

BUCHAREST A1

WAREHOUSE SPACE AVAILABLE
& 105,000 m² BTS OPPORTUNITIES

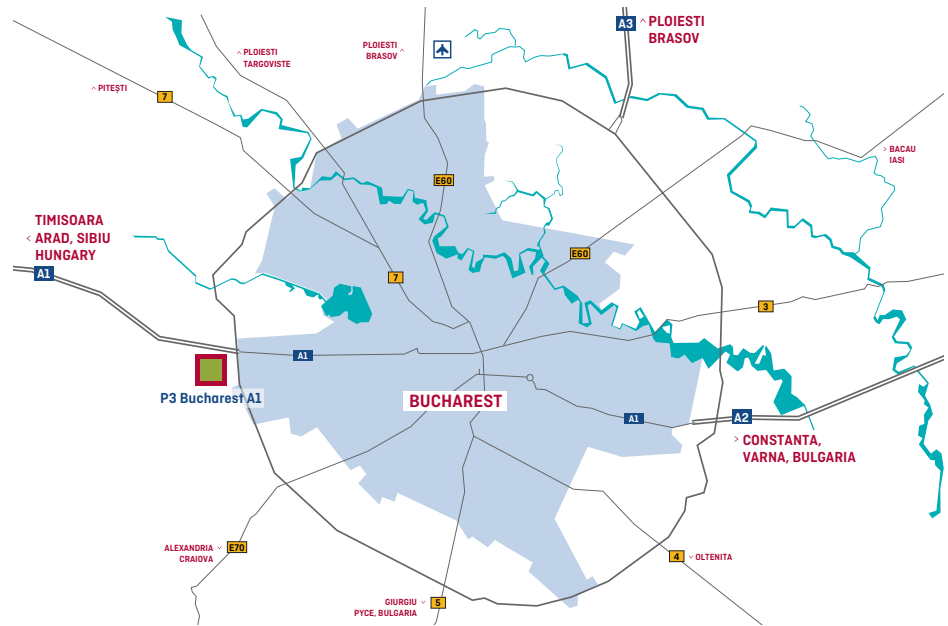
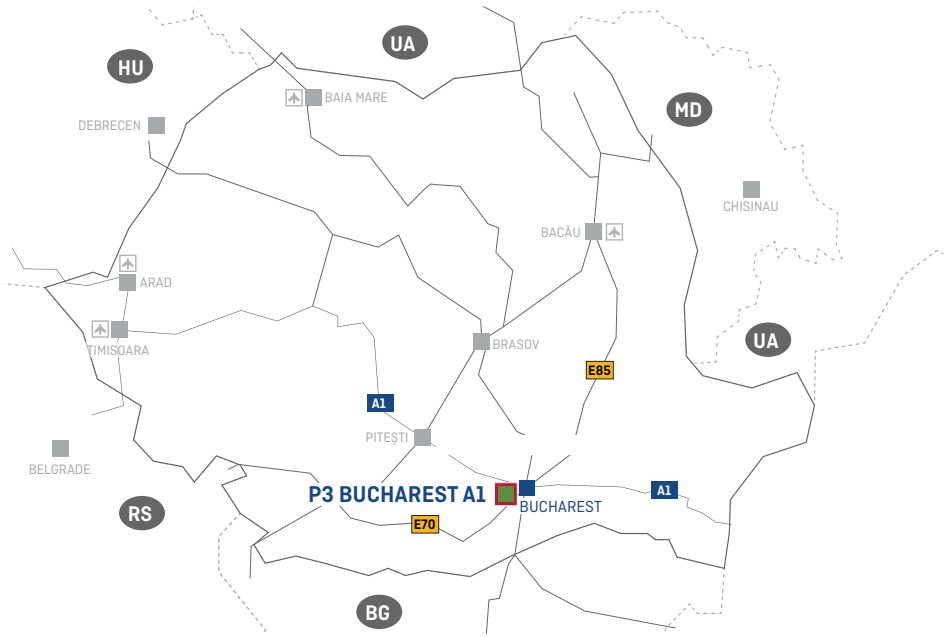


[P3] BUCHAREST A1



- THE LARGEST MULTIFUNCTIONAL LOGISTIC PARK IN BUCHAREST
- LETTABLE AREA 380,000 m² IN 14 WAREHOUSES
- HOSTEL AND CANTEEN ON SITE – AS OF H1 2020
- OWN HIGH VOLTAGE STATION AND PRIVATE RAIL TERMINAL
- LAND BANK WITH POTENTIAL TO DEVELOP MORE THAN 100,000 m²
- BUILD-TO-SUIT PROJECT DELIVERY WITHIN 8-12 MONTHS
- SUITABLE FOR LOGISTICS, RETAIL, E-COMMERCE AND LIGHT MANUFACTURING

