

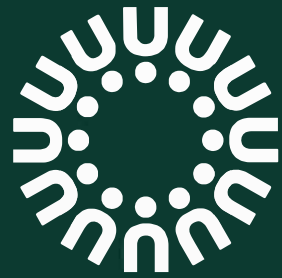
U·Center

developed by



fortepartners





U•Center

Located

in the

heart

of Bucharest

**OVERLOOKING
TINERETULUI**

Park

developed by  **fortepartners**



The Bridge 1



The Bridge 2



The Bridge 3

U•Center 1



U•Center 2



Aviației Park



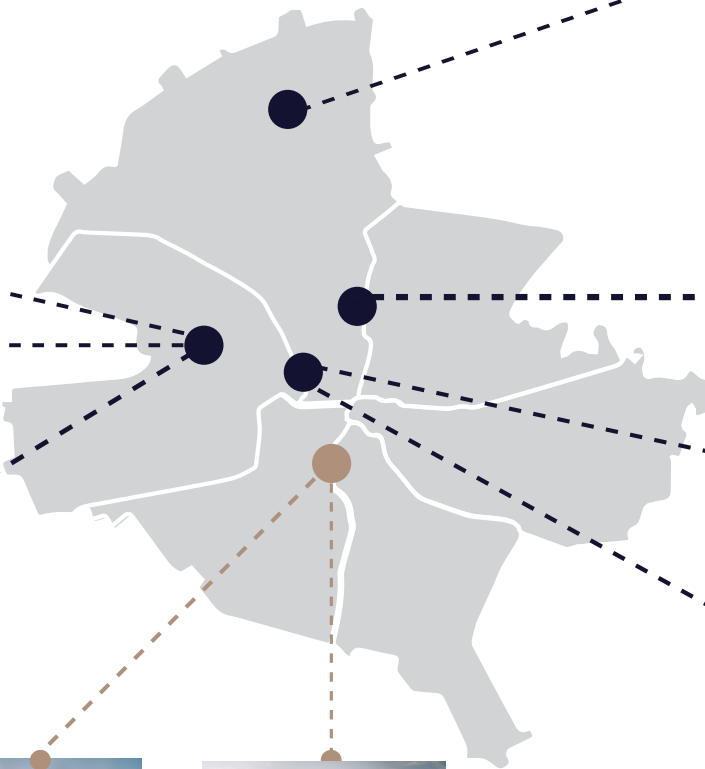
Ștefan Cel Mare Building



Millo



Tandem



Awards



2020
Residential Developer
of the Year



2019

Best Office Developer
of the Year



2019

Best Office Buildup in
Development - Millo &
Tandem - Sector 0

Forbes

2019

Biggest Office
Transaction - The Bridge
- Dedeman - Forte
Partners

REAL ESTATE
AWARDS

2018

Investor of the Year -
Forte Partners



2018

Best Real Estate
Leadership of the Year
- Geo Mărgescu



2018

Best Investment
Transaction of the Year
- Frații Pavăl -
The Bridge



2018

Best Leading Green
Development &
Developer
of the Year - The Bridge



2018

Euro Construcții –
Sustainability &
CSR



2018

Residential Developer



2018

Office Developer



2018

Office Project
– The Bridge



2018

Best Office Lease -
The Bridge



2018

Premium High
Project of the Year -
Aviației Park

Forbes

2018

Most Dynamic
Developer - Forbes
Office Buildings Gala



2017

Best Office
Developer of the Year



2017

Best Office Lease
of The Year -
18.000 sqm for The
Bridge



2017

The American Prize
Award - Ștefan cel
Mare Building



2017

Office Developer of
The Year Award



2017

Concept & Design
Award of the Year -
The Bridge



2016

Best Leadership of the
Year - Geo Mărgescu



2016

Best Small Office
Development of the
Year - Ștefan cel Mare
Building

Green Certification




2018
LEED
Platinum
Certification -
The Bridge
Phase 1

The Bridge 1

The Bridge Phase 1 Building has received the LEED Platinum Certification in February 2018.



2019
LEED
Platinum
Certification -
The Bridge
Phase 2

The Bridge 2

The Bridge Phase 2 Building has received the LEED Platinum Certification in June 2019.



★★★★☆
Excellent
2017
BREEAM
Excellent
Certification

Stefan cel Mare Building

The boutique office building, fully leased upon completion.



★★★★☆
Excellent
2019
BREEAM
Excellent
Certification

Millo

Matei Millo Office building was BREEAM Excellent certified in June 2019.

About U•Center

Ideally situated within two of the most beautiful parks in Romania and fully serviced by all public transport routes, U•Center combines in one destination all of the needs of the modern Office user. From its Class A specifications, contemporary and fresh architectural design, interior systems incorporating the latest technologies for smarter, more efficient and healthier systems, we welcome you to learn more about all of the advantages this Project has to offer.

Key Features:

- Excellent public transport infrastructure;
- Green surroundings;
- Contemporary architecture;
- Efficient design;
- Latest Office Technologies;
- Abundance of surrounding amenities.



**DIRECT
ACCESS TO
TINERETULUI
PARK**

Concept

A User-Centred Design approach stood at the foundation of the entire Șerban Vodă project. As a result, there are many architectural details which contribute to the increase in the overall usability of the construction, once again confirming the long term focus of **Forte Partners to build projects which are both beautifully designed, and equally practical.**

The brand identity brings this user-centred approach to life by creating a custom symbol for the brand. The proprietary symbol was created through the harmonious union between **the graphic representation of a user, and the letter U, which is a reference to the U-shaped architectural design of the construction.** The resulting symbol has taken the shape of the circle - **a perfect geometric sign**, which clearly conveys the idea of a centre.



