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Real Estate Appraisal for
LAMDA DEVELOPMENT ROMANIA SRL

Land for development
District 1, Bucharest, Romania
89 – 93 Drumul Regimentului Street

Valuation date: 30th June 2019



14th November 2019

Land for development in Baneasa, District 1, Bucharest

Dear Sir/Madam,

In accordance to your request, we have carried out the valuation for the property located in the northern part of Bucharest, in Baneasa area, on Drumul Regimentului Street, Jandarmeriei.

For the purpose of the study we have assumed that the owner has a good transferable title, and there are no liens or covenants connected to the freehold interest of the subject property;

Valuation Date 30th June 2019;

The valuation has been carried out in accordance with the International Valuation Standards (IVS), and the recommendations of The Romanian National Association of Valuers (ANEVAR).

Cosmin Grecu
Managing Partner
Head of Valuation and Research

Daiana Alecsandra Nistor
Head of Advisory



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EXECUTIVE SUMMARY

Report Date	14 th of November 2019
Property Address	Bucharest, District 1, 89 - 93 Drumul Regimentului Street – Jandarmeriei
Portfolio Description	Land for development with a total area of 11.401 sq m according to property documents representing 3 adjacent plots of land with areas of 9.999,1 sq m, 500,14 sq m and 901,54 sq m..
Tenure	OWNER: LAMDA DEVELOPMENT ROMANIA SRL Freehold – The appraisal report did not take into account any pledges or other forms of encumbrance.
Instruction	To value on the basis of Market Value the freehold interest in the Property as at the Valuation Date in accordance with the written instruction.
Valuation Date	30th of June 2019
Inspection Date	14 th of November 2019
Inspection Valuer	NISTOR Daiana - Alecsandra, RE Valuer – ANEVAR no. 14725/2019
Capacity of Valuer	Independent
Exchange rate	1 EUR = 4,7351 Lei as of National Bank Exchange Rate published on 28 th of June 2019.
Purpose of Valuation	Internal purposes
Market Value	2.600.000 € <i>- two million six hundred thousand eur, exclusive of VAT –</i> <i>- 228 € / sq m -</i>
Remarks/ Special Assumptions	- All figures above are exclusive of VAT.

This summary should not be read separately but in conjunction with the rest of the valuation report. While this summary lists the main points of the report the report details our findings, opinions and advice.

The opinion of value is based on:

- ⇒ the features of the subject real estate property (rarity, location, specifications, development potential, submarket, demand and supply);
- ⇒ the assumptions and special assumptions, limiting conditions and definitions detailed herein;
- ⇒ the fact that the property was valued in its entirety, in the context of the the uses considered for the valuation;
- ⇒ the value stated in Euro, on the status quo of the property, the real estate market performance and the current relevant socio-economical factors (supply and demand levels, inflation, exchange rates, etc.). Property values can fluctuate in time however, there might be no correlation between the exchange rate evolution and the value levels;
- ⇒ the fact that the value is an opinion, it is predictive, subjective and it is forward looking;
- ⇒ as of today, there is no connection between environmental responsibilities and the value;

The valuation report has 33 (thirty - three) pages and annexes and it presents the basis on which the valuer has expressed his/ her opinion.

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1. Terms of Reference for the evaluation

1.1 Identification and competency of the valuer:

- The valuation report has been prepared by Daiana – Alecsandra Nistor, ANEVAR member, real estate valuation valuer, id no. 14725/2019 and Cosmin Grecu, ANEVAR member, real estate valuation authorized valuer, id no. 12981/2019, on behalf of CP Valuation SRL, certificate 0304/2018, a corporate ANEVAR member, operating under the brand "Crosspoint Valuation", with the head office in Bucharest, 7 Breaza Street, Sector 3, Bucharest.
- We confirm that the surveyor have relevant experience in this type of property and this particular location and is qualified for the purpose of the valuation. We have acted as external valuers as defined in the ANEVAR and International Standards.

1.2 Identification of the customer / beneficiary

- Client / Beneficiary: **LAMDA DEVELOPMENT ROMANIA SRL**, with headquarters in 7A Bucharest-Ploiesti Road, 4th floor, office 1, 1st district, Bucharest, registered at the Trade Registry Office with no. J40/12446/2003, fiscal attribute RO15744408, bank account RO14BTRLRONCRT0P62728501 at Banca Transilvania, represented by Konstantinos Georgiopoulos, in the capacity of Administrator.

1.3 Scope of the evaluation

- As per the agreed Terms of Engagement, the purpose of this Valuation Report is **for financial reporting**.

1.4 Basis of evaluation

- The basis of evaluation is **fair value**, standards ANEVAR - EVS 100 - Framework, edition of 2018: *The fair market value is "an estimate of the market value of a property, based on what a knowledgeable, willing, and unpressured buyer would probably pay to a knowledgeable, willing, and unpressured seller in the market."*

The valuation report complies with International Financial Reporting Standards (IFRS) and more specifically to IFRS13 – Fair Value Measurement.

- Steps to determine these values were:
 - o documentation based on a list of information required from the client;
 - o inspection of the building;
 - o setting limits and assumptions that formed the basis for drafting the report;
 - o selecting the type of the estimated value in this report;
 - o deductions and estimate restrictive conditions specific for the objective that must be taken into account for carrying out the transaction;
 - o analysis of all information gathered, interpreting the results in terms of evaluation;
 - o application of valuation method considerate opportune to determine the value and basis of the valuator's opinion.

1.5 Asset identification

- Land for residential development with a total area of 11.401 sq m according to property documents located in the northern part of Bucharest, in Baneasa area, on Drumului Regimentului Street, Jandarmeriei.
- The plot is registered with:
 - o cadastral no.229874 and the ownership is registered in Land Book no. 229874; (9.999 sq m measured area)
 - o cadastral no.229878 and the ownership is registered in Land Book no. 229878; (500 sq m)
 - o cadastral no.229876 and the ownership is registered in Land Book no. 229876; (902 sq m)

1.6 Relevant data

- The valuation date is valuation reference date, as defined by the standards of evaluation. Estimated values in this report are valid for the valuation date:
 - o Valuation date: **30th of June 2019**;
 - o Inspection date: Inspection of the property was conducted on **14th of November 2019** by the representative of the valuation company, certified valuer Daiana Alecsandra Nistor.
 - o Valuation report date: **14th of November 2019**.

1.7 Information details

- We prepared this valuation report based on information on the property, provided by the Client, which are detailed further in the report and we considered this information to be accurate and reliable. The accuracy of the report and the estimates below are therefore closely linked to the correctness and completeness of this information; Consequently, if they or some of them will prove to be incorrect or incomplete, correctness of the valuation could be affected and, consequently, we reserve the right to change the report accordingly.
- Data on the evaluated property we have obtained from the owner's representative, after inspection and following the analysis of documents.
- There was not done a detailed verification and we don't have knowledge of the existence of hidden defects. We evaluated the ownership of the building considering a normal state of use.

1.8 The nature and source of information on which the valuation will be based on

- Documents made available by the owner of the property, as follows:
 - PUZ;
 - Land Book Excerpt;
- Other needed information found in professional literature, as follows:
 - Local operators;
 - Specialized legislation, SEV 2018 evaluation standards, Implementation Guide.
 - Specialized sites for real estate: www.imobiliare.ro, www.olx.ro, etc.;
 - Information sites in real estate: www.insse.ro, www.argus.me, etc.
 - Company database CRM.

The Client has provided us with such information as details of tenure, use, town planning consents and the like; or, in some cases, such information was retrieved using public information. We have considered this information to be complete and accurate for the scope of our valuation. In case the

information is deemed to be incomplete and incorrect, we reserve the right to review the valuation accordingly.

We have made on-line enquiries of the Local Planning Authority in respect of the property and it is probable that all planning schemes and road proposals which are directly relevant will have come to light. However, we have not made official searches and for the purposes of this valuation we have assumed that full planning consent exists, or established use rights are available for the existing buildings and present uses. Before our valuation is relied upon, we recommend these assumptions be verified by your lawyers who we presume will be making the usual searches and enquiries.

We have not inspected the title deeds or other legal documents pertaining to the property and our valuation is based upon the assumption that there are no unusually onerous restrictions or obligations attaching to the property and that it enjoys good marketable title. The site is as identified to us on site and we have relied upon this for the purposes of our valuation.

The documents provided by the Client are hard or electronic copies of the original documents. We have not made any verification related to their authenticity and we have indicated, as appropriate, any difference or inconsistency, including but not limited to typing errors, expired documentation, etc.

The market information (prices, rents, yields, etc) were collected from various sources, such as real estate portals (www.imobiliare.ro, www.imopedia.ro, www.olx.ro, www.spatii-comerciale.ro, www.espaco.ro, www.esop.ro, etc.), periodic publications (Revista Valoarea, Market Beat, Romania Research & Forecast Report, etc.), internal and external (flexMLS) databases, etc. The information was used as reasonable and pertinent, after crosschecking it; however, while we have considered the information to be complete and accurate, we do not warrant for their precision and any error deriving from using it will be revised and corrected accordingly, as soon as such situation is notified.

1.9 Hypotheses and special hypotheses

Hypotheses:

- ⇒ The legal issues are exclusively based on the information supplied by the client and have been presented without being subject to additional verifications or investigations. The property right is supposed to be actual and fully assignable on the valuation date;
- ⇒ The property is supposed to comply with all zoning and usage regulations and restrictions, except when a non-conformity was identified, described and considered herein; the market value thereof considers the usage and/or construction regulations and restrictions provided;
- ⇒ We did not make a technical expert analysis of the building and did not inspect such parts covered, not exposed or inaccessible, as they are considered to be in a good technical condition. We do not have the necessary competence to give an opinion on the technical condition and this report should not be understood as validating the integrity of the structure or constructive system of the existing building;
- ⇒ The current real estate situation and the purpose of this valuation were used for selecting the valuation methods used and the application methods thereof, in order for the resulting values to lead to the most probable estimation of the market value;
- ⇒ The appraiser considers that the suppositions made when applying the valuation methods were reasonable considering the facts available on the valuation date;
- ⇒ **The income approach** was applied considering the market segment of the property;
- ⇒ In the value estimation, the appraiser **only** used the **available** information; there might be other information too that the appraiser was not aware of.

- ⇒ Any value sharing per components is only valid in case of the usage presented herein. No separate shared values should be used in connection with another valuation and such values are invalid if used in this way;
- ⇒ Getting in possession of a copy of this report does not imply the right to make it public;
- ⇒ The appraiser, by the nature of his work, is not bound to give further assistance or testimony before the Court regarding the relevant property, except when such agreements have been previously reached;
- ⇒ Neither this report nor parts thereof (especially value related conclusions, the appraiser's identity) should be made public or advertised without the appraiser's previous approval;
- ⇒ The EUR estimated value is valid as long as the valuation conditions (market status, offer and demand level, inflation, exchange rate evolution etc) do not significantly change. On the real estate markets, the value can go up or down in time and their variation related to the RON/EUR ratio is not linear);
- ⇒ Any values estimated herein shall be applied to the entire property and any value sharing or distribution per fractional interest shall invalidate the estimated value, except when such a distribution has been provided in the report;

1.10 Compliance with Standards

- Valuation report is based on and complies with the latest edition of the National Evaluation Standards (ANEVAR Standards), 2018 edition, published by ANEVAR, subject to hypotheses and special hypotheses explained above.
- The valuer confirms its status as the external valuer to the Customer under Standards acceptance, that "a valuer who, together with any associates, has no material connection with the client, with a representative acting on behalf of client, or with the valuation subject."
- International Valuation Standards which were taken into account in the preparation of this report are:
 - SEV 100 - Background;
 - SEV 102 – Implementation;
 - SEV 103 - Reporting;
 - SEV 230 - Property rights;
 - SEV 300 – Valuation for financial reporting;
- The valuer considered that the remarks supported in this report are real, objectively and fair, not having any actual or prospective interest for the property which is the subject of the work and certifies that it is competent to carry out this evaluation report.