Strategically Located



- Existing P3 Park
- Park + BTS Opportunities
- BTS Opportunity

- PUBLIC TRANSPORTATION TO THE PARK WILL SOON BE AVAILABLE
- DIRECT ACCESS TO AND GREAT VISIBILITY FROM A1 MOTORWAY BUCHAREST -PITESTI-ARAD-HUNGARY
- APPROXIMATELY 13.5 KM WEST OF BUCHAREST CITY CENTRE
- ONE MINUTE AWAY FROM BUCHAREST RING ROAD – CONNECTIONS TO THE ENTIRE COUNTRY
- 22 KM AWAY FROM HENRY COANDA AIRPORT AND EASY CONNECTION TO A2 MOTORWAY
- ONLY 5 KM FROM AN IMPORTANT RETAIL CLUSTER - MILITARI SHOPPING CENTRE: METRO, AUCHAN, PRAKTIKER, DECHATLON



P3 Bucharest A1 is the most complex logistics park in Romania, offering a wide range of benefits and services for clients and their employees: hostel, canteen, private rail terminal, private high voltage station, temperature-controlled warehouse spaces and modern offices.

MULTIFUNCTIONAL PROJECT

The **multifunctional project** of **P3 Bucharest A1** will combine worker accommodation, canteen/restaurant and other related services as per the requests of our clients. It will be situated in the center of the park, serving a central role for all park customers. The project includes:

HOSTEL - Under construction

- The hostel is located in the center of the park in the vicinity of the canteen and will be serving a central role for all park customers.
- The building will be operated by a hotel/hostel operator and offer accommodation at an affordable rate for remote and seasonal workers.
- First phase: 1,700 m² building offers accommodation in 68 rooms. Each room has an area of cca. 20 m², with a private toilet and will include maximum 4 beds.

SELF-SERVICE RESTAURANT - Available 11.2020

- Approximately 400 m² of canteen space
- Located in the vicinity of the hostel
- Total capacity of 200 seats at tables