The end result is a memorable brand identity that conveys **Forte Partners' philosophy**, while perfectly describing the ensemble, both verbally and visually: **U•Center**.





 U-Center

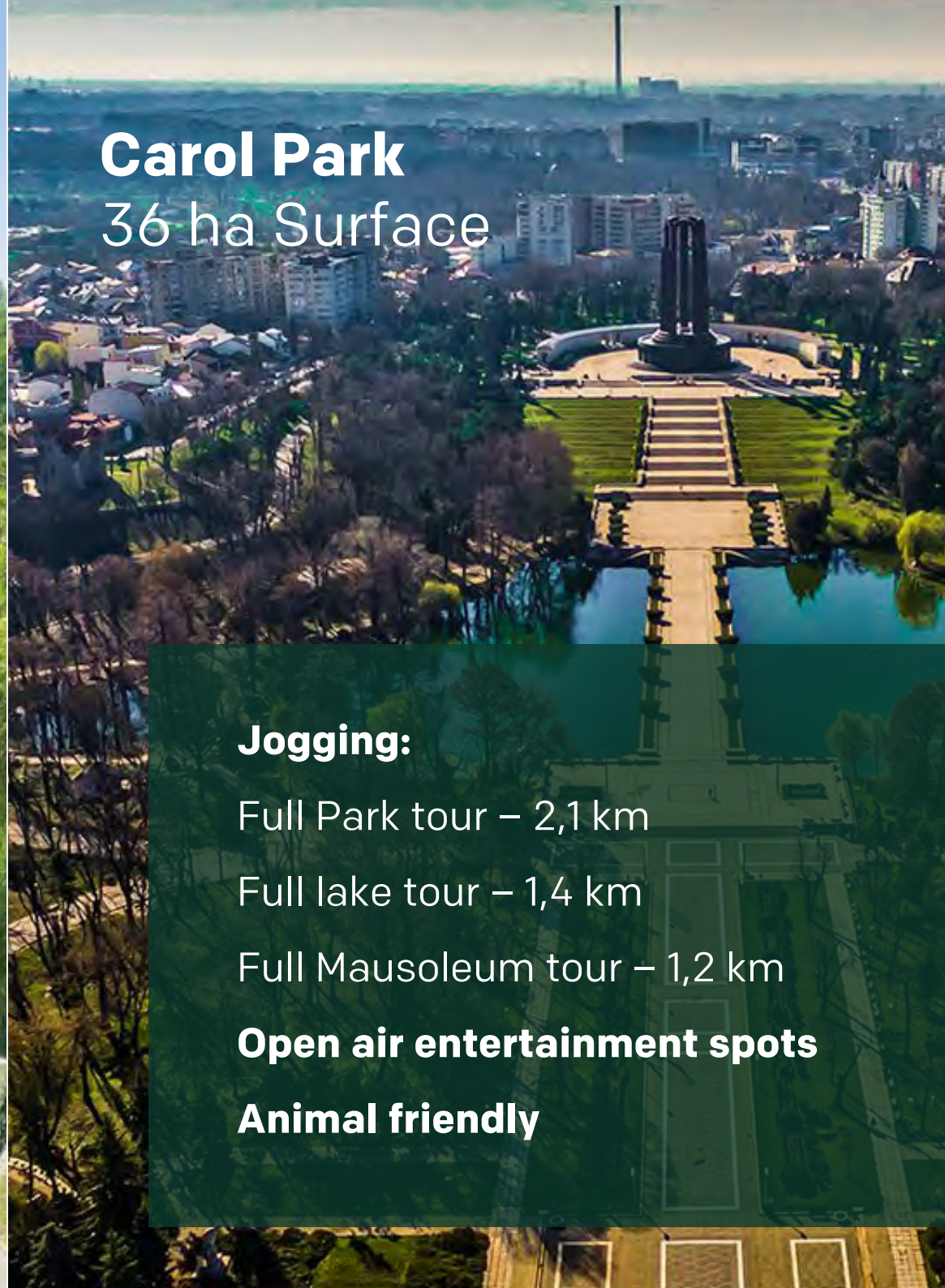
Tineretului Park

200 ha Surface



Carol Park

36 ha Surface



Jogging:

Full Park tour – 2,1 km

Full lake tour – 1,4 km

Full Mausoleum tour – 1,2 km

Open air entertainment spots

Animal friendly



Jogging

3,2 KM - FULL LAKE TOUR



Cycling

RENT A BIKE FROM
i'Velo



Scooterling

ELECTRIC SCOOTERS
AVAILABLE AT THE
BUILDING



Events

POLYVALENT HALL
ENTERTAINMENT



Eat Outside

FOOD TASTES BETTER AT
PICNIC

Location



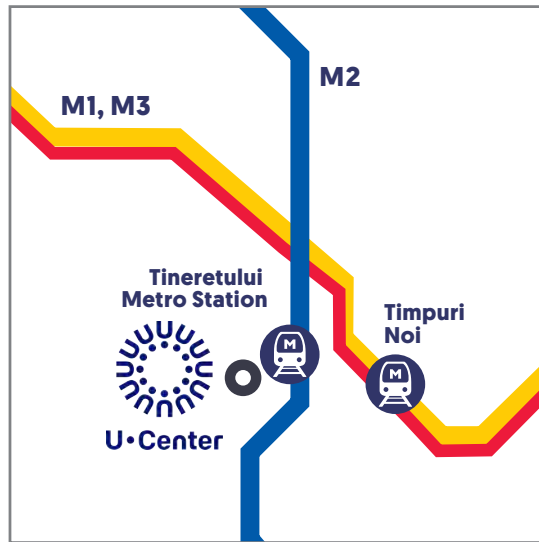
U-Center

Address: România, Bucharest Municipality,
4th District,
206-218 Șerban Vodă Road.