The analysis, opinions and conclusions in this report is as impartially analysis.
Compensation of the valuer is not based on a preset value or that would favour the customer wishes to obtain a certain result or the occurrence of an ulterior event. Neither the valuation nor remuneration does not depend on any reported amounts.
- Valuation Report was prepared in duplicate, all original, one for the customer, one for the beneficiary and one remains in valuer's archive.

1.11 Confidentiality

- The valuation report is made exclusively for the customer and recipient and the valuer assumes no liability to third parties for the content of the report or parts of it. The report is for the previously defined purpose and use for other purposes is deemed inadequate, which is why this report not to be used for any purpose without consulting the valuer.
- According to the International Valuation Standards, this valuation report "will not be included wholly or partly in documents, internal documents or statements nor published or mentioned otherwise without written permission of the valuer on the form and context in that could be included."
- This report is confidential for you and your advisors and may be used only for the purpose mentioned in the report. We accept no responsibility if transferred to another person or for the stated purpose or for any other purpose.
- The contents of this report, either in whole or in part (in particular the conclusions, identity of the valuer or companies with whom he collaborated), will not be advertised, public relations, news or other media without written approval and prior of the valuer.
- According to the purpose of this valuation, the valuer will not be required to provide further advice or to testify in court, except if it has been agreed, in writing, in advance.

1.12 Report currency

- The value is expressed in Euro, denominated in Lei. At the valuation date, the exchange rate was 1 Euro to 4.7351 Lei, as per the Romanian National Bank listing on 28th of June 2019.

1.13 Tax

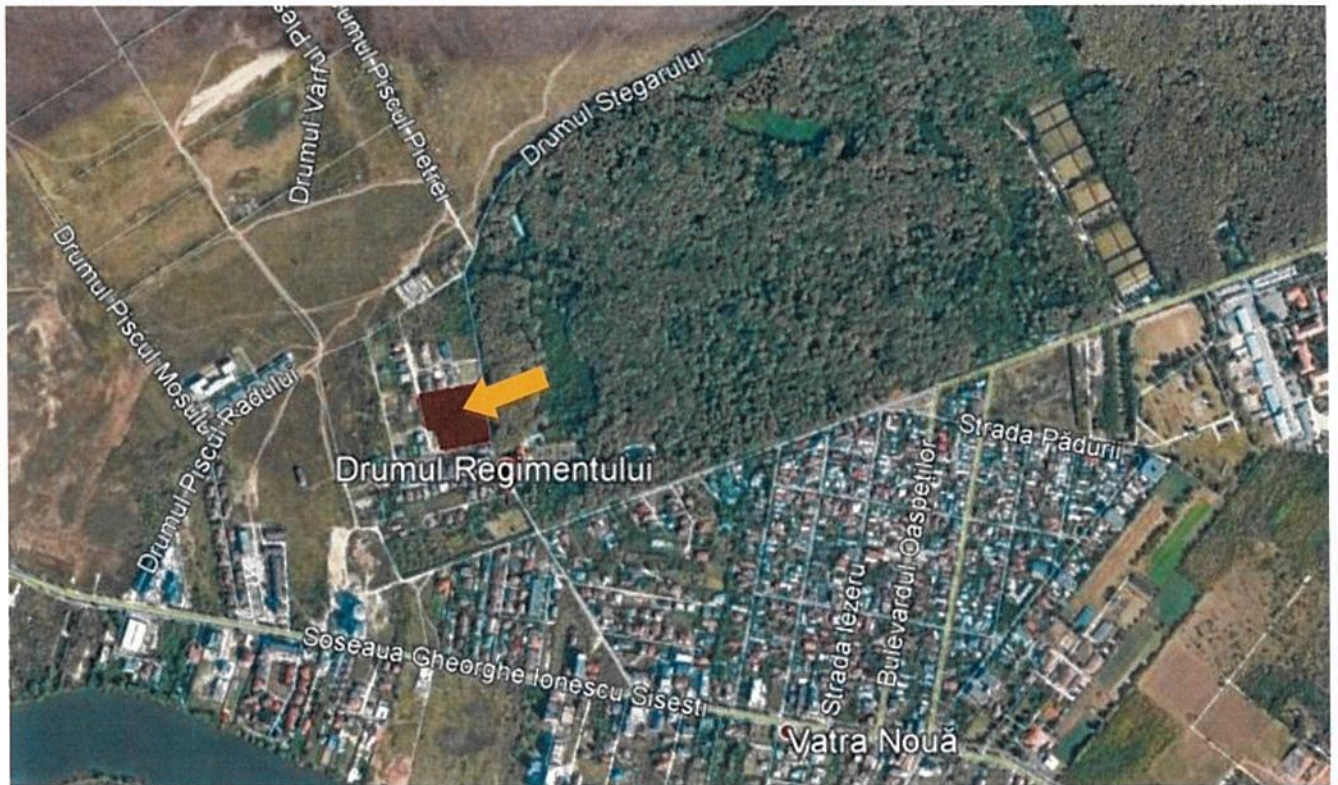
- Under the legislation in force, while companies are obliged to pay VAT, individual owners do not have this obligation. Therefore, in estimating the amounts, we considered cash payment at the valuation date, without special conditions of payment.
- The value represents the sale value obtained, from which, where appropriate, the VAT has been deducted.
- Otherwise, where it was the case and were made specifications for this purpose, they have been taken into account charges related to certain specific situations.

The appraiser's opinion shall be analyzed in the general economic context (June 2019) where the appraisal takes place, the development stage of the real estate market, the evolution trend thereof, the nature of the real estate and the purpose of this report. If these changes significantly in the future, the appraiser's responsibility is limited to the information valid and known at the date of the appraisal.

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2. Analyzed property

2.1 Property location



The analysed site is located in the northern part of Bucharest 1st district in the Sisesti - Baneasa area. The Master plan sets the area as L1C for residential, services and other related developments and for parcels existing 3,000 sqm it needs PUZ documentation. The site is located between already developing residential facilities

Main development conditions according to the current planing are provided below: (Planning Certificate 76/02/R/49968 dated 10.01.2019:

- Total surface area – 11.401 sq. m;
- Maximum building height 10 m – B+GF+ 2F+Attic (for 60% of total built area);
- Building ground occupancy = 45%;
- Maximum building land ratio = 1.3;

According to an expired zoning planning PUZ “89 - 93Drumul Regimentului Street” approved by HCGMB no. 163/27.07.2011 the building coordinates were:

- Occupancy (POT) – 45%;
- Maximum building land ration = 2,5.

For a prudential approach we took into account the indicators available in the Master Plan, but we estimate that a new PUZ could improve the building coefficients.

Access

Main access is from both Gheorghe Ionescu Sisesti and Jandarmeriei Street on Drumul Regimentului Street.

Public transportation

- There are bus stations at Jandarmeriei and Gh. Ionescu Sisesti street, at approximately 650m from the site;
- There is also a subway infrastructure project in the area starting in 2017 and it should be finished in 2021 - 2022.

2.2 Tenure

The value of real estate can be defined as the present worth of the expected future benefits associated with the ownership of property rights. The restriction of these rights serves to reduce a property's value. The property rights appraised and values expressed in this report are based on the free estate unencumbered by loan, leasehold, or taxation interest.

The real estate subject to appraisal is made up of a land plot, owned by the company **LAMDA DEVELOPMENT ROMANIA SRL**.

According to the documents and instructions provided the property consists of three adjacent land plots with a total area of **11.401 sqm**.

For the purpose of the analysis, we have assumed that the owners have a good transferable title, and there are no other liens or covenants connected to the freehold interest of the subject property.

Analysed documents:

- **Sale – Purchase agreement 2269/20.12.2007;**
- Plot 1 – 9.999 sq m measured area (10.000 sq m according to property documents)
 - o Land register extract 98502/30.10.2018;
 - o Cadastral Number – 229874;
 - o Land Book Number – 229874;
- Plot 2 – 500 sq m
 - o Land register extract 96504/30.10.2018;
 - o Cadastral Number – 229878;
 - o Land Book Number – 229878;
- Plot 3 – 902 sq m
 - o Land register extract 96503/30.10.2018;
 - o Cadastral Number – 229876;
 - o Land Book Number – 229876;
- Urban development certificate (Planning certificate) for the total area of 11.401 sq m - 76/02/R/49968 dated 10.01.2019;

2.3 Physical characteristics

The site is generally of level topography, without major level differences that can affect its exploitation. The plot has an approximately regular shape with 2 openings - apx. 108 m at Regimului Road and 74,5 m at a private road.

Utilities

The property is not connected to any utility but all the utilities are available in front of the property.

The properties in the area are connected individually to the utilities network.

Site improvements

At the date of the inspection, the plot is considered as “green field” (undeveloped) and does not have spaces arranged in order to prepare it for future developments. On the other hand, the vicinity of the plot consists of residential developments, such as residential plot parcels and new villas.

Environment

No investigations were conducted in relation to potential contaminations of the land at issue or of the neighboring sites, but there are no reasons to suspect there might be any hazardous factors in the area which could affect the quality of the surrounding environment.

Building coordinates

According to the existing Town General Planning the property is land for residential development.

We have been provided with a valid Urban **Development Certificate 76/02/R/49968 dated 10.01.2019:**

- Total surface area – 11.401 sq. m;
- Maximum building height 10 m – B+GF+ 2F+Attic (for 60% of total built area);
- Building ground occupancy = 45%;
- Maximum building land ratio = 1.3;

According to an expired zoning planning PUZ “89 - 93Drumul Regimentului Street” approved by HCGMB no. 163/27.07.2011 the building coordinates were:

- Occupancy (POT) – 45%;
- Maximum building land ration = 2,5.

For a prudential approach we took into account the indicators available in the Master Plan, but we estimate that a new PUZ could improve the building coefficients.



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3. Market analysis

3.1 Macroeconomic indicators

3.9% UNEMPLOYMENT RATE
1.31% in Bucharest

2.5% INTEREST RATE (NBR RATE) -
Constant throughout 2016 and 2017 Up by
0.75% from 2018