PLANNED SERVICES

- Medical centre
- Coffee shop
- Supermarket
- ATM
- Cleaning

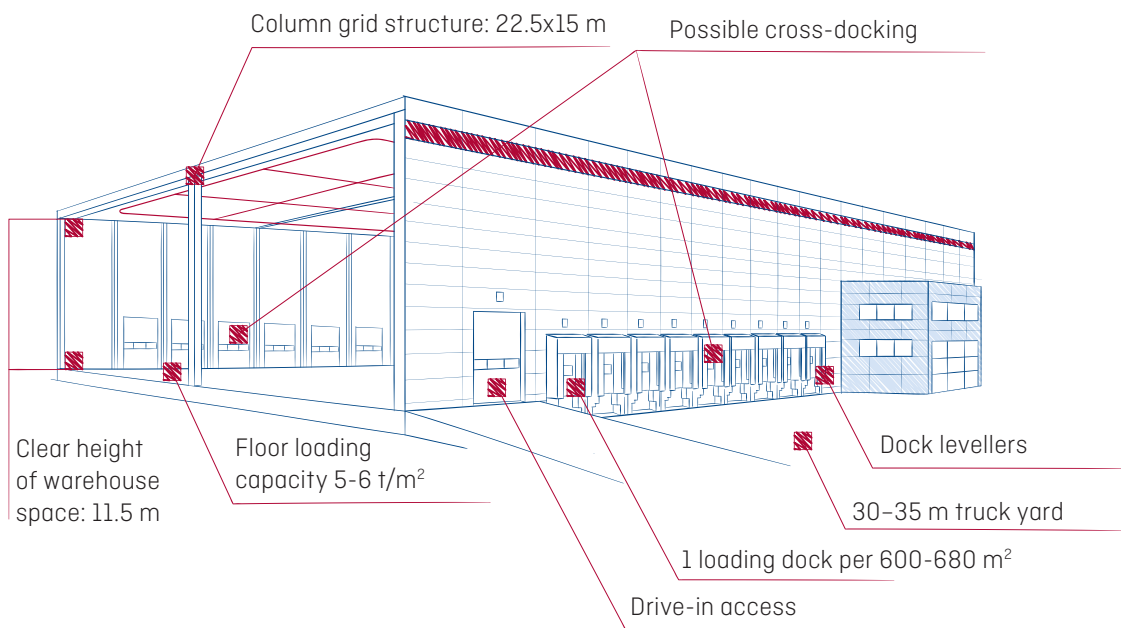
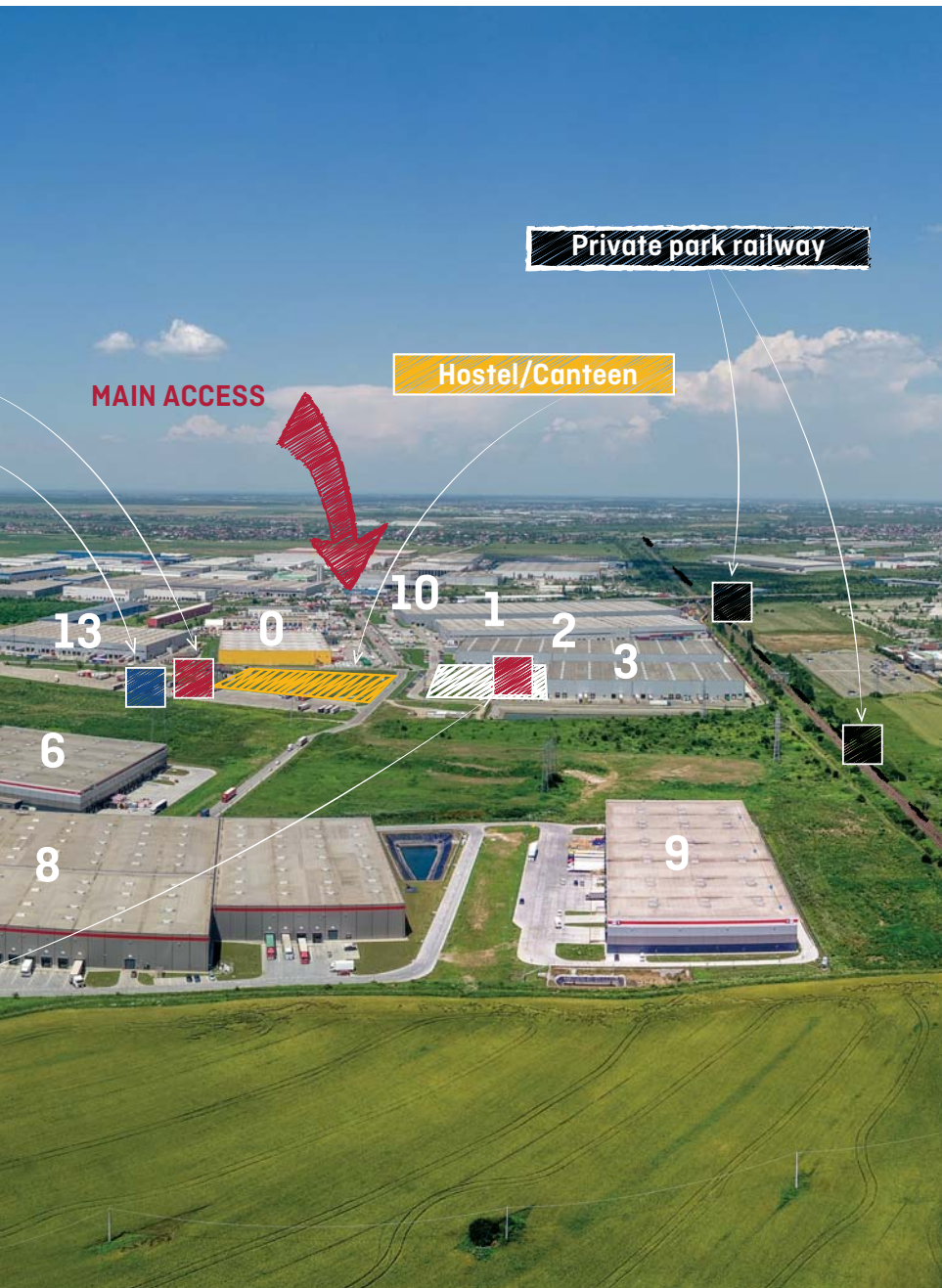




BUCHAREST INTERNATIONAL RAIL FREIGHT TERMINAL (BIRFT)

- Located in P3 Bucharest A1 park; operated by Yusen Logistics
- 3 km private rail tracks connected to Chiajna Railway station
- 15,000 m² of platform, storage capacity of 1,200 TEUS
- Customs services including customs bond warehouse and yard
- 5-7 block trains per week/ daily service connecting with Constanta Port
- 1 bulk train per week
- 40 container chassis for local distribution of containers
- Opening hours: Monday to Friday, 6:00 am-10:00 pm







Our BTS Capabilities

We develop Build-to-Suit facilities for a wide variety of customers in every country. We manage the full Build-to-Suit life cycle, including site selection, land acquisition, facility specifications, permitting, construction and ownership.