Office Accessibility

Bucharest Metro Map



Favorite mean of transport for corporate employees: Metro. M2 (Berceni - Pipera) line is the most popular route of transportation and it's used by 69.041.000 passengers/year

Office Accessibility

U•Center is situated on the primary axis of the city, right between two major parks: Tineretului and Carol. A prime Residential neighborhood (Tineretului) is situated right across the street from the building. Easy access to: Piața Unirii, Timpuri Noi area, A2 highway and all major city's landmarks and attractions.



Subway

Direct connection to M1 & M3 lines that cover both the city center and the residential half of Bucharest. Situated right in the middle on N-S and E-W axes of the city.

- Tineretului Metro station: 2 minutes walk
- Timpuri Noi Metro station – 12 minutes walk



Bus, Trolley or Tram

The area is well connected with bus, trolleys and tramlines.



Car

- 5-6 min to/from Unirii Square
- 13 min to/from Victoriei Square;
- 18 min to/from North Train Station.



Bike

The building can be reached via bike also. There are special tracks designed on the major routes that surround U-Center.



Airplane

International Airport is at a 30 minute drive to/from U-Center, with easy, straight exit through the city center.



Amenities

Food & Drink

- On the building premises
- Restaurant
- Canteen
- Bank Branch
- Retail Area
- Restaurants
- More than 12 restaurants and fast food spots in a 10 min radius

Gas Stations + ATM Locations

- Over 9 Gas Stations in 15 minute driving radius
- More than 10 operable ATM's close by, with the closest being situated at just 150m from the building

Educational + Sport Facilities

Auditoriums

- Formenerg - 5 min walk
- Training and events rooms with a total capacity of 400 seats
- Palatul Copiilor -17 min walk/ 4 min by car - capacity from 200 to 750 seats
- Polyvalent Hall - 19 min walk through Tineretului Park /5 min by car -capacity: 5300 seats
- Popular for sport and cultural events, conferences, trade fairs, concerts, computer game competitions etc.

Educational Centers and Libraries

- Gheorghe Șincai College
- Dimitrie Cantemir University
- Nicolae Titulescu University
- Titu Maiorescu University
- Petru Rares Technical College
- The National Children's Palace
- The National Library
- Polyvalent Hall

Kindergardens and Schools

- Kinderdardens (Over 10 available in a 15 min radius)
- Elementary Schools (Over 6 in a 15 min radius)
- High Schools (Over 3 available in a 15 min radius)
- Colleges (3 available in a 15 min radius)

Fitness

- Bicycle rental (2 min walk)
- 2 Basketball playgrounds in 10 minutes walk
- More than 5 fitness clubs in 10 minutes walk

Medical + Leisure Accommodation

- More than 6 Pharmacies in a 15 minute radius
- 6 Medical centers in the vicinity of the building
- Over 10 Hotels and Accommodation facilities in a 15 minute walking radius

Shopping + Cleaning Facilities

- For doing your groceries, you have proximity to more supermarkets, including Mega Image, Tineretului Carrefour Market and Piața Norilor Produce Market.
- For shopping, Unirea Shopping Center is at just 4 min away by car, while București Mall can be reached within an 8 min drive by car

General Overview of the Project



Total office area above ground construction of circa **64,000 m²** in **2 generally equal volumes**



Two phases of offices with Ground Floor retail planned



Large land over **18,000 m²**

Two Phases



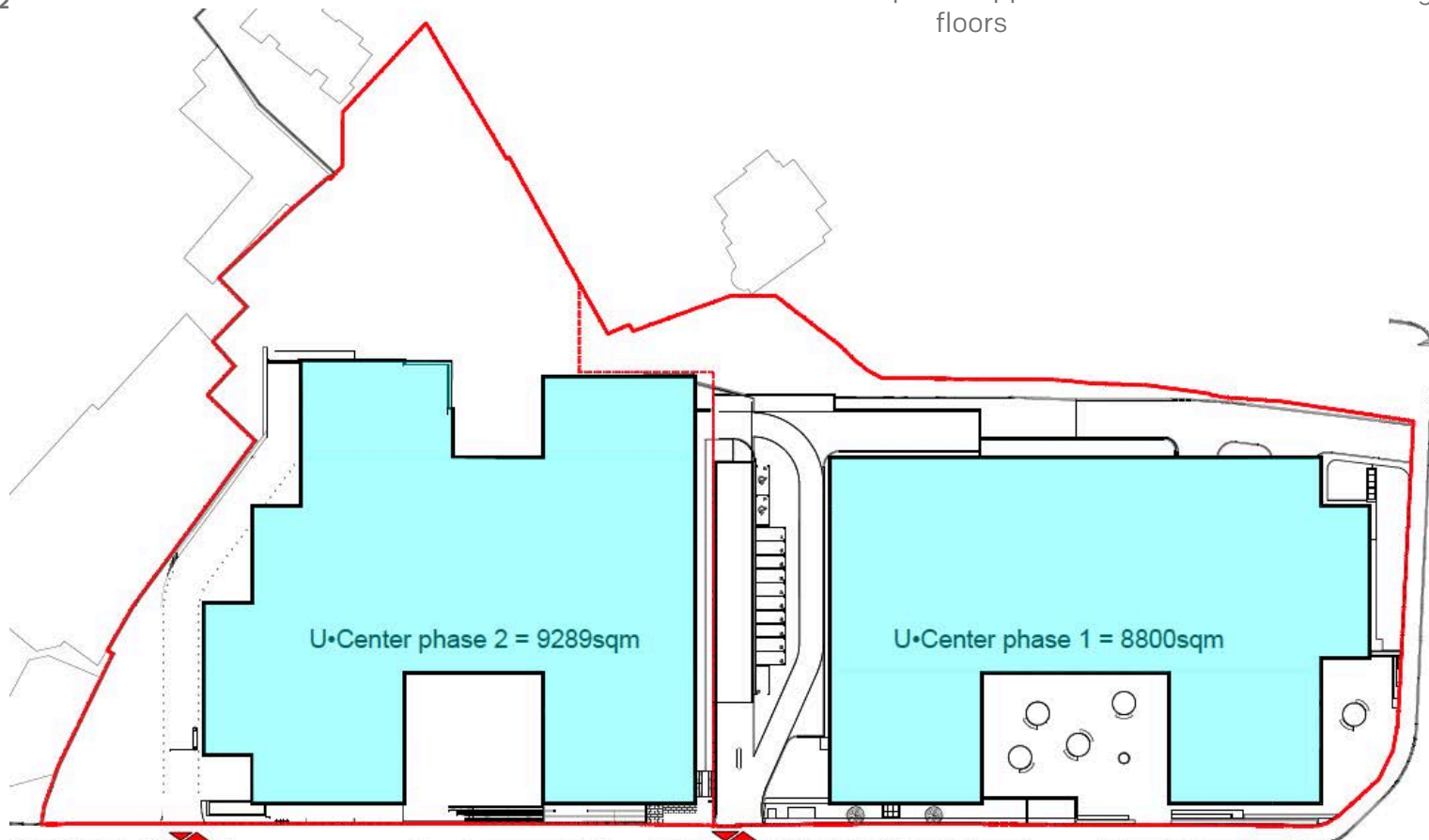
32,828 m² above ground in Ground Floor plus 8 upper floors