5% GDP GROWTH RATE - Second
highest in EU

35.1% PUBLIC DEBT TO GDP -
Fourth lowest in the EU

19.4 M POPULATION Negative
growth

4.1% INFLATION RATE From
negative in 2016

3% of GDP BUDGET DEFICIT
Up by 0.2% since 2018

120 INDEX POINTS HOUSING INDEX
Base year 2009

4,133 RESIDENTIAL BUILDING PERMITS - Constant

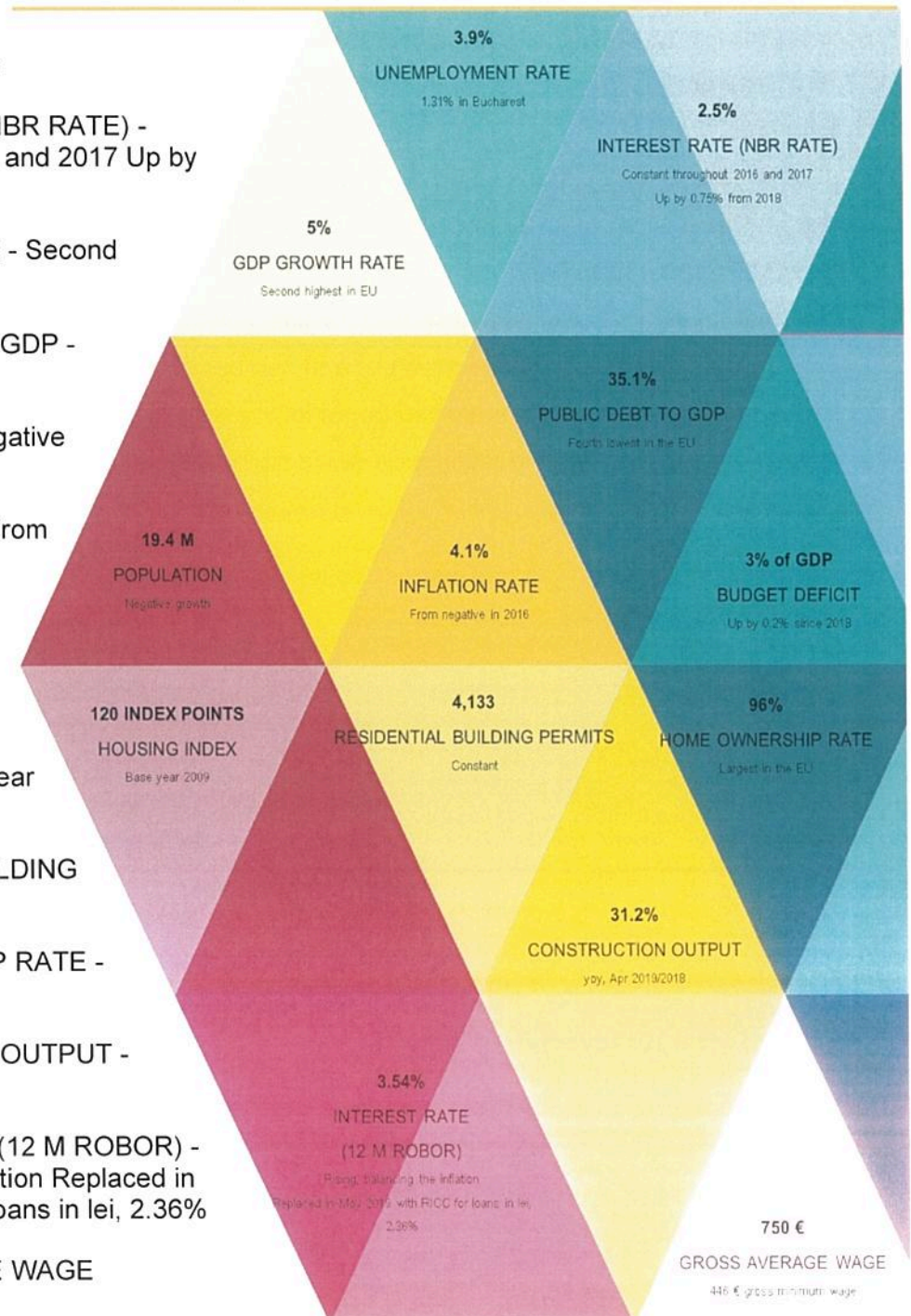
96% HOME OWNERSHIP RATE -
Largest in the EU

31.2% CONSTRUCTION OUTPUT -
yoy, Apr 2019/2018

3.54% INTEREST RATE (12 M ROBOR) -
Rising, balancing the inflation Replaced in
May 2019 with RICC for loans in lei, 2.36%

750 € GROSS AVERAGE WAGE

446 € gross minimum wage



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3.2 Romanian investment market

Overview

The first half of 2019 registered a total investment volume of a little over 340 M EUR. Despite a 20% drop in investments compared to the same period of 2018, the market feeling is optimistic, as there is a significant number of pending deals due to close in H2 2019. Furthermore, there is a record number of quality products available on the market this year and new investors are showing their interest in Romania.

The largest recorded transaction was the sale of The Office project in Cluj-Napoca to Dragos and Adrian Paval for almost 130 M EUR., followed by the acquisition of PKM Development's retail portfolio by MAI REI for 113 M EUR.

National investors have been the most active players so far in 2019, both in terms of investment volumes (48% in total investment value) and number of deals.

Office buildings remain the preferred target for investors but alternative assets like hotels have started to become more appealing lately as a few small products in Bucharest and Iasi have been sold this semester.

Project	Sector	Location	Seller	Buyer	Value (M€)
The Office	Office	Cluj-Napoca	NEPI/Ovidiu Sandor	Dragos& Adrian Paval	129.8
PKM Portfolio	Retail	Nationwide	PKM Developments	MAS REI	113
A1 Park	Industrial	Bucharest	CTP	Vabeld Group	40
K+K	Hotel	Bucharest	Goldman Sachs	InterGlobe	11

Top investment transactions H1 2019
 Values are estimated -
340.5M€ H1 2019 investment volume

Prime yields



OFFICE
7%-7.25%



RETAIL
7%



INDUSTRIAL
8%
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Yields

Prime yields have registered a slight decline in the first semester of 2019. As the market becomes more liquid further yield compression is expected in the following period.

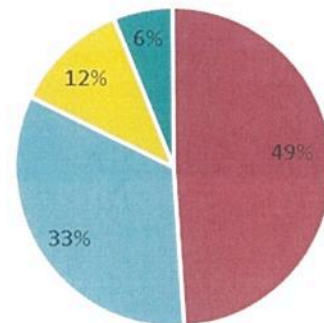
Forecast

With over 1.5 B EUR worth of assets available on the market, 2019 is set to achieve similar investment volumes to the previous years.

H1 2019 transactions by sector*:

- Office: 167 M€
- Retail: 113 M€
- Industrial: 40 M€
- Hotel: 20.5 M€

*Values are estimated



■ Office ■ Retail ■ Industrial ■ Hotel

3.3 Romanian Residential Market

Overview

The first half of 2019 has so far witnessed a series of macroeconomic changes: from a 4.1% rise in the inflation rate, an average exchange rate of 4.74 RON/EUR, to the introduction of the Consumer Credit Reference Index (IRCC) replacing ROBOR.

Despite government declarations regarding changes in the "First Home" programme, the lending conditions remained unchanged, with the same budget allocated in 2019 as the previous year (2 billion RON). According to the National Bank of Romania, the indebtedness rate of clients for clients contracting a "First home" type of credit reached 44%, 5% higher than in the previous years. The rate is also higher than that of clients who acquire other types of mortgages, who's average indebtedness rate is 42%. Banks as well as developers offer alternative, less restrictive lending products that take into account other types of income, not only salaries.

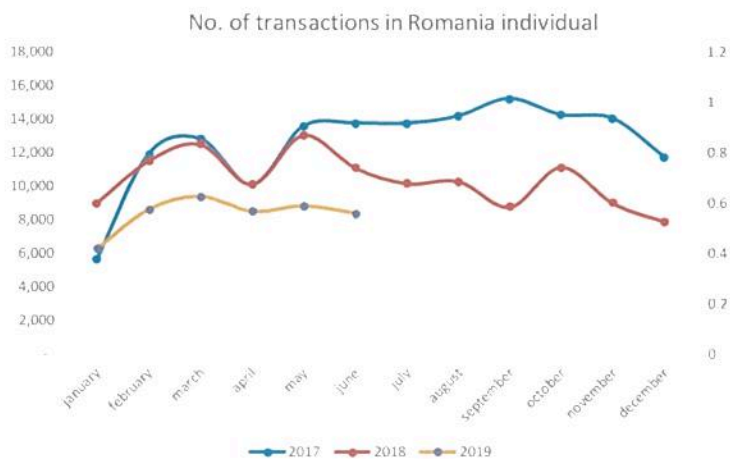
The main causes for the increase in the price of new dwellings remain the high material costs and the lack of qualified workforce.

However, in the first semester of this year, the residential market has not registered a significant raise in prices. On a national level, there was a 4.5% price evolution compared to the same period last year.

The demand in the residential segment has decreased by 25% in H1 2019 compared to H1 2018 on a country level, following the descending trend started in the second half of last year.


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Property type	City				
individual	Romania				
Month	2017	2018	2018/2017	2019	2019/2018
january	5,620	8,990	60%	6,264	-30%
february	11,911	11,488	-4%	8,629	-25%
march	12,825	12,473	-3%	9,421	-24%
april	10,085	10,117	0%	8,517	-16%
may	13,586	13,021	-4%	8,868	-32%
june	13,772	11,102	-19.39%	8,401	-24%
july	13,767	10,173	-26.11%		
august	14,205	10,310	-27.42%		
september	15,250	8,785	-42.39%		
october	14,283	11,148	-21.95%		
november	14,080	9,002	-36.07%		
december	11,760	7,909	-32.75%		
jan-dec	151,144	124,518	-18%	50,100	-25%
Monthly average	12,595	10,377		8,350	



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No. of individual transactions in Romania 2017, 2018, H12019. Source: ANCPPI

Demand

In the first semester of this year apartment sales in Bucharest have dropped by 15% compared to H1 2018, from 17,809 to 15,183 sold units. Yet, the demand continues to be high in the capital city, and the introduction of a VAT rate of 5% for apartments under 120 sqm will further stimulate its upturn.

Lately, clients have become more informed on aspects regarding the residential market and pay more attention to the quality of the new residential projects and the area facilities and are searching for green buildings or smart homes. The demand is concentrated mainly on medium sized dwellings, in areas with good connectivity to public transport, especially in the vicinity of metro stations.

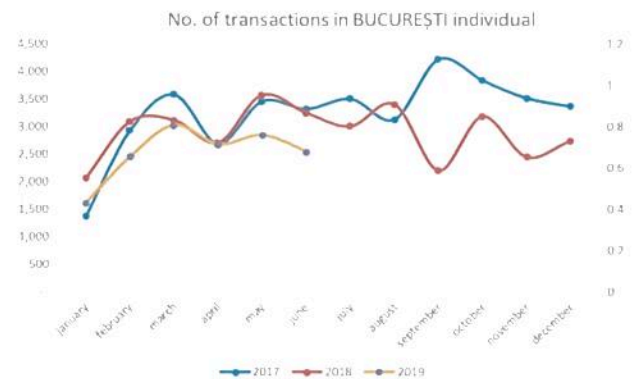
Trends

The residential market in Bucharest continues to register the largest demand in the country. Last year over 70% of the apartments in new buildings have been sold in the pre-delivery phase.

The demand for homes in Bucharest will continue to be high. Newly built projects will be more sought after than the old residential buildings because of the small price difference and the high quality of the dwellings in most of the newly built projects. New areas suitable for residential development, such as Expozitiei, will appear.

A large number of residential projects are depending on the delivery of the M5 and M6 metro lines. Once these lines will be functional, the demand for residential developments in the adjacent areas will increase. For the moment, these projects are ideal for investment keeping in mind that the delivery of these two lines might be delayed.

Property type	City				
individual	BUCUREȘTI				
Month	2017	2018	2018/2017	2019	2019/2018
january	1,380	2,070	50%	1,619	-22%
february	2,932	3,094	6%	2,457	-21%
march	3,587	3,117	-13%	3,030	-3%
april	2,693	2,707	1%	2,680	-1%
may	3,465	3,571	3%	2,849	-20%
june	3,324	3,250	-2.23%	2,548	-22%
july	3,506	3,006	-14.26%		
august	3,137	3,404	8.51%		
september	4,223	2,205	-47.79%		
october	3,844	3,188	-17.07%		
november	3,522	2,452	-30.38%		
december	3,373	2,749	-18.50%		
jan-dec	38,986	34,813	-11%	15,183	-15%
Monthly average	3,249	2,901		2,531	



No. of individual transactions in Bucharest, 2017, 2018, H12019. Source: ANCPPI

Supply

According to the National Institute of statistics, 11,272 new units have been delivered in Bucharest in 2018, an all-time record in the Romanian residential market. Currently there are over 20,000 apartments in new residential projects under construction, 70% of which are set to be delivered by the end of the year.

Trends

For 2019-2020 the City Hall has planned a series of infrastructure development projects, the most important one being the completion of A0 Beltway. Other projects include expansions or enlargements of main roads and the construction of underpasses in areas of high traffic. As long as the planned methods for diminishing the high traffic will be implemented, it is expected that these measures will help boost the residential market in these areas.