Our collaboration with customers begins with the creation of a team comprising our own specialists and third-party experts—our strategic partners, a European network of the top industrial real estate professionals, who support our success in these development activities. Throughout that project, our Build-to-Suit team is focused on four objectives:

- Alignment with the customers' goals
- Delivery of an on-time, on-budget project
- Commitment to customer satisfaction and needs
- Industry-leading design and specifications

We optimise dock doors, ceiling heights, column spacing, building depths and truck bay ratios to maximise building efficiency. Our designs support the latest security and inventory management technology.

Green Initiatives

- Use of recycled and locally sourced construction materials, which reduce the environmental impact and carbon footprint of our projects
- Installing high-efficiency lighting systems with photoelectric cells and motion sensors to significantly reduce electricity consumption
- Installing low-usage water systems that utilize recycled rain-water (where practical) and low-volume plumbing fixtures, resulting in lower water consumption at the facilities

Notes



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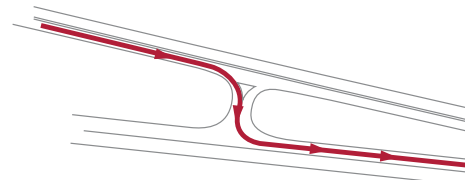
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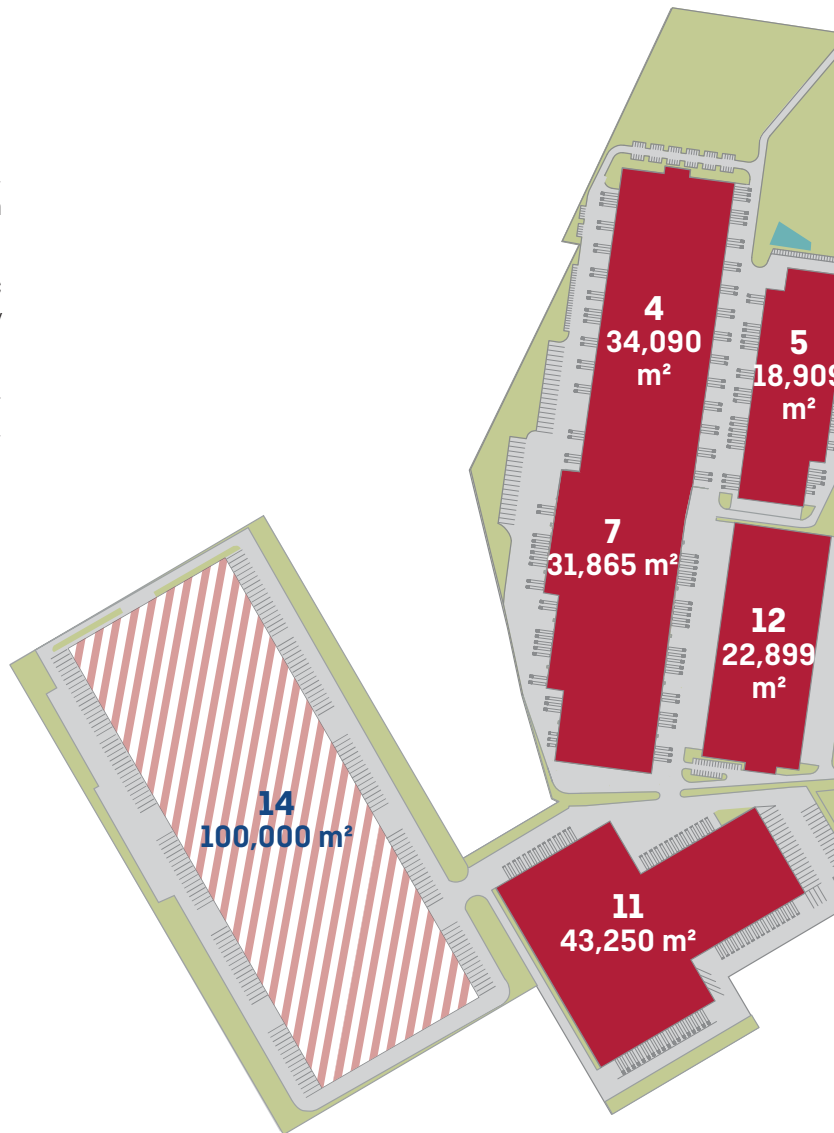
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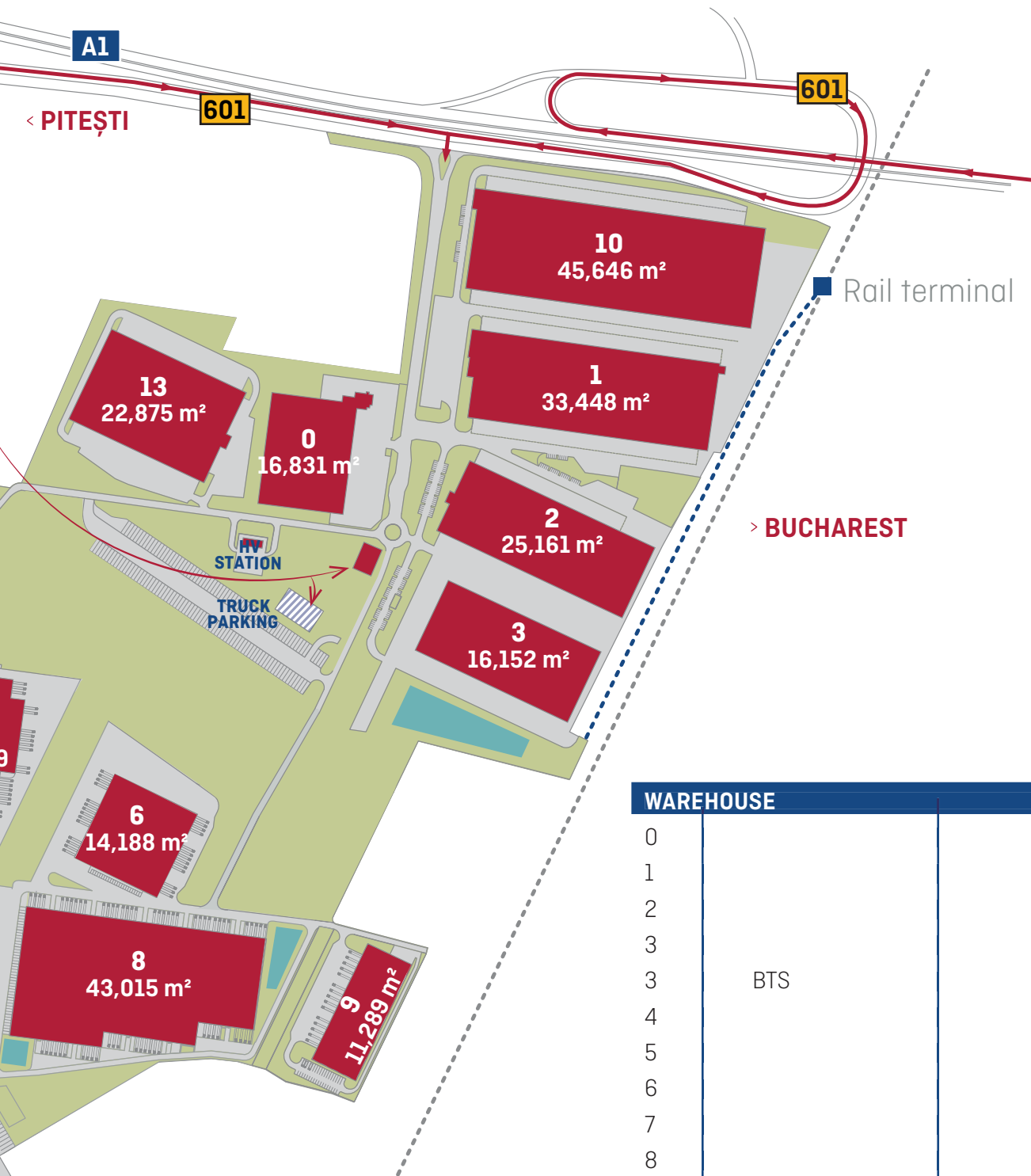
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HOSTEL AND CANTEEN
2,125 m²



