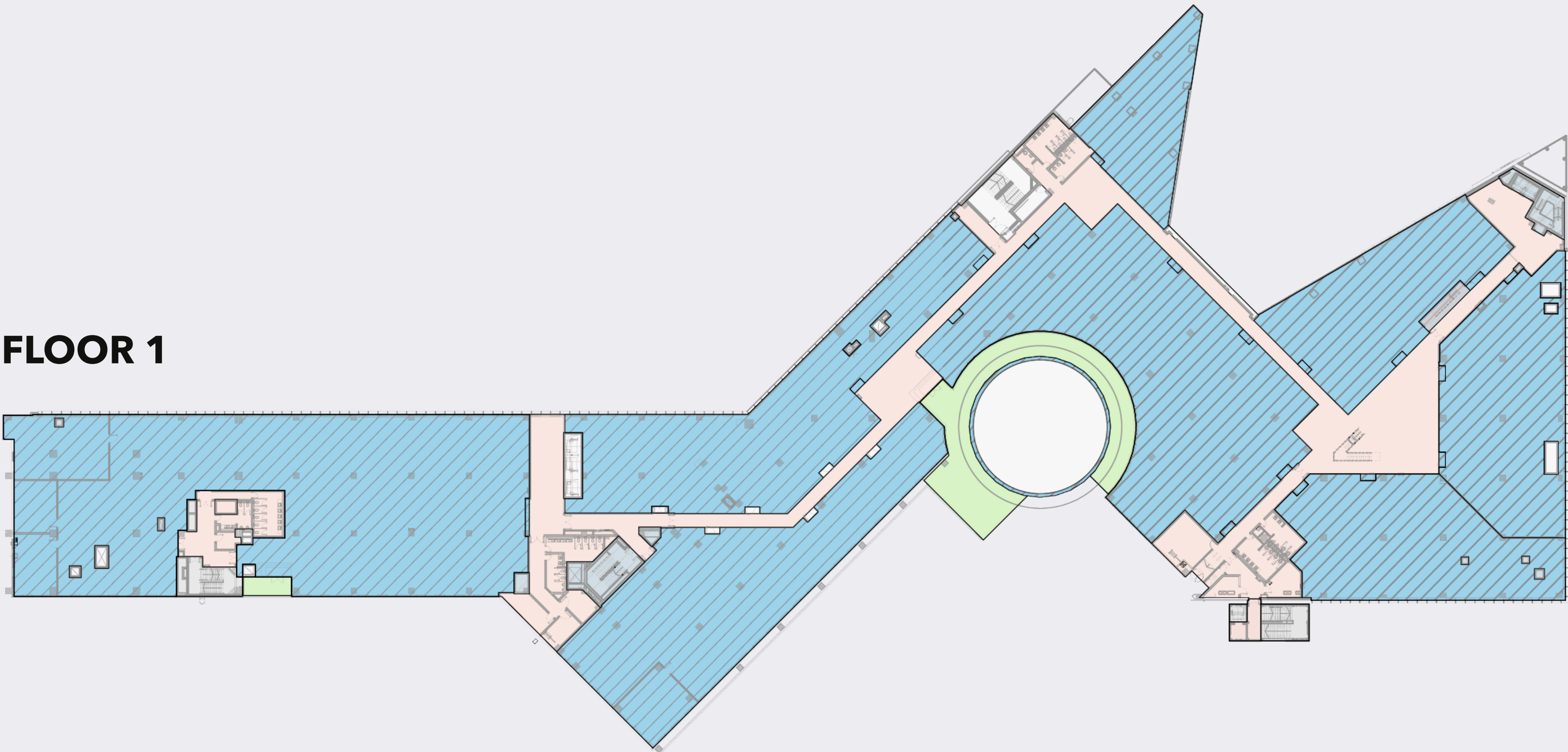
6 TYPICAL FLOOR

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Ready to fit the most complex needs

- Floor plate of approx. 8,000 sqm GLA
- Fully & modernly equipped restrooms
- Large terrace on the 1st floor of approx. 300 sqm
- Fully fitted-out office spaces
- Flexible layouts and efficient density & functions allocation