Along with the ventilated facades, green roofs or charging stations for electric vehicles, the "smart home" type of dwelling will appear more and more on the Romanian market in the next few years. The attention that new generations give to the environment, the continuous development of technology as well as a strong competition on the residential market are some of the causes that influence the development of such projects. The "Green Mortgage" programme, a product that offers low interest rates on mortgages for green homes, will attract both the developers and the potential buyers.

Top residential projects in Bucharest to be delivered in 2019-2020

Area	Projects	No. of units	Year
South	Metalurgiei Park	5,000	2020
North	Onix Park	2,000	2020
North	Belvedere Residence	1,556	2020
North	Cosmopolis	1,500	2020
West	21th Residence	1,500	2019
West	Moghioros Park Residence	1,300	2020
West	Rotar Park Residence	1,300	2020
West	Sema City	1,200	2020
West	Gran Via Park	1,100	2019
North	Arbo Residence Mogosoia	1,000	2019
North	Greenfield	886	2020
North	Arcadia Apartments Domenii	800	2019
North	Luxuria Domenii Residence	630	2020
North	Parcului 20	469	2020
South	Cartierul Solar	390	2019
Semicentral	Baba Novac Residence	363	2020
North	102 The Address	273	2019
West	Timisoara 56	246	2019
Semicentral	Cotroceni Orhideea Residence	240	2019
Semicentral	Soho Unirii	236	2019
Semicentral	RoKa Residence	223	2020
East	Triama Residence	200	2020
North	AFI City	190	2020
North	One Herastrau Plaza	156	2019
Semicentral	New Times Residence	146	2020

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Prices

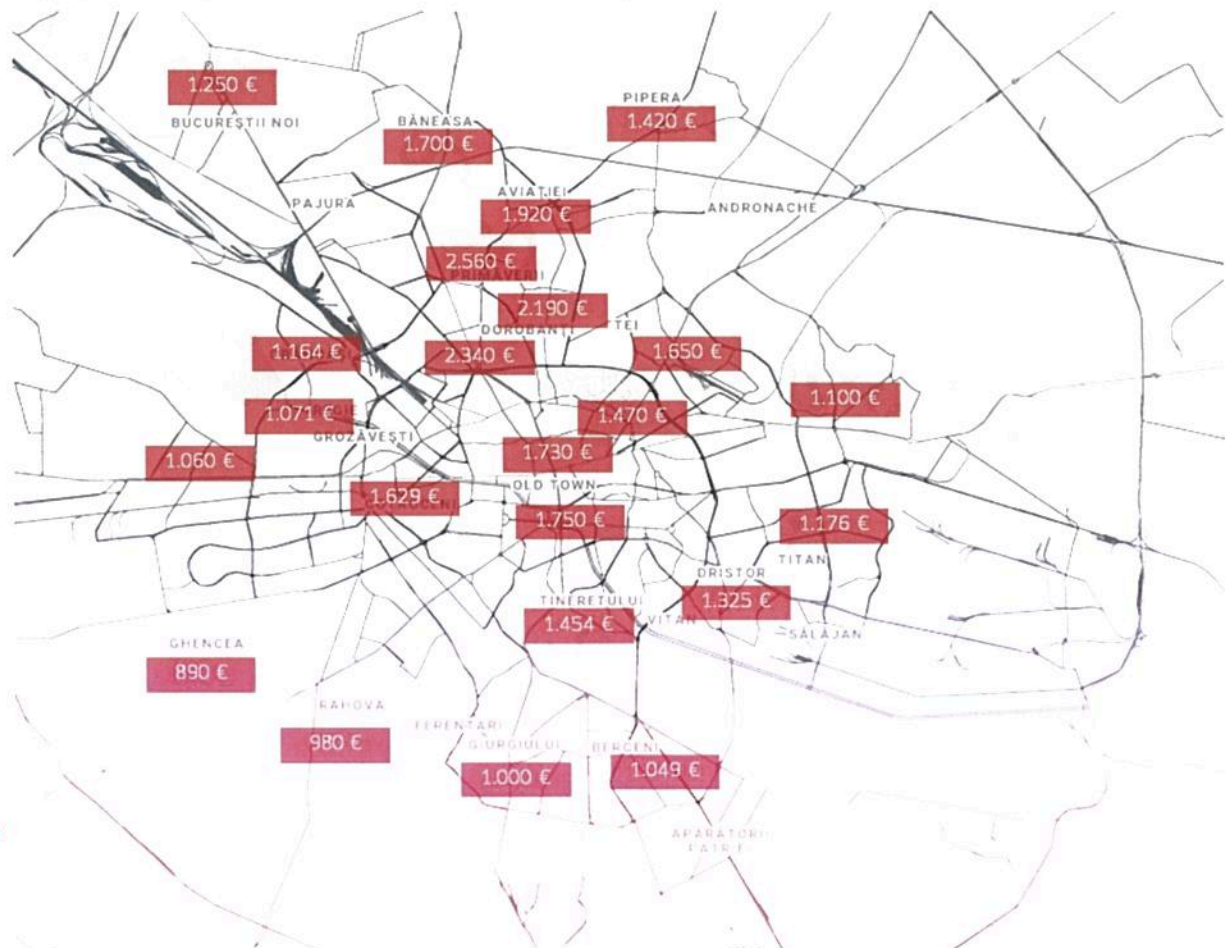
The average price for residential units has registered a 1.8% increase in the first half of 2019 compared to December 2018. The declining growth rate indicates a tendency of the market to mature and an alignment with the European average.

Regarding the average prices by area, the southern and western areas remain the cheapest (under 1,000 EUR/sqm), while in the Center-North area prices continue to exceed 2,000 EUR/sqm.

Trends

The price growth rate registered in the first semester will be constant throughout of the rest of the year. This aspect will put an extra pressure on owners of old dwellings who will be forced by the new conditions in the market to lower their asking price.

Average prices/sqm in main areas of Bucharest, H1 2019



Source: Imobiliare.ro

Rents

The rent levels have remained relatively constant compared to 2018, with small fluctuations of maximum +/-2.5-3%.

In newly built projects, the rental level for a studio starts at 220 EUR/month in areas like Militari and Berceni and reaches 400 EUR/month on the city centre, with a maximum of 450-500 EUR/month in areas like Herastrau and Aviatiei. In old apartment buildings, studio rental levels start at 200 EUR/month and go up to 450 EUR/month.

One-bedroom apartments in new buildings may be rented for 400-450 EUR/month in the southern and western areas, 550-700 EUR/month in the city centre and up to 1,500 EUR/month in the northern area (the average level is of about 800 EUR/month), while rent levels for old one-bedroom apartments start at 300 EUR/month in the West, South and East Bucharest, reach 500 EUR/month in the city centre and up to 650 EUR/month in the North.

Rental levels for two-bedroom apartments start at 450 EUR/month on the western, southern and southeastern outskirts of the city, reach 650-700 EUR/month in central Bucharest and are above 1,500 EUR/month in the North. For old dwellings, the asking rent starts at 400 EUR/month in West, South and East, reaches 500 EUR/month in the city centre and go up to 1,000 EUR/month in the northern area.

Trends

Areas like Grozavesti or Militari, with a significant volume of new residential developments located in the vicinity of metro stations, will continue to maintain rent levels close to semi-central areas. This is one of the reasons the western area is sought after especially by investors, because the apartment prices are significantly lower than in other areas where the asking rent is roughly the same. The vicinity to office buildings and universities adds to the advantages of the area.

The northern area will continue to be the preferred residential rental destination for expats, Romanians with high budgets preferring to buy their own home.

The growing presence of investors on the new residential market along with the small differences between the rent levels in new and old buildings, we expect a drop in the asking rent for old buildings with the exception of central Bucharest, where the limited supply of new products as well as the benefits that the area has to offer will maintain the rents at a constant level.

Residential market – Jandarmeriei area

A series of residential projects have started to be built in Jandarmeriei area starting with 2009. Northern Bucharest is one of the most sought after residential destinations in the city, due to its green surroundings, the good accessibility to the city centre, the Henri Coanda International Airport and the DN1 National Road. Following the development of the office market in the adjacent Baneasa area (with an office stock of over 150,000 sqm), the residential market started to expand. Projects in North

Bucharest usually target mid to high income residential clients. The area is also preferred by expats working in multinational companies and therefore has one of the highest rent levels in the city (the average rent level for a one bedroom apartment is 800€/month and can go up to over 1,000€/month for 2 bedroom apartments)



Map of existing residential projects, Jandarmeriei Area

Existing residential projects	Address	Developer	No. of units	Delivery	Layout
Park Residence 5	Nuferilor 40	De Silva	128	2015	SemiBs+Gf+3F
North Lane Residence	Bd. Apicultorilor 10	Conlux	60	2015	2Bs+Gf+5f
	Bd. Apicultorilor 12	Conlux	50	2015	2Bs+Gf+4f
	Bd. Apicultorilor 38	Conlux	75	2015	Bs+Gf+6f
	Bd. Apicultorilor 56	Conlux	50	2015	Bs+Gf+6f
	Bd. Apicultorilor 70-72	Conlux	95	2016	Bs+Gf+5f
Green Residence	Gh. Ionescu Sisesti 225 C	Conlux	52	2015	SemiBs+Gf+5F
	Piscul Mosului 4	Triumf Construct (Murad)	90	2014	5 buildings/Gf+2/3F
Green Lake	Petre Aurelian St.	Quality Living	Phase I: 118 apts. + 39 villas Phase II: 461 apts. + 19 villas	2010	Phase I: Gf+6
Stejarii Residential	14 Jandarmeriei st.	Tiriac Imobiliare	285	2010	8 buildings UG+GF+4F
Natura Residence	82 - 84 Aleea Privighetonilor	Grupo Lar	186	2009	8 buildings UG+GF+5F
Valetta Residence	146 - 156 Ghe. Ionescu Sisesti blv.	Alf Mizzi&Sons + Zaccaria Group	182	2017	6 buildings UG+GF+5F
Atlas Residence	17-19 Aleea Meteorologiei	Port Trans	42	2019	Bs+Gf+5f

Along with these projects, Jandarmeriei hosts a number of small new residential developments, with under 50 units. Average prices for new residential units vary from 1,300€/net sqm to 1,800€/net sqm.

4. Highest and Best Use analysis

The “Highest and Best Use” concept is defined as follows:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value.”

The highest and best use of both land as though vacant and property as improved must meet four criteria. “The highest and best use must be legally permissible, physically possible, financially feasible, and maximally productive.”

The above definition applies specifically to the highest and best use of the land. Additionally, we shall consider the highest and best use as currently improved. Implied within this definition is the recognition of the contribution of that specific use to the neighborhood environment.

Also implied is that the determination of highest and best use results from the appraiser's judgments and analytical skill, i.e., that the use judged, based on analysis, represents an opinion and not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use could be most probable use. In the context of investment value, an alternative term would be most profitable use.

The analysis of highest and best use considers those uses that are legally permissible or likely, physically possible, financially feasible, and most profitable. According to the PUZ documentation for the area, this property is zoned for residential and has attributes that indicate a development which relies on accessibility.

With regard to physical possibility, the topography has no significant slopes and the property will be served by normal utility easements. Soil tests were not provided; however, based upon our physical inspection, the subject property appears suitable for most types of residential developments.

Given the location attributes of the property, the surrounding neighborhoods and the financial feasibility and market potential, it is reasonable to conclude that the Highest and Best Use of the subject property would be best suited for **residential use**.

5. Valuation consideration

5.1 Methodology

The market value as defined above represents the base of the appraisal made in this report.

The approaches used to establish this value were the market approach (direct comparison) and the development approach.