P³ BUCHAREST A1



-  Planned buildings
-  Existing buildings
-  Under construction

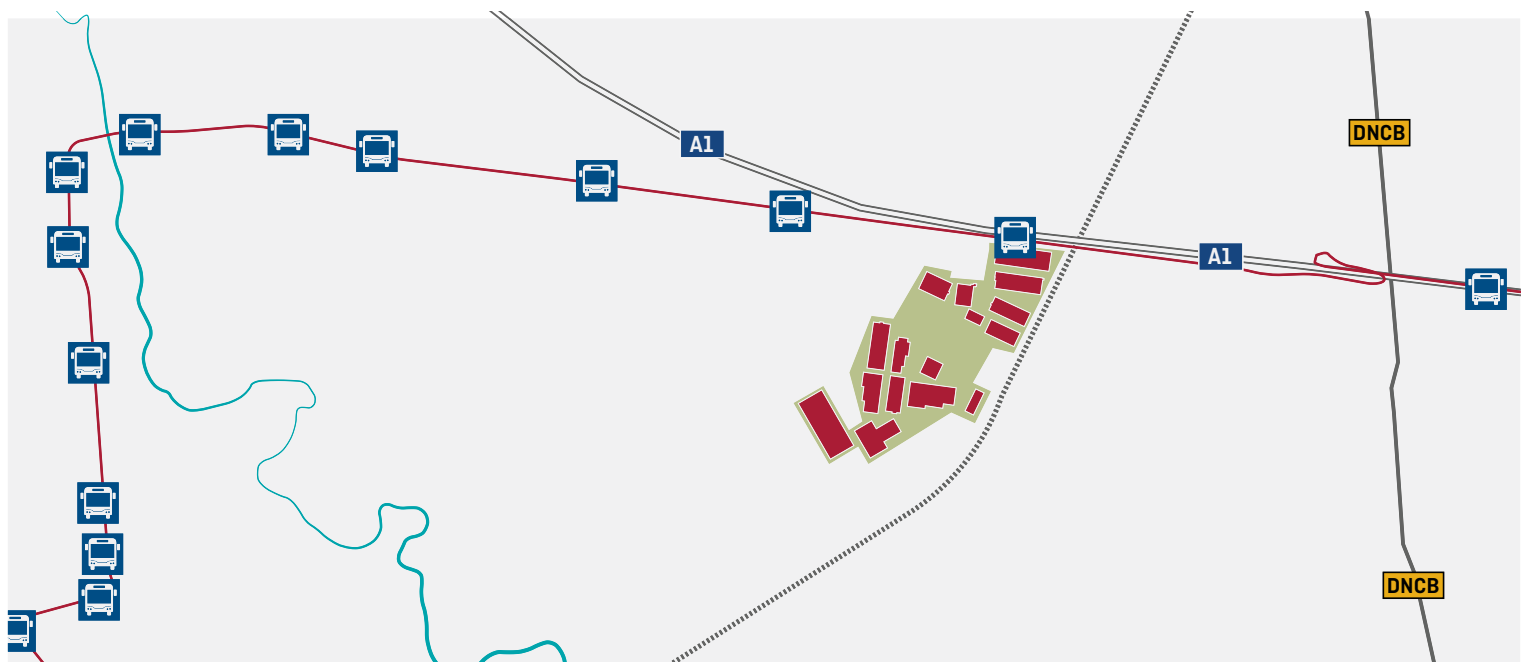
WAREHOUSE	SIZE
0	16,831 m ²
1	33,448 m ²
2	25,161 m ²
3	16,152 m ²
3	BTS
4	34,090 m ²
5	18,909 m ²
6	14,188 m ²
7	31,865 m ²
8	43,015 m ²
9	11,289 m ²
10	45,646 m ²
11	43,250 m ²
12	22,899 m ²
13	22,875 m ²
14	BTS
HOSTEL & CANTEEN	
	2,125 m ²
TOTAL	481,743 m²