FLOOR 1



NLA	7,300 sqm
GLA	7,500 sqm
BALCONIES/TERRACES	50 sqm
ADD-ON FACTOR	4 %

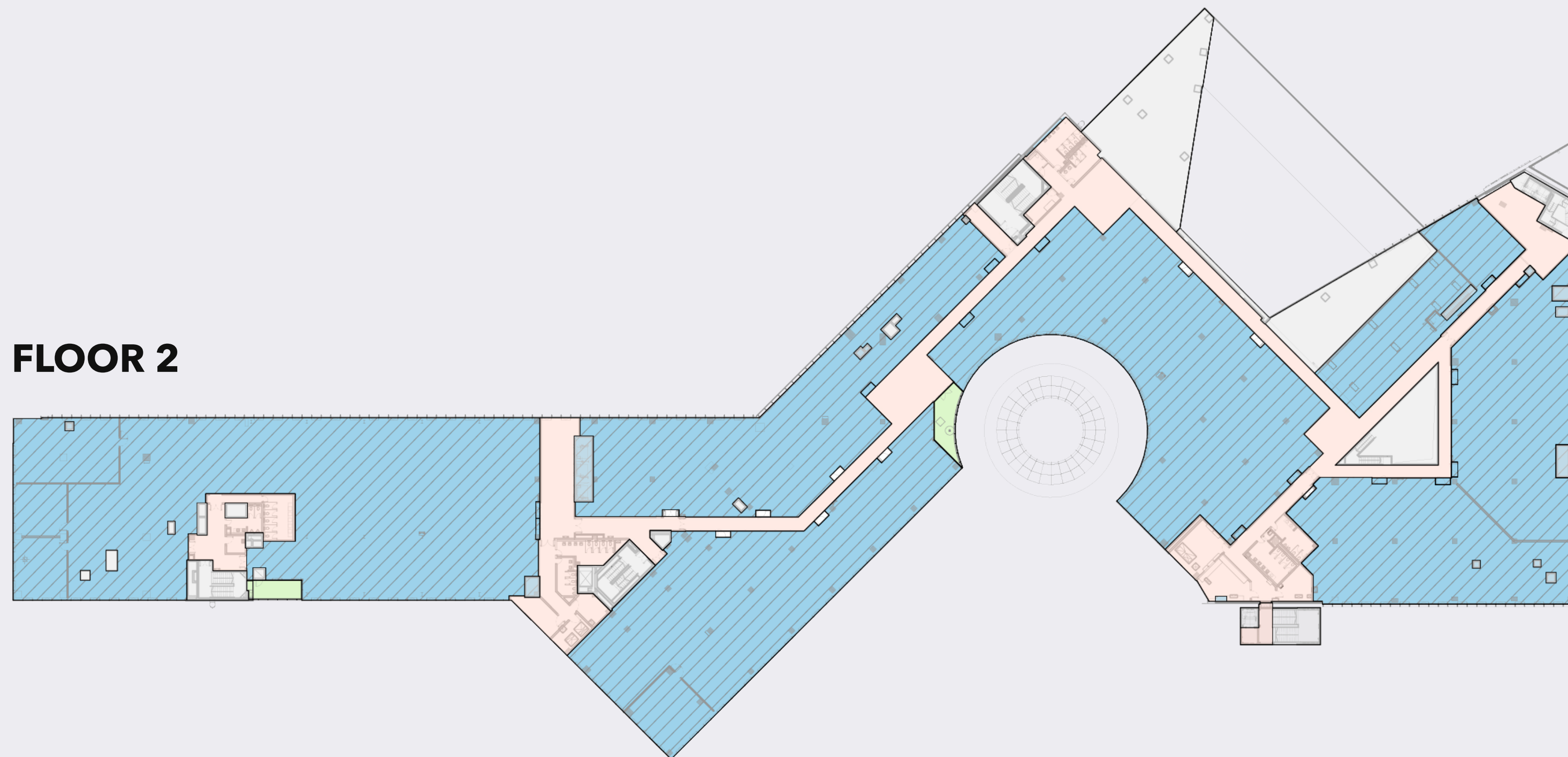
6 TYPICAL FLOOR

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Ready to fit the most complex needs

- Floor plate of approx. 7,500 sqm GLA
- Fully & modernly equipped restrooms
- Balconies of approx. 50 sqm
- Fully fitted-out office spaces
- Flexible layouts and efficient density & functions allocation

FLOOR 2



NLA	7,300 sqm
GLA	7,500 sqm
BALCONIES/TERRACES	50 sqm
ADD-ON FACTOR	4 %

7 WE CARE
FOR YOUR
NEEDS

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Amenities & services within the project

For AFI Europe, 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.

AFI LOFT



7 WE CARE
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AFI LOFT offers the tenants various benefits:

- **Immediate access to the retail facilities offered by AFI Cotroceni shopping center: 8,000 sqm hypermarket, over 350 international & national brands , fitness gym, beauty salon and wellness beauty center, car wash, banks, and over 33 restaurants and fast food units, 20 cinema halls, indoor rollercoaster, 2 casinos, a skating ring etc.**
- **Over 250 dedicated parking places**, in addition to the mall parking available for tenants and visitors
- **Bicycle racks, showers and charging stations for electric cars** are available at the location
- **AFI Club membership** which provides to all the tenants discounts between **10%-30%** at the food court and services, exclusively for AFI Loft's tenants

Sustainability & green features

AFI LOFT is under process of obtaining LEED "Platinum" green certification for being a sustainable building, offering the following advantages:

- **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

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- 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

The project shall be certified **"WELL HEALTH & SAFETY"** in the operational phase

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 LOFT





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▶ AFI LOFT - Click here

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