3 Basement levels dedicated for parking

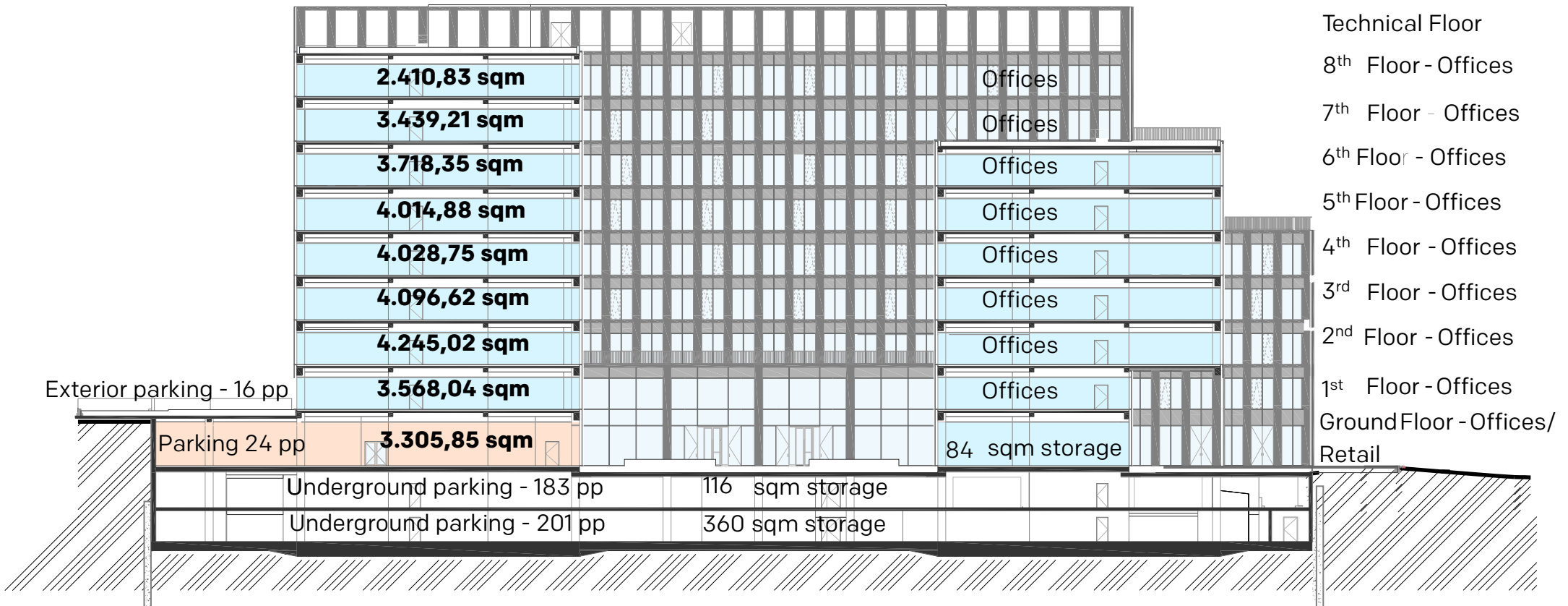


Large floor plates with excellent net to gross ratios and vertical transportation