The methods applied provided for some values that were interpreted by the appraiser and the appraiser's opinion on the market value was formed by putting together all these values.

Stages completed

- ⇒ The documentation, based on the documents enclosed here in copy (cadastral documentation, town planning certificate and permit, site plans);
- ⇒ The site inspection, assessment of its characteristics, identification of its potential to comply with the feasible development variants;
- ⇒ The establishment of the limits and hypotheses that represented the base of this report;
- ⇒ Selection of the type of value estimated in this report;
- ⇒ Deduction and estimation of the restrictive conditions specific for the objective to be taken into account in the development of the transaction;
- ⇒ Analysis of all the data collected, interpretation of the results from the point of view of the appraisal;
- ⇒ Application of the appraisal methods deemed as optimal in order to establish the value of the real estate.

The appraisal procedure is consistent with the IVS standards, guidelines and working methodology recommended by ANEVAR.

5.2 Comparison approach (direct valuation)

The purpose of the sales comparison approach is to select the most comparable market sales and then adjust for differences that cannot be eliminated within the selection process. Elements of comparison include property rights, financing terms, conditions of sale (motivation), expenditures immediately after purchase, market conditions (sale date), location, physical characteristics, available utilities, and zoning. The physical characteristics of a parcel of land include its size, shape, frontage, topography, location, and view. Unit prices were expressed as price per square meters unit used in

the market.

From the local market we have selected the most comparable offers of similar plots. The market comparison grids for valuing the land use the most comparative based on similar area properties for subject property.

The comparison criteria taken into account the comparative analysis performed was the price per square meter; therefore, the values obtained are expressed in EUR/sqm. The EURO is considered as the comparison currency because this is the most frequently used currency in the transactions/demand/supply.

The market approach was used to determine the obtainable price / sqm for the existing plot.

Based on our analysis of the above data, it is our opinion that the market value for the land is:

MARKET VALUE:

2.600.000 € respectively 228 €/sq m.

Owner LAMDA DEVELOPMENT ROMANIA SRL

89 - 93 (Plots 1 - 3) Regimentului Road,
Baneasa, Bucharest

DIRECT COMPARISON

CRITERIA	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Transaction - Specific adjustments				
Price		€ 6,432,500	€ 4,200,000	€ 4,691,700
Surface (sqm)	11,401.00 mp	15,500.00 mp	17,122.00 mp	12,030.00 mp
Price/sqm		€ 415	€ 245	€ 390
Transaction/Offer Adjustment		Offer -7%	Offer -7%	Transaction 0%
Adjusted Value (EUR/sqm)		-€ 29	-€ 17	€ 0
Adjusted Value (EUR/sqm)		386	228	390
1 Ownership rights	Integral	Integral	Integral	Integral
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 386	€ 228	€ 390
2 Financing conditions	Cash / Loan	On the market	On the market	On the market
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 386	€ 228	€ 390
3 Selling conditions	objectives / subjective	Objective	Objective	Objective
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 386	€ 228	€ 390
4 Necessary expenses immediately after purchase	No	No	No	No
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 386	€ 228	€ 390
5 Date	30.06.2019	Similar	february 2019/ still active	mar.-19
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 386	€ 228	€ 390

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CRITERIA	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Property - Specific adjustments				
6 Location	Baneasa Area, Jandarmeriei / Regimentului Road	Corallilor, Sisesti area, near the Lake	Jandarmeriei area/ Regimentului	21-31 Gr. Stefan Holban Street
Adjustment		-25%	0%	-10%
Adjusted value		-€ 96	€ 0	-€ 39
7 Access	Asphalted street	Asphalt	Asphalt	Asphalt
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
8 Surface (sqm)	11,401.00 mp	15,500.00 mp	17,122.00 mp	12,030.00 mp
Land area difference (sqm)		-4,099.00 mp	-5,721.00 mp	-629.00 mp
Adjustment for land surface (%)		5.00%	5.00%	0.00%
Adjusted value		€ 19	€ 11	€ 0
9 Utilities	All utilities available at property limit	All utilities available at property limit	All utilities available at property limit	All utilities available at property limit
Adjustment		0.00%	0.00%	0.00%
Adjusted value		€ 0	€ 0	€ 0
10 Shape / oppening	Regular shape, 2 openings - apx. 108 m at Regimentului Road and 74,5 m at a private road	100 m	regular shape, one opening	150 m opening, regular shape
Adjustment		0%	5%	0%
Adjusted value		€ 0	€ 11	€ 0
11 Planning	PUZ (expired) and Planning Certificate available - L1C- CUT 1,3, POT 45%	PUZ: CUT 2,5; POT 50%	POT 45%, CUT 2	CUT 3.5, POT 60%, Hmax 30m, Planning Certificate
Adjustment		-20%	-10%	-35%
Adjusted value		-€ 77	-€ 23	-€ 136.5
NET Adjustment		-€ 154	€ 0	-€ 176
NET Adjustment (%)		-40.00%	0.00%	-45.00%
GROSS Adjustment		€ 193	€ 46	€ 176
GROSS Adjustment (%)		50.00%	20.00%	45.00%
Adjustments no.		3	3	3
Adjustment value		€ 231.6	€ 228.1	€ 214.5
ESTIMATED VALUE (EUR/sqm)		€ 228.1		
ESTIMATED MARKET VALUE		€ 2,600,000		
Date: 30-Jun-19				

5.3 Development approach (residual method)

The **residual method** is used to estimate the value of land or buildings that are going to be developed and/or redeveloped. This is used to attempt to calculate the potential profitability of the property after development. Specifically, the method calculates the **residual land value**, which is the value of the site or land after development has been completed, minus the cost of purchase, plus developing, maintaining, or reselling the land.

The equation for the residual method of valuation in its simplest form is as follows:

$$\text{Land Value} = \text{GDV} - (\text{Construction} + \text{Fees} + \text{Profit})$$

GDV = Gross development value

Construction = Building and construction costs

Fees = Fees and transaction costs

Profit = Developers profit required

Gross Development Value highlights what the final capital value of the completed development is projected to be when it is eventually sold to an interested party. The GDV part of the residual equation is based on current values and not projected values.

Build costs and fees are self-explanatory, with the build costs element including any costs related to the site preparation and construction of the property. The fees element covers things such as payments to professionals who are involved in the process – solicitors, planning consultants, architects, engineers, property agents for example. Other fees such as planning consents, building regulation, agreements etc. should also be included here.

The value resulted by this method was determined based on market information, the documentation made available by the client and after the inspection and investigations carried out in the field. The methodology includes the capitalization of the value of the development project taking into account its expected duration, from which all the necessary costs for development are deducted: development costs, financing, developer costs as well as adjusting the future residual value of the project being executed, to determine the present value his. The calculation is also known as the developer method for estimating the residual value, and assumes that the development project is known and the input variables defined. On the contrary, this method leads to less credible results.

The estimation of the proposed development on the analyzed land started from the urban planning regime of the land, the development project, the development elements and their structure, based on the information and documents provided by the developer and the information from the building permit / Planning certificate.

Assumption Analysis

Development parameters

- Land occupancy (POT) = 45%;
- Total Building rights (Floor area ratio) (CUT) 1,3;
- Height regime B + GF + 2F+ Attic;
- The sale price for the residential units, their aggregate / capitalized value, leads to the gross value of the finalized real estate property; (GROSS DEVELOPMENT VALUE);
 - o The analysis of the sale price is based on the evidences available and the offers existing in the area and takes into account average selling prices / built sq m.

- average prices / built area of 1.300 € / sqm were estimated for the residential spaces and, for the parking spaces it was estimated a value of 9.000 € / unit;
 - the above values lead to a **GROSS DEVELOPMENT VALUE** of **21.427.690 €**.
- Duration of the project – 4 years:
- Year 0 – Land Acquisition
 - Year 1 – Construction 65%/ Presale 5%
 - Year 2 – Construction 35% / Presale / Sales 35%
 - Year 3 – Sales 30%;
 - Year 4 – Sales 30%.

Estimated average construction hard costs for residential: € 500/sq m (upground built area) and around 300 euro/sqm for underground – parking area – Total hard costs: **10.366.738 € (apx. 700 €/sqm)**

The cost approach is also based on the following assumptions:

- **Fees**

- Professional fees for the architect, engineers, planning and other consultants have been estimated at
- Apx. 10% of the construction cost – **1.030.911 €**

- **Finance**

- We have made an allowance of 6,5%/year (over three years) of the total construction cost and professional fees to reflect the cost of finance for building construction.

- **Broker, Lawyer's and Marketing fees**

- Brokers, solicitors and marketing costs fees upon completion of the buildings were estimated at 7.2%

- **Developer's Profit**

- We have allowed 20% of the total construction costs.

Under these conditions the rounded Value indication is:

LAND MARKET VALUE = 2.796.800 €

						Bucharest, Drumul Regimentului Street - Residential development			
Year 0 - Land Acquisition									
Year 1 - Construction 65% Presales 5%									
Year 2 - Construction 35% Presales/ Sales 35%									
Year 3 - Sales 30%									
Year 4 - Sales 30%									
	%	#	m ²			m ²			
Land area			11,401.00	Units		200			
Max Building Rights (CUT)		1.3	14,821.30	Parking		240	8,400		
Max Site Coverage (POT)	45%		5,130.45	of which					
				Classic		240			
1.0 Gross Development Value						Euro/ m ²	m ²	Euro	Euro
1.1 Apartments		1,300 x	14,821 m ² =			19,267,690			
1.2 Apartment terraces		- x	741 m ² =			-			
1.3 Underground parking		9,000 x	240 lots =			2,160,000			
								21,427,690	
Gross Development Value								21,427,690	
DEVELOPMENT COSTS						Euro/ m ²	m ²	Euro	Euro
2.0 Hard Costs									
2.1 Land preparation and infrastructure		33.7 x	11,401			384,214			
2.11 Natural gas		2.5 x	14,821			37,053			
2.12 Water supply		2.5 x	14,821			37,053			
2.13 Power supply		2.5 x	14,821			37,053			
2.14 Waste management		1.5 x	14,821			22,232			
2.15 Internal roads & parking		50.0 x	3,135			156,764			
2.16 Landscaping		30 x	3,135			94,058			
2.2 Underground Klaus		7000 x	-			-			
2.3 Underground parking cost		300 x	8,400			2,520,000			
2.4 Residential construction		500 x	14,821			7,410,650			
2.5 Terraces construction		70 x	741			51,875			
	699.4						10,366,738		
3.0 Soft Costs									
3.1 Architecture & Engineering		5.50%	of hard costs			570,171			
3.2 Permits and Checks		1.50%	of hard costs			149,738			
3.3 Project Management		3.00%	of hard costs			311,002			
								1,030,911	
4.0 Marketing									
4.1 Marketing @		1.50%	of gross revenues			321,415			
4.2 Sale Agent's fees @		2.00%	of gross revenues			428,554			
								749,969	
5.0 Other costs									
5.1 Legal and accounting		1.50%	of gross revenues			321,415			
5.2 Insurance		0.15%	of hard costs			15,550			
								336,965	
6.0 Contingencies									
6.1 @ Soft costs		3.00%	of soft costs			63,535			
6.2 @ Hard costs		5.00%	of hard costs			518,337			
								581,872	
7.0 Development Financing Costs									
7.1 Total Budget		100%				13,066,456			
7.2 Financed amount		65%				8,493,196			
7.3 Financed amount						8,493,196			
7.4 Commissions		0.30%				25,480			
7.5 Interest @		6.50%	3.00						
for (years)									
applied to (%) of cost/ time		100.00%				1,766,157			
								1,791,637	
8.0 DEVELOPMENT COST								14,858,092	
9.0 Developers profit								640	
		20.00%	(applied to total development costs)			2,971,618			
10.0 TOTAL DEVELOPMENT COST								17,829,711	
11.0 RESIDUAL VALUE						in 4 years		3,597,979	
11.1 RESIDUAL VALUE		Euro/ m ²				315.58			
minus									
11.2 Financial cost - Land acquisition		in 4 years	@	6.50%					
12.0 DISCOUNTED RESIDUAL VALUE OF THE LAND								2,796,800	
Unitary discounted residual value of the land								245.31	

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6. Conclusions

Based on the site inspection, as well as an analysis of the provided documents and the local market, we have arrived to the following conclusions:

- The site is situated located in Baneasa area, in the northern part of Bucharest.
- The development of the area is mainly high end residential;
- The real estate market for this segment is dynamic. The price is usually not the only deciding characteristic for buyers, additional services provided being a plus.