PUBLIC TRANSPORTATION

BUS LINE R431

VALEA CASCADELOR-DARVARI



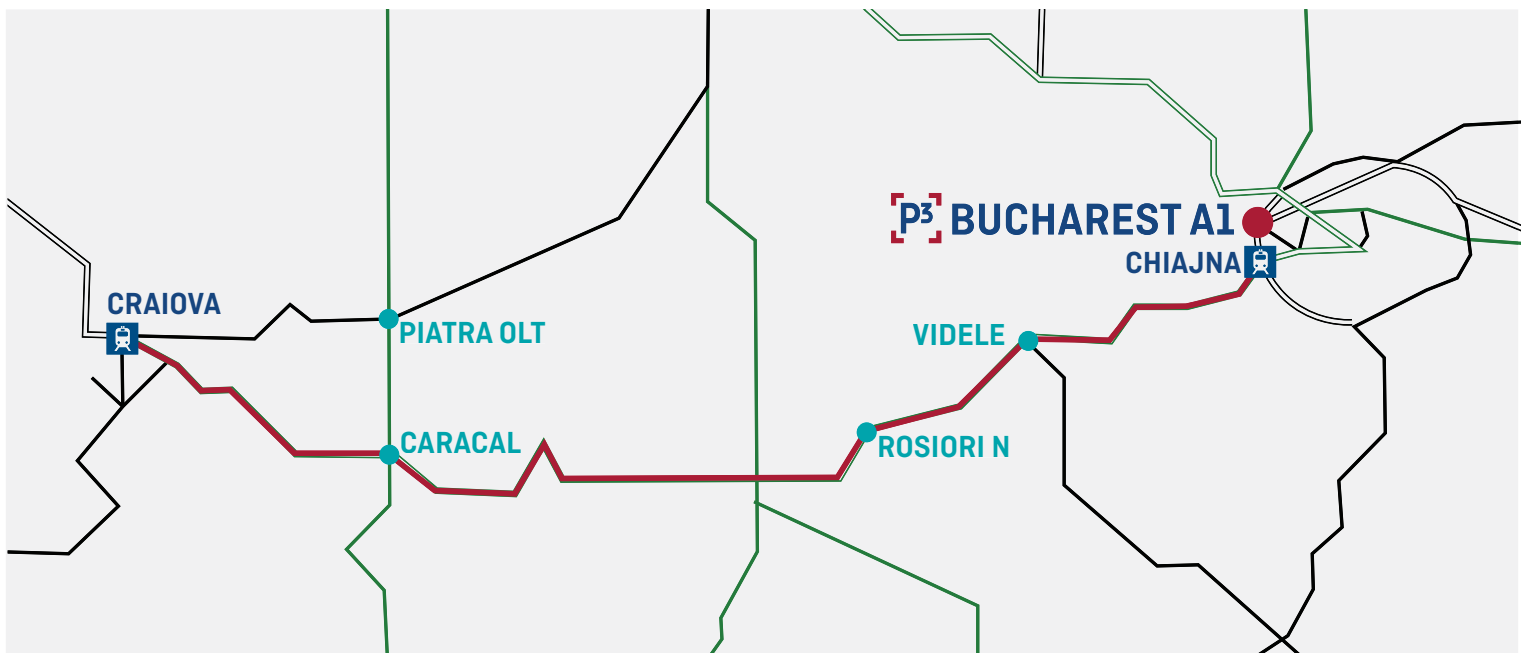
- PUBLIC TRANSPORTATION BUS R431 LEAVING FROM VALEA CASCADELOR/PACII STATION TO DARVARI COMMUNE
- STATION CALEA BUCURESTI 1 IN FRONT OF P3 BUCHAREST A1 PARK
- FROM PACII BUS LEAVES STARTING 5:00 AM EVERY HOUR UNTIL 22:30 PM
- FROM DARVARI BUS LEAVES STARTING 05:55 AM EVERY HOUR UNTIL 21:45 PM





PASSENGER TRAINS

BUCHAREST-VIDELE-ROSIORI- CRAIOVA WITH STATION IN P3 BUCHAREST A1



- THE INTEGRATED RAIL TERMINAL ALLOWS THE PASSENGER TRAINS TO STOP IN THE PARK
- THE TRAIN STATION IN OUR PARK IS ONLY 15 MINUTES AWAY FROM GARA DE NORD STATION AND ALSO ALLOWS THE POSSIBILITY TO BRING LABOUR FORCE FROM ROSIORI-VIDELE*
- THE TRAIN STOPS DURING THE SUMMER TIME; WE ARE WORKING ON EXTENDING THE PROGRAM THROUGHOUT THE YEAR