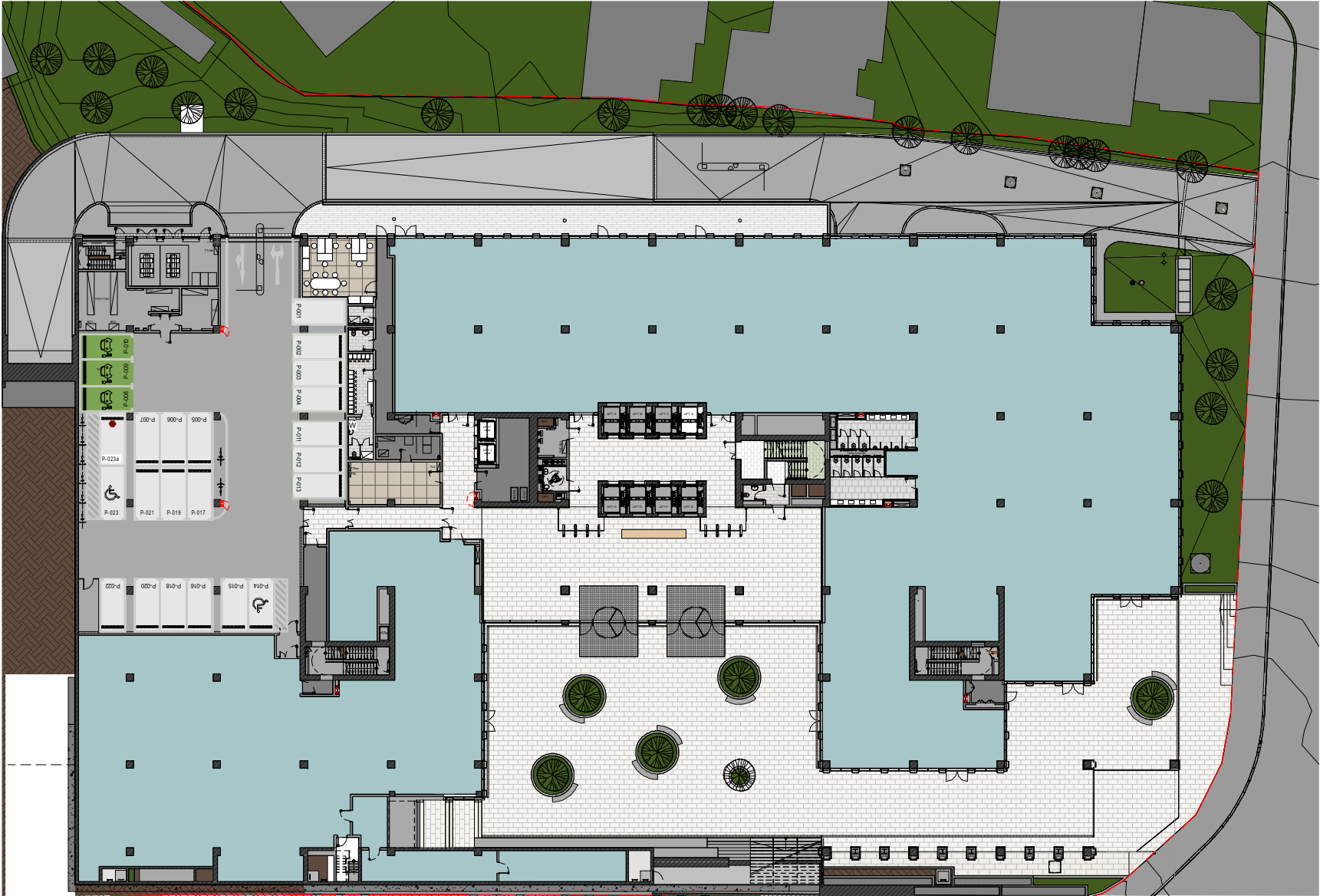


General Overview of Project

Phase one 32.828 sqm



Ground Floor



Second Floor







U-Center





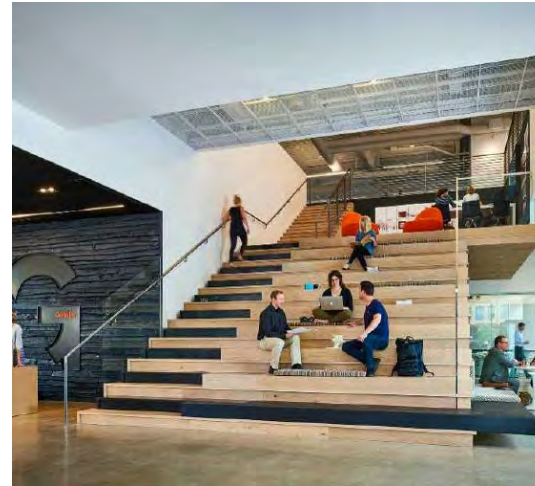


A

B



Project Features



*Possible Interior Stairs in certain locations





מרכז
האוניברסיטה

U • Center



Ample Parking

438

**Parking
places**
dedicated to
both phases



Accessibility: Mobile Application Parking Section

Basic Features

- Login, password recovery feature
- Profile (includes name, phone number, email address, license plates, custom info fields)

Availability

- iOS
- Android
- Others (On demand)

Mobile Access

- BLE (Bluetooth Low Energy) powered by HID
- QR Barcode for visitors, connected with LPR



Visitors Management

- Sends a link via e-mail to the visitor containing the invitation for parking and building access

The employee in charge gets notified when the visitor enters/leaves the parking area and/or building

More Access

- The mobile virtual card could be programmed on all Forte Partners served buildings.

Shared Policy:

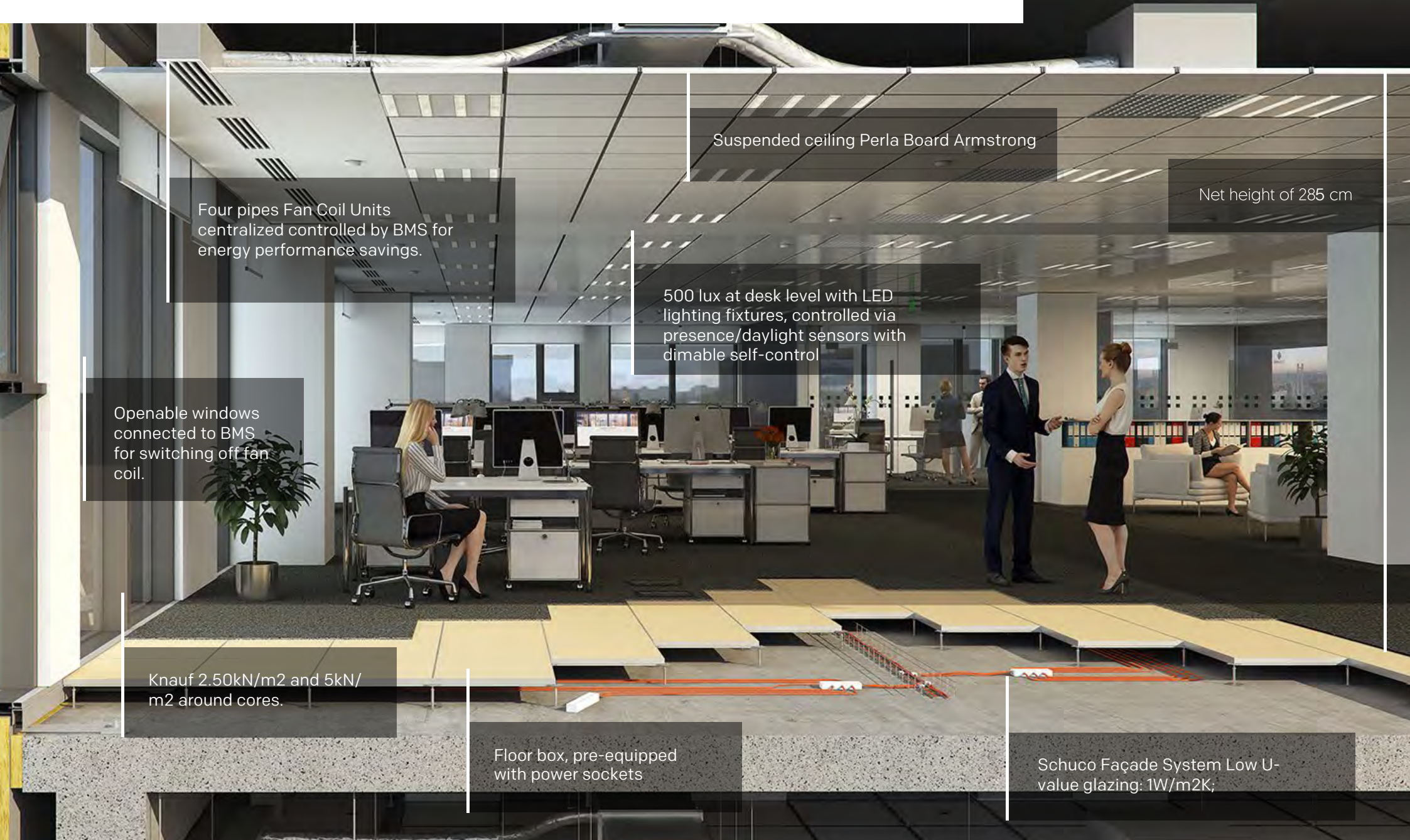
- The remaining parking spots available
- A certain nominal parking spot available

Assigned Nominally Policy:

- If the employee doesn't have an assigned parking spot, a notification will be received if a certain parking spot becomes available for a certain period of time
- If an employee with a parking spot assigned goes on holiday for example, he/she can mark it for a certain period as available for other employees without a parking spot assigned

The tenant receives a forecast of occupancy of the parking spots on its own assigned area (based on the history of the database) for both employees and visitors

Full Class A Office Specifications Provided



Four pipes Fan Coil Units centralized controlled by BMS for energy performance savings.

Suspended ceiling Perla Board Armstrong

Net height of 285 cm

500 lux at desk level with LED lighting fixtures, controlled via presence/daylight sensors with dimmable self-control

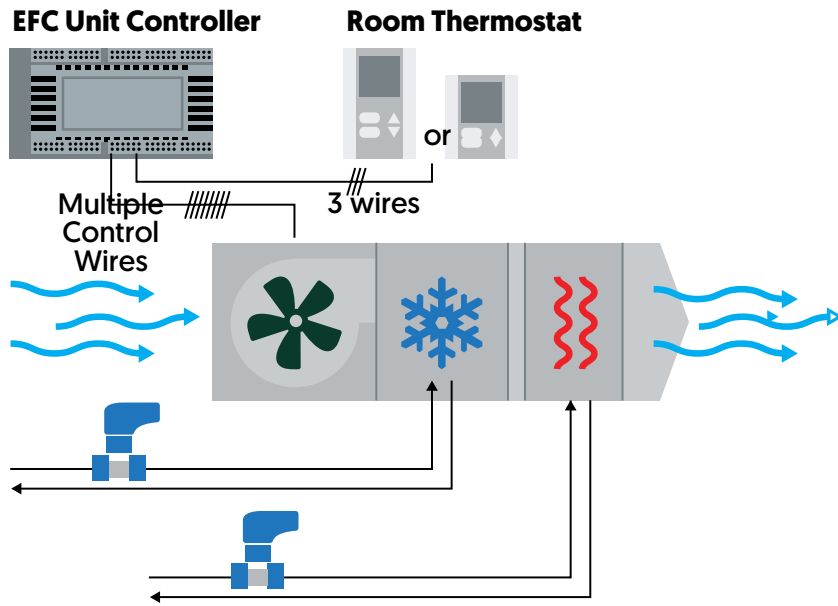
Openable windows connected to BMS for switching off fan coil.

Knauf 2.50kN/m² and 5kN/m² around cores.