According to the analysis provided above, we applied two valuation approaches, the market and the income approach, which we considered the most adequate for this type of property.

MARKET VALUE - 2.600.000 €

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Certification

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report. All the informations presented in the report are accurate.

I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

The valuation fee has no connection with the statement of a specific value, or range of values in favour of the client.

I personally inspected the property. No one other than the undersigned or typical comparable data exchanges among appraisers provided significant professional assistance in research to the undersigned. The undersigned prepared the analyses, conclusions, and opinions concerning real estate that are set forth in this appraisal report.

The undersigned hereby certifies that to the best of my knowledge and belief, the statements of fact contained within this report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct; also, this report sets forth all the Limiting Conditions affecting the analyses, opinions and conclusions contained within this report; also, this report has been prepared in conformity with and is subject to the requirements of the Code of Ethics and International Valuation Standards adopted and recommended by the National Association of Romanian Appraisers (ANEVAR);

The appraisal assignment was not based on a requested minimum valuation, a specified valuation, or the approval of a loan. At the date of the valuation, the undersigned valuer is an ANEVAR member, and fulfills all the requirements of the professional qualification to undertake this valuation.

MRICS Cosmin Grecu
ANEVAR Certified Real Estate Valuer
Managing Partner
Crosspoint Valuation



Daiana – Alecsandra Nistor
ANEVAR Certified Real Estate Valuer
Head of Advisory
Crosspoint Valuation



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Property Photos



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en: 011656202 / M: 0730401
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d: dach@ptacthee.ro

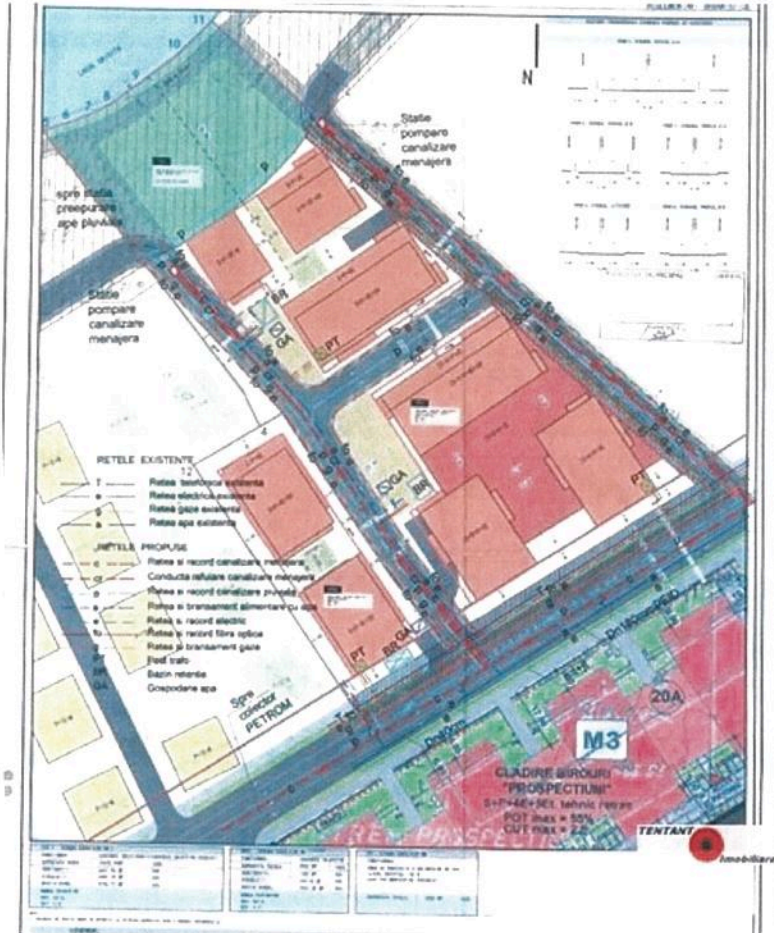


Sisesti-Coralilor / Tentant

I, Sisesti area

million EUR

VAT



ics

15500 sqm

Land type:

100 m

Land classification:

1

Construction on land:

50%

2.5

25 m

anners:

PUZ

15

asa, Damaraoia, Straulesti

EYALTE
LAN
 Λεωφ. Κηφισίας!
 Τηλ: 210 68
emarg

N ALECU
state Broker

ANT REAL ESTATE PRO

0732.940.970

Other phones:

021.2220125



Baneasa parade str. Gendarmerie. The land has easy access, located on the corner with opening to 2 streets, suitak
 ording to the Urbanism Certificate issued by the city hall sector 1, the land is divided into 3 areas: V; L1 and M3.

ics

17000 sqm	Land type:
300 m	Land classification:
2	Construcție pe teren:
9 m	Suprafață construită:
45%	
2	
15 m	
PUG	

planners:
 PUG
 82584

razi: asfaltate

ansport

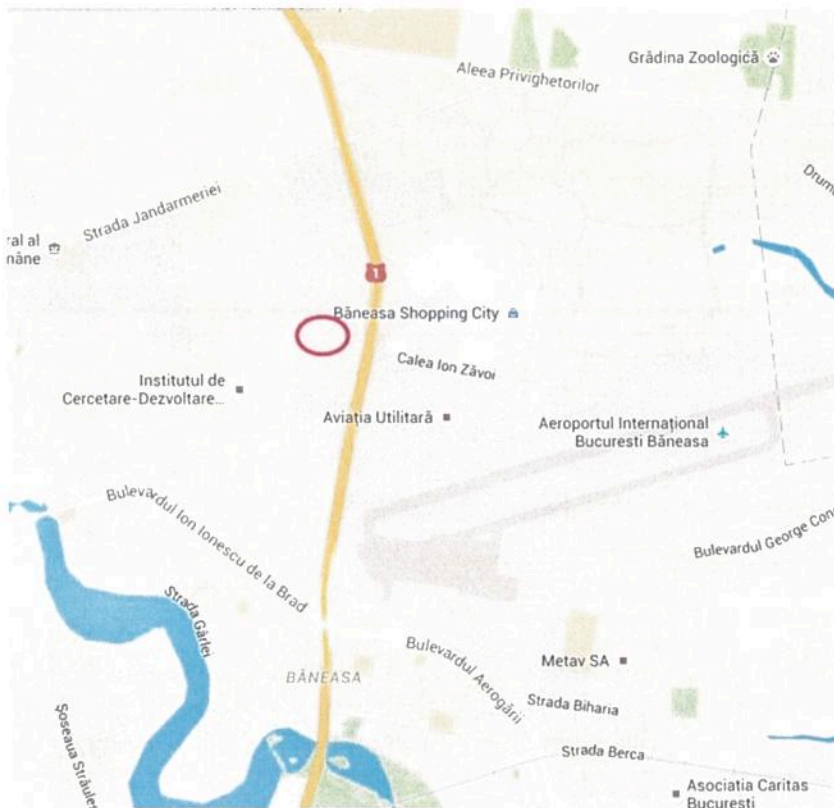
dal

ΕΥΑΓΓΕΛΟΣ ΜΑΡΓΑΡΙΤΗΣ
ΔΙΚΗΓΟΡΟΣ
LAMDA MALLS A.E.
Λεωφ. Κηφισίας 37Α (έναντι Golden Hall) 15123 Μαρούσι
Τηλ.: 210 68 88 418 - Κιν.: 694 60 82 584
emargantis@lamdadev.com

ΕΥΑΓ
I
Λεωφ. Κηφισίας 37Α
Τηλ.: 210
em

Teren de vanzare 12,030mp

Zona DN 1, Strada General Stefan Holban Nr. 21-31, Bucuresti



Adresa

Zona DN 1
Strada General Stefan Holban Nr. 21-31
Bucuresti

Proprietar

Persoana Juridica

Suprafata Teren

12,030mp

Deschidere

150.0m la Drum principal

Urbanism

Certificat de Urbanism

- HMax: P+10E
- POT: 60.0%
- CUT: 3.5

Utilitati

Apa, Canalizare, Curent, Gaz

Vecinatii

DN1, Baneasa Shopping Mall, Ikea, Selgros, KPMG, Aeroportul Baneasa

Descriere

Terenul este localizat in partea de nord a Bucurestiului, in zona Baneasa DN1, in spatele cladirii KPMG. Conform Certificatului de urbanism, terenul beneficiaza de urmatoorii indicatori urbanistici:
CUT 3.5, POT 60%, Hmax 30m.
Pretabil pentru comercial sau rezidential.

Pret

Pret vanzare 4,691,700 € sau 390 € / mp + 19% TVA



www.crosspoint-imobiliare.ro: CP144558



Oficiul de Cadastru și Publicitate Imobiliară BUCUREȘTI
Biroul de Cadastru și Publicitate Imobiliară Sectorul 1

Nr. cerere 96502
Ziua 30
Luna 10
Anul 2018

EXTRAS DE CARTE FUNCİARĂ PENTRU INFORMARE

Carte Funciară Nr. 229874 București Sectorul 1



A. Partea I. Descrierea imobilului

TEREN Intravilan

Nr. CF vechi: 72772
Nr. cadastral vechi: 23673/1

Adresa: Loc. București Sectorul 1, Str. Drumul Regimentului, Nr. 91-93, Jud. București, UAT București Sector 1 - Drumul Regimentului, nr. 89-93

Nr. Crt.	Nr. cadastral Nr. topografic	Suprafața* (mp)	Observații / Referințe
A1	229874	Din acte: 10.000 Masurata: 9.999	;teren in proprietate;NR. CF 71870/ 2;Imobil transcris din CF 71870/ 2 Descriere CAD:DEZ SActe=12401 Informații CP:teren Smas=10000 Sacte=12401 Adresa: UAT București, București Sectorul 1, str. DRUMUL REGIMENTULUI, nr. 89-93 Parcela: 1-A Smas:10000:

B. Partea II. Proprietari și acte

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale	Referințe
1146079 / 21/12/2007 Vanzare - Cumparare nr. 2269, din 20/12/2007 emis de BNP OPREA ALEXANDRA RODICA (ACT ADITIONAL nr. 3659/20.12.2007 emis de BNP ENACHE AMALIA FLORINA:INCHEIERE RECTIFICARE nr. 3658/20.12.2007 emis de BNP ENACHE AMALIA FLORINA.);	
B3	Intabulare, drept de PROPRIETATE Cota: 1/1, dobandit prin CUMPARARE, cota actuala 1/1 1) SC LAMDA DEVELOPMENT ROMANIA SRL

C. Partea III. SARCINI .

Înscrieri privind dezmembrămintele dreptului de proprietate, drepturi reale de garanție și sarcini	Referințe
NU SUNT	

EXACTI

LA
*cop. Kqppofa
p.l.: 210 61
emar

Punct început	Punct sfârșit	Lungime segment (m)
4	5	28.81
5	6	29.679
6	7	54.589
7	8	30.058
8	1	64.39

** Lungimile segmentelor sunt determinate în planul de proiecție Stereo 70 și sunt rotunjite la 1 milimetru.
 *** Distanța dintre puncte este formată din segmente cumulate ce sunt mai mici decât valoarea 1 milimetru.

