



Polona 68 Business Center



Investment Highlights



Exceptional Demand Dynamics

CBD vacancy rate below 5%

No Development Pipeline

Stable occupancy and underpinning long-term rental growth prospects

Attractive Parking Ratio

1 Parking space per less than 50 sqm of office space

Competitive Capital Value per sqm

~€2,000/sqm GLA (including land value and parking spaces)

Diverse Tenant Base

15 tenants with varying spaces and staggered lease expiry dates

Sustainability Credentials

LEED Gold

Flexible Floor Plates

3 Core staircases, flexible layout design and efficient circulation

Prime Location for Talent Attraction

Mid-town/ boutique vibe, appealing for IT and creative occupiers

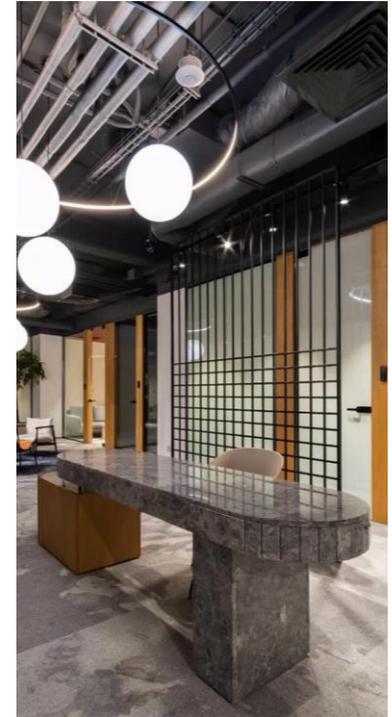


These factors collectively position the asset as a resilient, future-proofed investment with significant upside and defensive characteristics in a competitive market environment.

Fact Sheet



Address	68-72 Polona Street, District 1, Bucharest
Year of Construction	2011
Gross Leasable Area (sqm)	9,443
Land Area (sqm)	~2,500
Total Parking Places -Underground -Above Ground	199 136 63
Floors	2UG+GF+5F
Typical Floorplate (sqm)	1,700
Rent Denomination	EUR
Occupancy Rate (%)	100%
Anchor Tenants	Ariston, Stellar Development, Process Solutions, Aecom, Essity, Tarczynsky, Romcapital Invest, Jantzen Renewables, AK Jensen
WAULT (by income)	~4.5 years
Net Operating Income (€M/year)	2M+
Average Rent Office (€/sqm/month)	17





POLONA 68 BUSINESS CENTER

Quiet surroundings in the heart of Bucharest's CBD

Located in the vibrant heart of Bucharest, just a 10-minute walk from Romana Square, this boutique building sits in a prestigious central area known for its elegant villas and small apartment buildings dating from the 19th and 20th centuries.

The property is centrally positioned in downtown Bucharest, close to Dorobanți Boulevard and Romana Square, in a bustling diplomatic and business district. The area uniquely blends urban life with rich architectural heritage and historical landmarks.

Premium office building, located in the heart of Bucharest on the historic Polona Street

The office building is situated in a bustling business district near downtown Bucharest, on Polona Street, parallel to Dorobantilor Avenue, with easy pedestrian and vehicle access from Dacia and Stefan cel Mare Boulevards, and just minutes from ASE, a well-known university hub.

Easy access by car and public transport, with 8 city bus-lines, 1 express bus-line, 5 tram-lines and 2 Metro lines (Romana Square and Stefan cel Mare stations) are operating in the close vicinity of the building

Property Description

Polona 68 Business Center is a modern office building disposed over 5 aboveground floors and two underground floors, offering a gross leasable area (“GLA”) of 9,443 sqm with a typical floor plate of 1,700 sqm. The office building benefits from a dedicated parking area of 199 units out of which 136 are located at the underground levels.

The current Net Operating Income p.a. exceeds €2M p.a.

The Property’s lease profile offers a diverse tenancy with multinationals & national companies and boutique occupiers. The asset has 15 tenants with varying spaces and staggered lease expiry dates.

The total occupancy is 100%.

Selection of Tenants

AECOM



essity Stellar Development



Technical Description

STAIRS/ELEVATORS

- 3 high speed Schindler elevators with a capacity of 13 people each
- 3 core staircases + 3 independent closed stairs, finished in granite, aluminium balustrades, rail and fixing details

INTERNAL WALLS

- Internal walls to the cores are reinforced concrete diaphragm walls, plasterboard cladded and the partition walls to services/toilets areas are stud partitions comprising two layers of 12.5 mm plasterboard, one on each side, with mineral wool insulation - 100 mm metal studwork

EXTERNAL DOORS

- Main entrance doors are double glazed and aluminium framed automatic sliding doors (3 sets)
- Emergency fire escape doors are double glazed and aluminium framed with “anti-panic” system