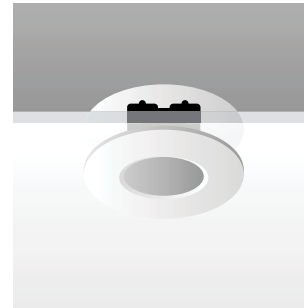
Floor box, pre-equipped with power sockets

Schuco Façade System Low U-value glazing: 1W/m²K;

Project Features



BMS control over FCU's for central temperature control



Efficient office lighting with presence and daylight sensors



Open plan dimmable lighting control



Smart fresh air allocation



Private terraces perfect for extended collaboration



Free Wi-Fi in reception



Good **natural light**



Use of more window airing



Inovating Ample Parking System



BMS/ Smart interface for meeting rooms



Biophilic Design within common areas



Electrical car charging sockets provided



Showers/lockers and bicycle **parking**

COVID-19 Pandemic control measures

Forte Partners will provide the perfect environment for the users Health and Wellbeing with meaningful changes implemented for Pandemic measures:

OPERATIONAL

- Following REHVA guidelines (Federation of European Heating, Ventilation and Air Conditioning Association);
- Use of operable windows for regular airing;
- Increased ventilation rates;
- Toilet ventilation on 24/7;
- Improved maintenance schedules;
- Regular FCU purging to inactivate any virus';
- Constant ventilation to avoid static issues;
- Avoid recirculation from extract system;
- Building rules:
 - Use of masks;
 - Disinfection stations;
 - Social distancing;



Keep a **distance** of at least **1.5m** between you and other people.



Use of **more window airing**



Functioning extract ventilation from toilets



Increase the supply and extract airflow rate



Wash your hands with soap and water as often as possible for at least 20 sec.



Disinfect your hands when entering the building



Wearing a **protective mask** is mandatory on the common interior spaces

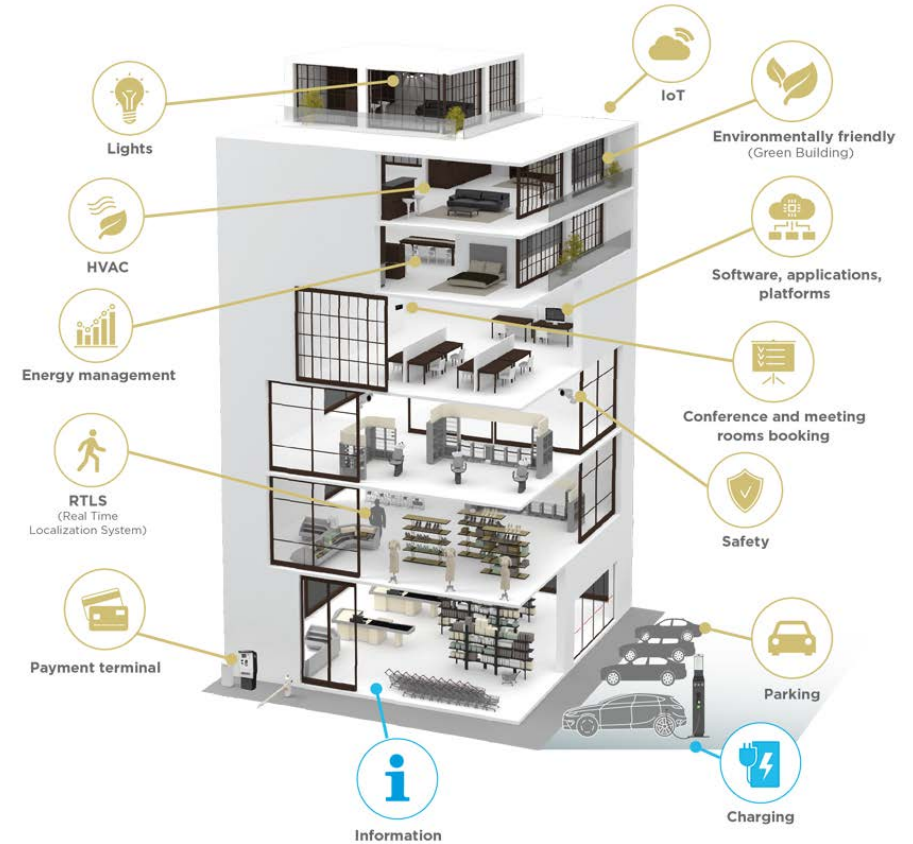
COVID-19 Pandemic control measures

SPECIFIC IMPLEMENTATIONS

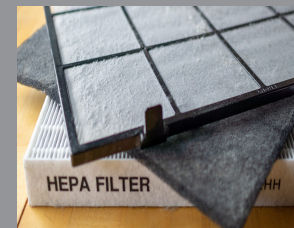
- U•Center offers the biggest floor-plate available on the Romanian office market. The building also boasts numerous operable windows.
- Full integrated BMS control of HVAC systems and AHU's for proper operational control as details previously;
- Improved AHU's including:
 - HEPA (High Efficiency Particulate Air) filters;
 - Rearranged fans for virtually 0% leakage from exhaust to supply air;
- Touch-less systems including:
 - Use of smartphone for all access systems;
 - Lift control without touching lift call buttons via Forte Partners smartphone application;
 - Automated Tenant access doors;
- Use of reception automated temperature readers.

FUTURE IMPROVEMENTS

- Forte Partners is constantly following latest developments and recommendations to ensure its buildings remain the safest and healthiest places to work.