Certific că prezentul extras corespunde cu pozițiile în vigoare din cartea funciară originală, păstrată de acest birou.

Prezentul extras de carte funciară este valabil la autentificarea de către notarul public a actelor juridice prin care se sting drepturile reale precum și pentru dezbaterea succesiunilor, iar informațiile prezentate sunt susceptibile de orice modificare, în condițiile legii.

S-a achitat tariful de 20 RON, -Chitanța internă nr. 736997/30-10-2018 în suma de 20, pentru serviciul de publicitate imobiliară cu codul nr. 272.

Data soluționării,

31-10-2018

Data eliberării,

1/1

Asistent Registratură
 LIANA GACIU

(păreră și semnătură)

Referent,

O.C.P.I. București
 POCAȚIA EUGENIA
 Referent

13 NOV 2018

STADITHS

PROX

STR. A.M.

1100 13122 Mapo60s

TEL: 004 60 82584

stads.com



Oficiul de Cadastru și Publicitate Imobiliară BUCUREȘTI
Biroul de Cadastru și Publicitate Imobiliară Sectorul 1

Nr. cerere **96504**
Ziua **30**
Luna **10**
Anul **2018**

EXTRAS DE CARTE FUNCİARĂ PENTRU INFORMARE

Carte Funciară Nr. 229878 București Sectorul 1



Cod verificare
100063868273

A. Partea I. Descrierea imobilului

TEREN Intravilan

Nr. CF vechi: 72774

Nr. cadastral vechi: 23673/3

Adresa: Loc. București Sectorul 1, Str. Drumul Regimentului, Nr. 91-93, Jud. București, UAT București Sector 1
- Drumul Regimentului, nr. 89-93

Nr. Crt	Nr. cadastral Nr. topografic	Suprafața* (mp)	Observații / Referințe
A1	229878	500	;teren in proprietate:NR CF 71870/ 4;imobil transcris din CF 71870/ 4 Descriere CAD:DEZ. SActe=12401 Informatii CP:teren Smas=500 Sacte=12401 Adresa: UAT Bucuresti, Bucuresti Sectorul 1, str DRUMUL REGIMENTULUI, nr. 89-93 Parcela: 1-A Smas:500:

B. Partea II. Proprietari și acte

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale	Referințe
1146079 / 21/12/2007 Vanzare - Cumparare nr. 2269, din 20/12/2007 emis de BNP OPREA ALEXANDRA RODICA (ACT ADITIONAL nr. 3659/20.12.2007 emis de BNP ENACHE AMALIA FLORINA;INCHEIERE: RECTIFICARE nr. 3658/20.12.2007 emis de BNP ENACHE AMALIA FLORINA;);	
B3	Intabulare, drept de PROPRIETATE Cota: 1/1, dobandit prin CUMPARARE, cota actuala 1/1 1) SC LAMDA DEVELOPMENT ROMANIA SRL

C. Partea III. SARCINI .

Inscrieri privind dezmembrămintele dreptului de proprietate, drepturi reale de garanție și sarcini	Referințe
NU SUNT	

ALTEAȘTE I
ALE HI
LAMDA M
Căpitan 37A (vidu)
40 68 85 418-
margaritis@I

..Punct început	Punct sfârșit	Lungime segment (-- (m))
4	1	16.86

** Lungimile segmentelor sunt determinate în planul de proiecție Stereo 70 și sunt rotunjite la 1 milimetru.
 *** Distanța dintre puncte este formată din segmente cumulate ce sunt mai mici decât valoarea 1 milimetru.

Certific că prezentul extras corespunde cu pozițiile în vigoare din cartea funciară originală, păstrată de acest birou.

Prezentul extras de carte funciară este valabil la autentificarea de către notarul public a actelor juridice prin care se sting drepturile reale precum și pentru dezbateră succesiunilor, iar informațiile prezentate sunt susceptibile de orice modificare, în condițiile legii.

S-a achitat tariful de 20 RON, -Chitanța internă nr. 736997/30-10-2018 în suma de 20, pentru serviciul de publicitate imobiliară cu codul nr. 272.

Data soluționării,

30-10-2018

Data eliberării,

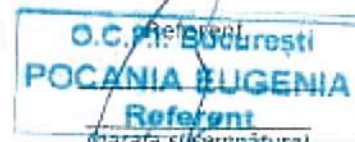
13

13 NOV. 2018

Asistent Registrator,

CRISTINA ȘTEFAN

(parafă și semnătură)



(parafă și semnătură)



Oficiul de Cadastru și Publicitate Imobiliară BUCUREȘTI
Biroul de Cadastru și Publicitate Imobiliară Sectorul 1

EXTRAS DE CARTE FUNCİARĂ PENTRU INFORMARE

Carte Funciară Nr. 229876 Bucuresti Sectorul 1

Nr. cerere	96503
Ziua	30
Luna	10
Anul	2018

Cod verificare



100063868612

A. Partea I. Descrierea imobilului

TEREN Intravilan

Nr. CF vechi:72773

Nr. cadastral vechi:23673/2

Adresa: Loc. Bucuresti Sectorul 1, Str Drumul Regimentului, Nr. 91-93, Jud. Bucuresti

Nr. Crt	Nr. cadastral Nr. topografic	Suprafața* (mp)	Observații / Referințe
A1	229876	902	teren in proprietate;NR. CF 71870/ 3;Imobil transcris din CF 71870/ 3

B. Partea II. Proprietari și acte

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale	Referințe
1146079 / 21/12/2007	
Vanzare - Cumparare nr. 2269, din 20/12/2007 emis de BNP OPREA ALEXANDRA RODICA (ACT ADITIONAL nr. 3659/20.12.2007 emis de BNP ENACHE AMALIA FLORINA;INCHEIERE RECTIFICARE nr. 3658/20.12.2007 emis de BNP ENACHE AMALIA FLORINA;);	
B3	Intabulare, drept de PROPRIETATE, dobandit prin CUMPARARE, cota actuala 1/1
1) SC LAMDA DEVELOPMENT ROMANIA SRL, CIF:15744408	

C. Partea III. SARCINI .

Inscrieri privind dezmembrămintele dreptului de proprietate, drepturi reale de garanție și sarcini	Referințe
NU SUNT	



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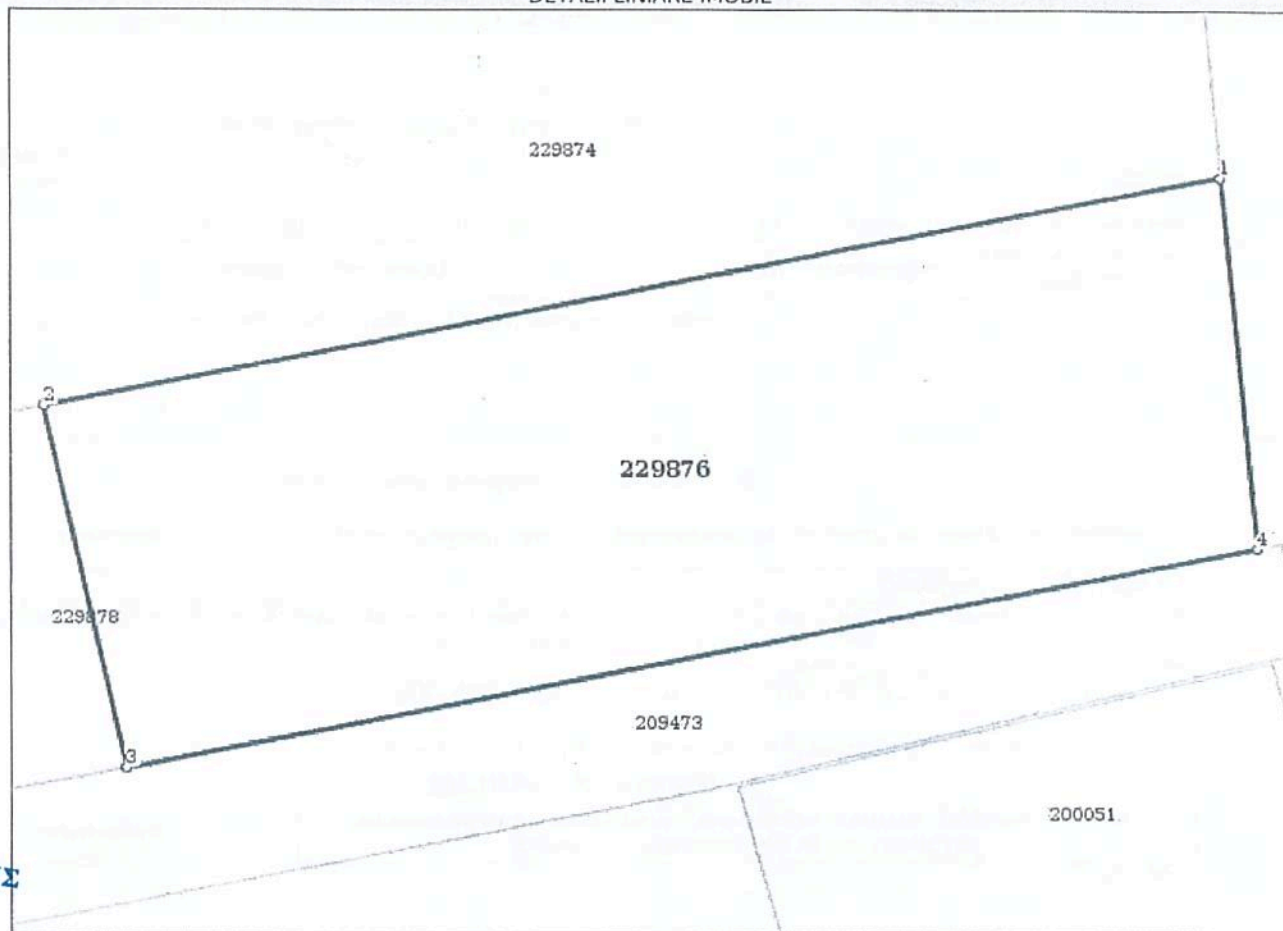
Anexa Nr. 1 La Partea I

Teren

Nr cadastral	Suprafața (mp)*	Observații / Referințe
229876	902	teren in proprietate;NR. CF 71870/ 3;Imobil transcris din CF 71870/ 3

* Suprafața este determinată în planul de proiecție Stereo 70.

DETALII LINIARE IMOBIL



Σ ΜΑΡΓΑΡΙΤΗΣ
 ΚΩΙΤΟΠΟΣ
 S MALLS A.E.
 Golden Hall 132 Μαρούσι
 Tηλ: Κιβ.: 694 60 82 584
 @taundadev.com
 τηλ: 2584

Date referitoare la teren

Nr Crt	Categorie folosință	Intra vilan	Suprafața (mp)	Tarla	Parcelă	Nr. topo	Observații / Referințe
1	arabil	DA	902	-	-	-	

Lungime Segmente

1) Valorile lungimilor segmentelor sunt obținute din proiecție în plan.

Punct început	Punct sfârșit	Lungime segment (** (m)
1	2	54.589
2	3	16.86
3	4	52.419
4	1	16.93

** Lungimile segmentelor sunt determinate în planul de proiecție Stereo 70 și sunt rotunjite la 1 milimetru.
 *** Distanța dintre puncte este formată din segmente cumulate ce sunt mai mici decât valoarea 1 milimetru.

Certific că prezentul extras corespunde cu pozițiile în vigoare din cartea funciară originală, păstrată de acest birou.

Prezentul extras de carte funciară este valabil la autentificarea de către notarul public a actelor juridice prin care se sting drepturile reale precum și pentru dezbaterea succesiunilor, iar informațiile prezentate sunt susceptibile de orice modificare, în condițiile legii.

S-a achitat tariful de 20 RON, -Chitanta internă nr. 736997/30-10-2018 în suma de 20, pentru serviciul de publicitate imobiliară cu codul nr. 272.