Polona 68 Business Center

technical details

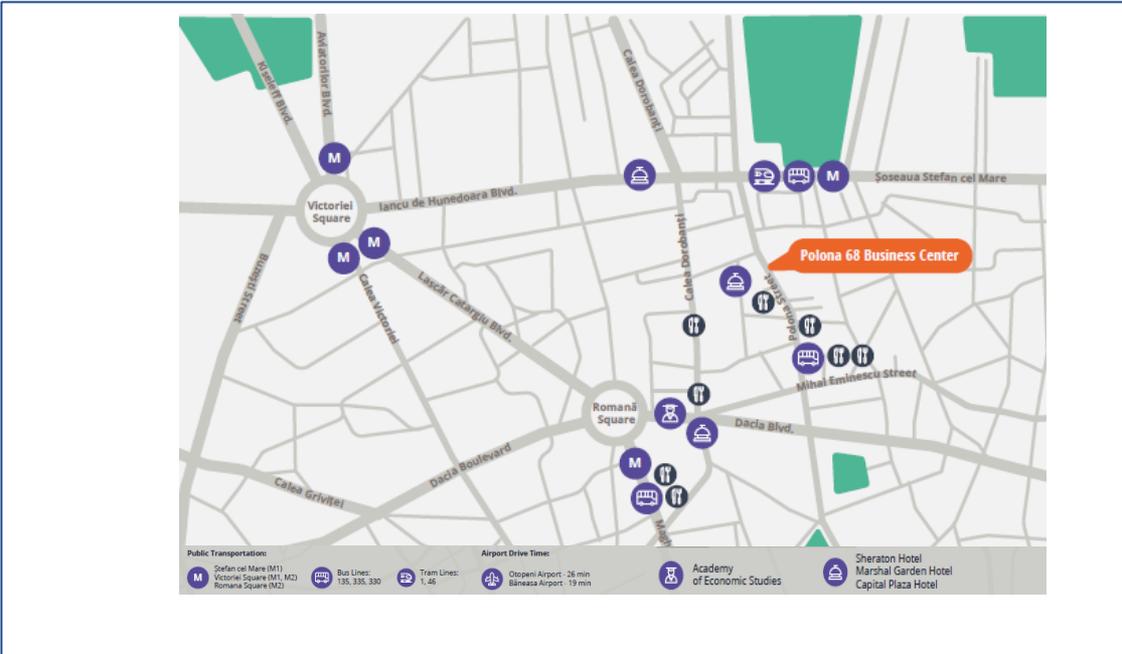
- **2.75m clear height in the office areas**
- **4 pipes cooling/heating system**
- **Installed raised floor**
- **Diesel powered emergency backup generator**
- **500 lux flush fluorescent lamps**
- **Openable windows**
- **Green Building – LEED Gold**



POLONA 68 BUSINESS CENTER

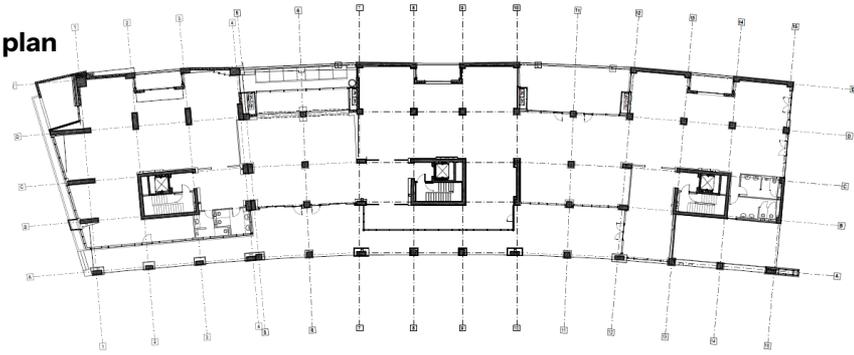
Location & Accessibility

Excellently located in the heart of the city, Polona 68 Business Center benefits from easy access to M1 and M2 metro lines via Victoriei Square (M1 & M2), Romana Square (M2) and Stefan cel Mare Blvd (M1). The immediate surroundings offer a varied offering of cafes, bars and restaurants and diverse hidden cultural gems like museums or art studios in the Gradina Icoanei-Romana area.

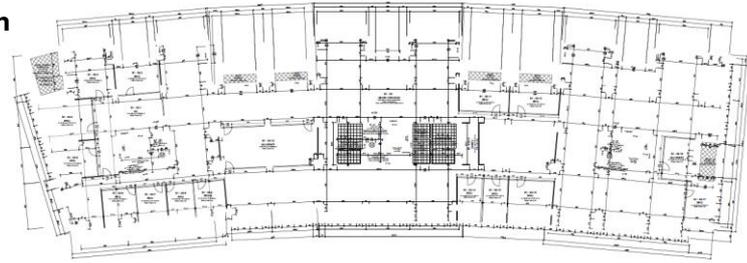


Plans

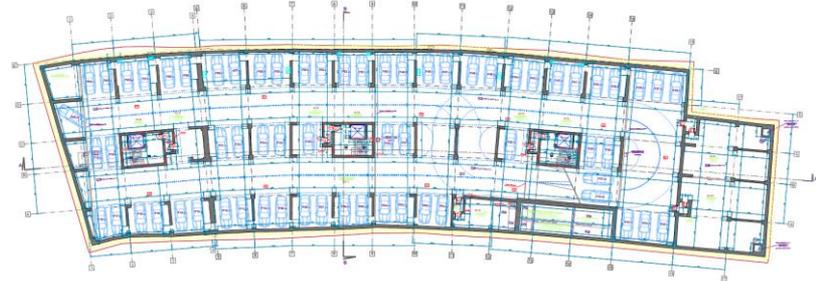
Ground Floor plan



Typical Floor plan



Underground parking plan



Polona 68 Business Centre / interior design