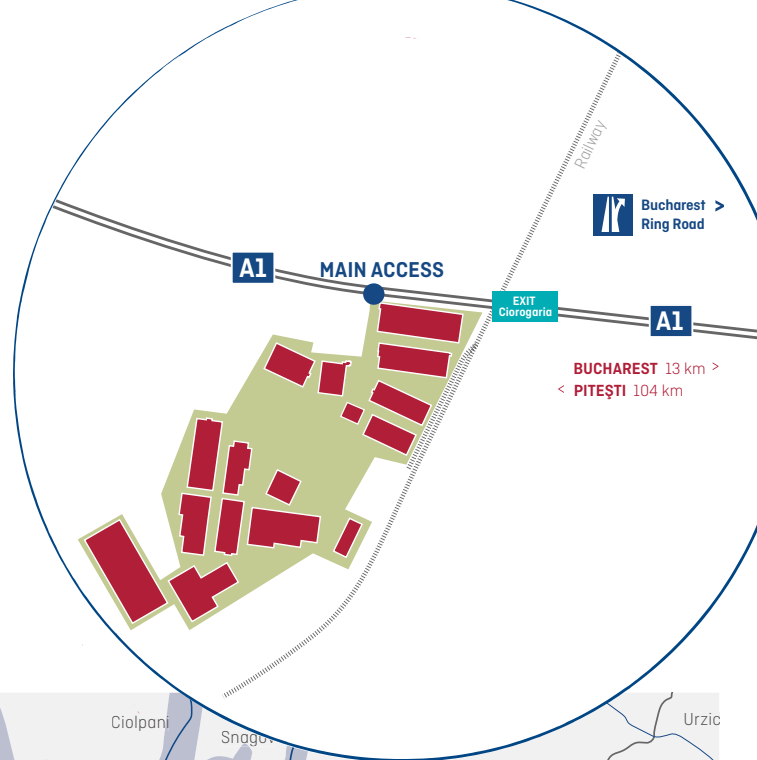


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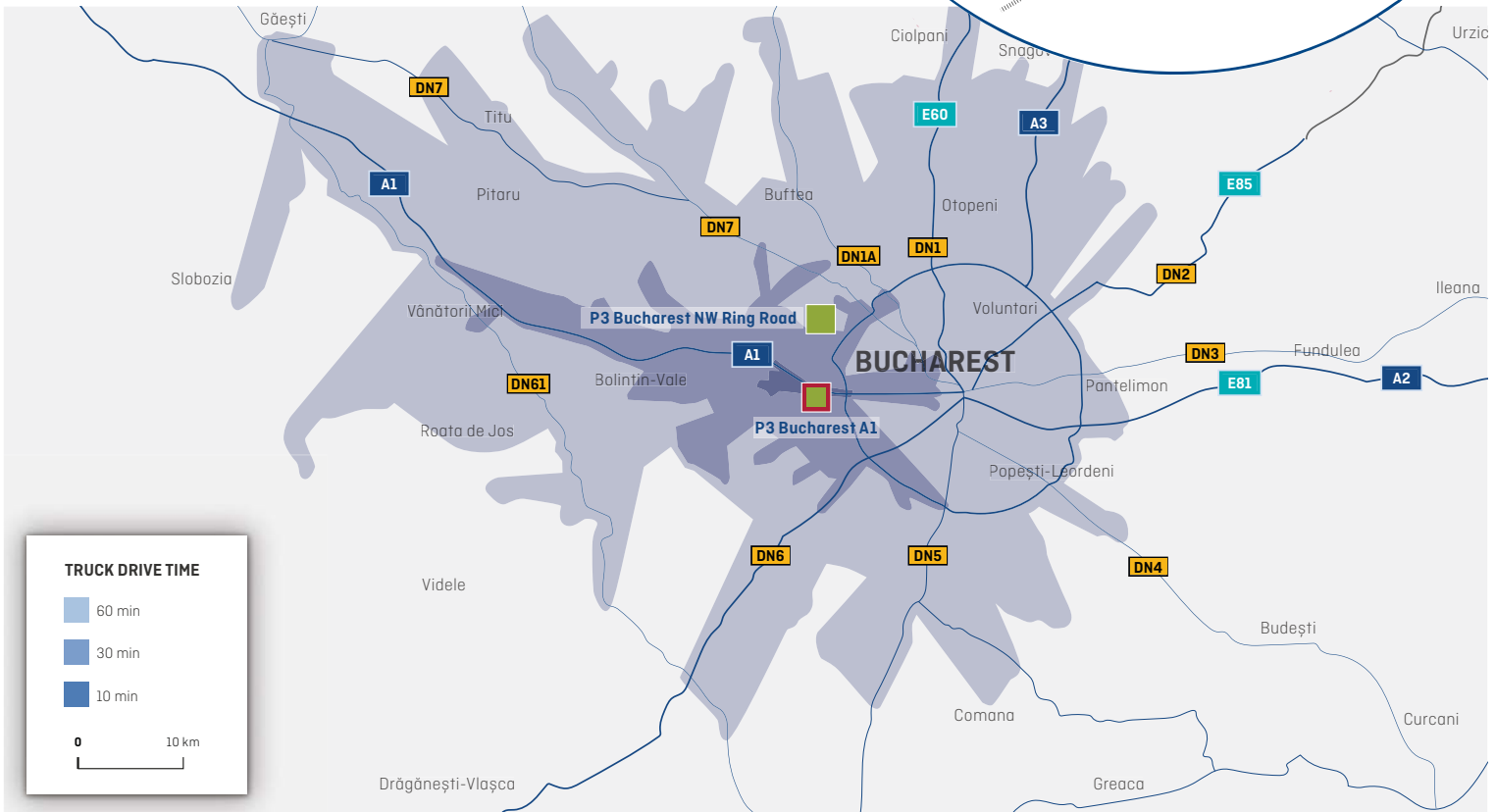
Driving Directions

GPS code: **44°26'16.9"N | 25°56'19.6"E**

Take exit Ciorogarla on the A1 motorway.



DRIVE TIMES AROUND THE PARK



P3 is a long-term investor, manager and developer of European warehouse properties with more than **6.5 million m²** of assets under management and a land bank in key logistics locations available for immediate development. P3 has operations in **12 markets** and has been investing and developing in Europe for almost two decades. Headquartered in Prague, P3 employs more than **190 people** across **9 offices** in key European cities, offering integrated development, asset and property management services.

The information contained in this document is indicative in nature. This document is not an offer capable of acceptance, it is not a legal act and does not create a legal duty on any other basis. **March 2021**

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