BMS control over HVAC system



HEPA filters



Touch-less smart systems



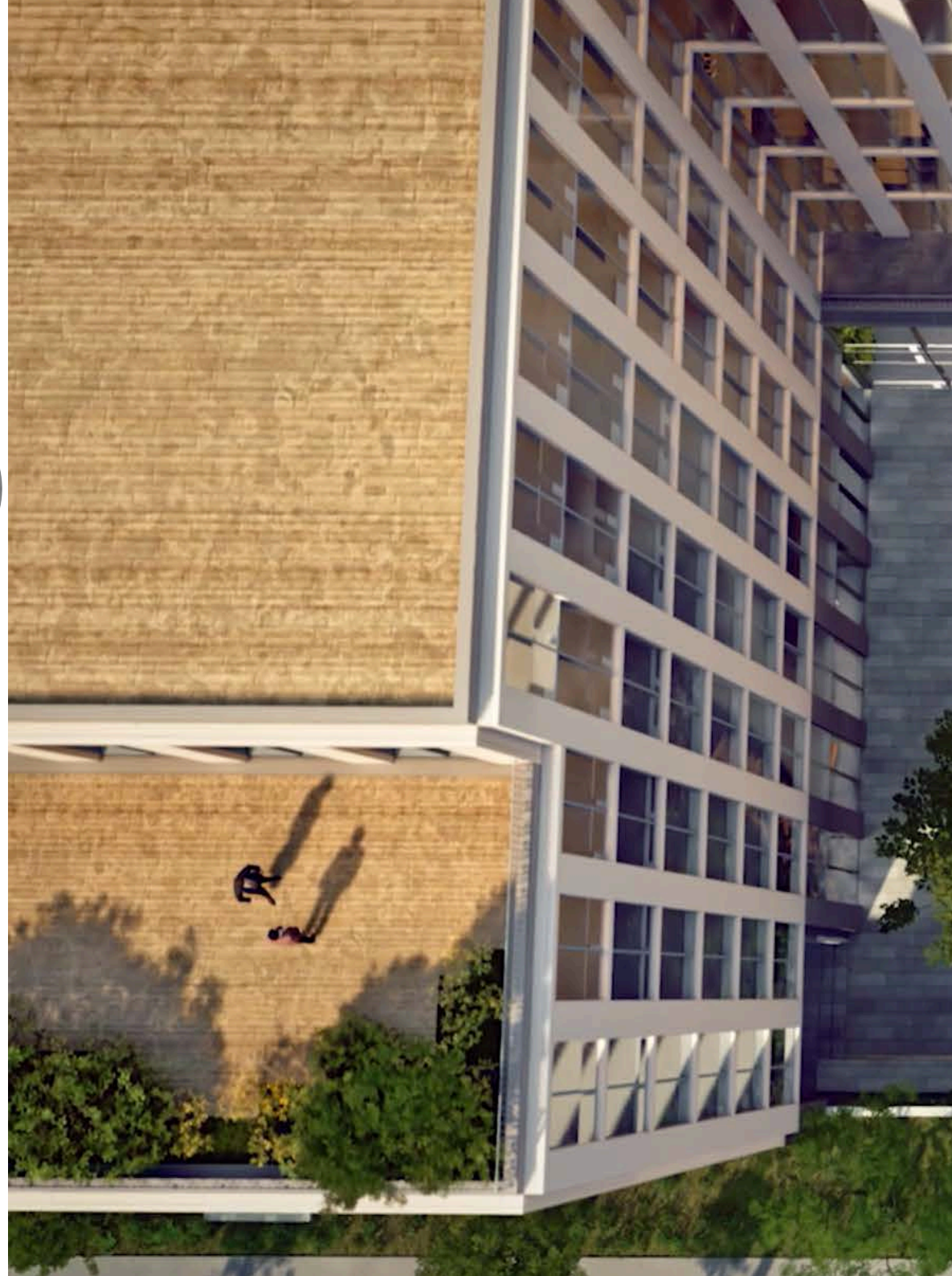
Safe & healthy office environment

General Overview of Project

LEED Platinum Certification
is aimed

LEED provides a framework to create healthy,
highly efficient and cost-saving green buildings.

LEED certification is a globally recognized
symbol of sustainability achievement.



Putting **people first**

WELL Certification

The project will be WELL Core and Shell Certified (Silver level). The application for the certification is currently pending.



AIR



WATER



NOURISHMENT



LIGHT



FITNESS



COMFORT



MIND

The **WELL Building Standard** combines best practices in design and construction with evidence-based health and wellness interventions. It harnesses the built environment as a vehicle to support human health, well-being and comfort.

WELL Certified spaces and developments can lead to a built environment that helps improve the nutrition, fitness, mood, sleep, comfort and performance of its occupants. This is achieved in part by implementing strategies, programs and technologies designed to encourage healthy, more active lifestyles and reducing occupant exposure to harmful chemicals and pollutants.



Architect Chapman Taylor

Chapman Taylor is an international architectural firm with a focus on architecture, urbanism and interior design.

The company now operates in 19 regional offices and has experience of working in more than 90 countries across all key sectors, from residential, to retail and leisure, from hospitality to offices buildings and important transportation projects. The success of Chapman Taylor is based on professionalism, the ability to produce high quality designs with a flair for commercial, operational and environmental performance.

Chapman Taylor buildings in Romania:
Oregon Park (Bucharest), Liberty Technology Park (Cluj-Napoca).



U-Center is a project led by Chapman Taylor in association with ADNBA and DECO architects.



Why choose **Forte Partners?**

We believe U•Center and Forte Partners to be your ideal location and Development Partner considering the following main principles:

- Excellent Public Transportation and Surrounding Amenities;
- Superb location in between two of the most beautiful parks in Bucharest;
- Full Class A Specifications including LEED and WELL accreditation as well as latest ideas in efficient / smart and user orientated offices;
- The ability to expand within the next phase;
- Large floor plates allowing an important flexibility to address all current and future working practices;
- Excellent net to gross ratio's;
- Private green terraces easily accessible for workers comfort.

Forte as your Development Partner

- Our proven track record in delivering Class A Bucharest Office Projects;
- Our Tenant oriented approach;
- Our flexibility in finding solutions to suit both parties;
- The experience of completing on time for our Tenants;
- Our focus solely on the Bucharest market.