Data soluționării,

30-10-2018

Data eliberării,

1/1/

Asistent Registrator,

DANIEL ALIMAN

(părafa și semnătura)

Referent,

O.C.P.I. Bucuresti
POCANIA EUGENIA
(părafa și semnătura)
Referent

13 NOV. 2018

ΕΥΑΓΓΕΛ

Δ

LAMI

Αρ.οφ. Κηφισίας 37

Τηλ.: 210 68 88

emargari



CERTIFICAT DE URBANISM

Nr. 76 / 02 / R/ 49968 din 10.01.2019

ÎN SCOPUL: OPERATIUNI NOTARIALE -ALIPIRE

Ca urmare a cererii adresate de ⁽¹⁾ **CRISTINA GUȘĂ reprezentant al S.C. LAMDA DEVELOPMENT ROMANIA S.R.L.**, cu domiciliul/sediul în județul -, municipiu/oraș/comună București, satul-, sectorul 3, cod poștal-, Str. CĂLUGĂRENI nr.1, bl. 9, sc. , et., ap.36, telefon/ fax-, E-mail-, înregistrată la nr. 49968 din 27.11.2018 completat cu nr. 52366/13.12.2018.

pentru imobilul - teren și/sau construcții - situat în București sectorul I, cod poștal -, strada REGIMENTULUI NR. 89-93, sau identificat prin⁽³⁾ planuri cadastrale scara 1: 500 și 1: 2000,

în temeiul reglementărilor documentației de urbanism- PUG/ PUZ/ PUD, aprobată prin Hotărârea Consiliului General al Municipiului București nr.....269/ 21.12.2000 și prelungit cu HCGMB 877/12.12.2018.

în conformitate cu prevederile Legii nr.50/1991 - privind autorizarea executării lucrărilor de construcții, republicată, cu modificările și completările ulterioare,

SE CERTIFICĂ :

1. REGIMUL JURIDIC

Imobil format din teren intravilan, neconstruit, în suprafață 10000 mp (9999 conform măsurători cadastrale), pentru care s-a prezentat C.V.C. aut. sub nr.2269/20.12.2007 la B.N.P. Oprea Alexandra Rodica . Nu se prezintă încheierea de intabulare.

Conform Extrasului de Carte Funciară pentru Informare eliberat în baza cererii nr. 96502/30.10.2018 imobilul identificat cu nr. 229874 este proprietatea S.C. LAMDA DEVELOPMENT ROMANIA S.R.L.; categoria de folosință – ARABIL. Înscriri privitoare la sarcini: nu sunt.

Imobil format din teren intravilan, neconstruit, în suprafață 902 mp, pentru care s-a prezentat C.V.C. aut. sub nr.2269/20.12.2007 la B.N.P. Oprea Alexandra Rodica . Nu se prezintă încheierea de intabulare.

Conform Extrasului de Carte Funciară pentru Informare eliberat în baza cererii nr. 96503/30.10.2018 imobilul identificat cu nr. 229876 este proprietatea S.C. LAMDA DEVELOPMENT ROMANIA S.R.L.; categoria de folosință – ARABIL. Înscriri privitoare la sarcini: nu sunt.

Imobil format din teren intravilan, neconstruit, în suprafață 500 mp, pentru care s-a prezentat C.V.C. aut. sub nr.2269/20.12.2007 la B.N.P. Oprea Alexandra Rodica . Nu se prezintă încheierea de intabulare.

Conform Extrasului de Carte Funciară pentru Informare eliberat în baza cererii nr. 96504/30.10.2018 imobilul identificat cu nr. 229878 este proprietatea S.C. LAMDA DEVELOPMENT ROMANIA S.R.L.; categoria de folosință – ARABIL. Înscriri privitoare la sarcini: nu sunt.

Imobilul nu se află cuprins în Lista Monumentelor Istorice actualizată în anul 2015 prin Ordinul nr.2828/2015 al Ministrului Culturii și Identității Naționale sau la mai puțin de 100 metri față de imobilele aflate pe această listă.

2. REGIMUL ECONOMIC

Situația actuală : teren liber de construcții.

Conform RLU - P.U.G. - Municipiul București aprobat cu H.C.G.M.B. nr.269/2000 cu valabilitatea prelungită prin H.C.G.M.B. nr 877/12.12.2018 amplasamentul se încadrează în subzona L1c - locuințe individuale și colective mici cu maxim P+2 niveluri situate în noile extinderi sau enclave neconstruite.

Utilizări admise: locuințe individuale și colective mici cu maxim P+2 niveluri în regim de construire continuu (înșiruit) sau discontinuu (cuple sau izolat); echipamente publice specifice zonei rezidențiale; scuaruri publice.

Utilizări admise cu condiționări: se admite mansardarea clădirilor existente cu condiția ca aceasta să nu fie o falsă mansardare ci să se înscrie în volumul unui acoperiș cu panta de 45 grade ; suprafața nivelului mansardei va fi de maxim 60% din aria unui nivel curent; se admit funcții comerciale, servicii profesionale și mici activități manufacturiere, cu condiția ca suprafața acestora să nu depășească 250mp. ADC, să nu genereze transporturi grele, să nu atragă mai mult de 5 autoturisme, să nu fie poluante, să nu aibă program prelungit peste orele 22,00 și să nu utilizeze teren liber al parcelei pentru depozitare și producție; funcțiunile comerciale, serviciile complementare locuirii și activitățile manufacturiere cu suprafață desfășurată peste 250mp. se pot admite cu condiția elaborării și aprobării unor documentații PUD; în zonele de lotizări constituite ce cuprind parcele care în majoritatea lor îndeplinesc condițiile de constructibilitate și sunt dotate cu rețele edilitare, autorizarea construcțiilor se poate face direct sau în baza unei documentații PUD (după caz);

Utilizări interzise: funcțiuni comerciale și servicii profesionale care depășesc suprafața de 250 mp ADC, generează un trafic important de persoane și mărfuri, au program prelungit după orele 22.00, produc poluare; activități productive poluante, cu risc tehnologic sau care sunt incomode prin traficul generat (vehicule de transport greu sau peste 5 autovehicule mici pe zi), prin utilizarea incintei pentru depozitare și producție, prin deșeurile produse ori prin programul de activitate prelungit după orele 22.00; realizarea unor false mansarde; anexe pentru creșterea animalelor pentru producție subsistentă; construcții provizorii; instalarea în curți a panourilor pentru reclame; dispunerea de panouri de afișaj pe plinurile fațadelor, desfigurând arhitectura și deteriorând finisajul acestora; depozitare en-gros; depozitari de materiale refolosibile; platforme de precolectare a deșeurilor urbane; depozitarea pentru vânzare a unor cantități mari de substanțe inflamabile sau toxice; activități productive care utilizează pentru depozitare și producție terenul vizibil din circulațiile publice; stații de betoane; autobaze; stații de întreținere auto cu capacitatea peste 3 mașini; spălătorii chimice; lucrări de terasament de natură să afecteze amenajările din spațiile publice și construcțiile de pe parcelele adiacente; orice lucrări de terasament care pot să provoace scurgerea apelor pe parcelele vecine sau care împiedică evacuarea și colectarea rapidă a apelor meteorice.

Realizarea locuințelor este condiționată de existența unui P.U.Z. aprobat conform legii.

Amplasamentul este cuprins în P.U.Z. „Zona de Nord a Municipiului București”, aprobat cu H.C.G.M.B. nr.21/30.01.2014 și Av Arhitect Șef nr.15/20.06.2013 hotărâre anulată prin Sentința Civilă 2966/2017, pronunțată de către Tribunalul București-Secția a II-Contenciu Administrativ și Fiscal, rămasă definitivă și P.U.Z. –str. drumul Regimentului nr.89-93, aprobat cu H.C.G.M.B nr.163/27.07.2011, aviz r 41/11/16/03.10.2007-R15.04.2010

Terenul este inclus în zona fiscală C.

3. REGIMUL TEHNIC

Din RLU L1c – locuințe individuale și colective mici cu maxim P+2 niveluri situate în noile extinderi sau enclave neconstruite.

Pentru subzona L1c se prevăd următorii indicatori: POT maxim = 45%; CUT maxim pentru înălțimi P+1 = 0,9 mp. ADC/mp. teren. CUT maxim pentru înălțimi P+2 = 1,3 mp. ADC/mp. teren; înălțimea maximă a clădirilor va fi P+2 (10 metri); se admite un nivel mansardat înscris în volumul acoperișului, în suprafață de maxim 60% din aria construită.

Retragerea față de aliniament: -la intersecția dintre străzi aliniamentul va fi racordat printr-o linie perpendiculară pe bisectoarea unghiului dintre străzi având o lungime de minim 12,00m pe străzi de categoria I, a II-a și de 5,00m pe străzi de categoria a III-a; -retragerile față de aliniament se stabilesc prin P.U.Z. aprobat conform legii, cu următoarele condiționări: -clădirile, indiferent de regimul de construire, se vor retrage față de aliniament la o distanță de minim 5.0m pentru a permite în viitor parcare a celei de a doua mașini în fața garajului și pentru a se permite plantarea corectă a unor arbori în grădina de față fără riscul deteriorării gardurilor și a trotuarelor de protecție ale clădirilor; -în cazul clădirilor înșiruite, nu se admit pe parcelele de colț decât clădiri cu fațade pe ambele străzi (semi-cuplate sau izolate); -în fașia non aedificandi dintre aliniament și linia de retragere a alinierii clădirilor nu se permite nici o construcție, cu excepția împrejurimilor, aleilor de acces și platformelor de maxim 0,40m înălțime față de cota terenului anterior lucrărilor de terasament; **Retrageri față de limitele laterale și posterioare:** -clădirile construite în regim înșiruit se vor alipi pe limitele laterale de calcanele de pe parcelele învecinate pe o adâncime de maxim 15,0m, cu excepția celor de colț care vor întoarce fațade spre ambele străzi; -în cazul segmentării înșiruirii, spre interspațiu se vor întoarce fațade care vor fi retrase de la limita proprietății la o distanță de cel puțin jumătate din înălțimea la cornișă în punctul cel mai înalt față de teren, dar nu mai puțin de 3,00m; se va respecta aceeași prevedere și în cazul în care înșiruirea este învecinată cu o funcțiune publică sau cu o unitate de referință, având regim de construire discontinuu; -clădirile semi-cuplate se vor alipi de calcanul clădirii de pe parcela alăturată și se vor retrage față de cealaltă limită la o distanță de cel puțin jumătate din înălțimea la cornișă în punctul cel mai înalt față de teren, dar nu mai puțin de 3,00m; -în cazul în care parcela se învecinează pe ambele limite laterale cu clădiri retrase față de limita proprietății având fațade cu ferestre, clădirea se va realiza în regim izolat; -clădirile izolate se vor retrage față de limitele laterale ale parcelei cu cel puțin jumătate din înălțimea la cornișă, dar nu mai puțin de 3,00m -clădirile se vor retrage față de limita posterioară la o distanță de cel puțin jumătate din înălțimea la cornișă, dar nu mai puțin de 5,00m; -în cazul loturilor puțin adânci se acceptă construirea clădirilor pe latura posterioară a parcelei numai în cazul în care pe această limită există deja calcanul unei clădiri principale de locuit, iar adosarea respectă înălțimea și lățimea calcanului acesteia, prevederea nefiind valabilă în cazul unor anexe și garaje; Distanța minimă dintre clădirile amplasate pe aceeași parcelă va fi egală înălțimea la cornișă a clădirii celei mai înalte pentru fațadele cu camere locuibile, distanța se poate reduce la jumătate, dar nu mai puțin de 4,00m, dacă fronturile opuse nu au camere locuibile.

Conform P.U.Z. -str. Drumul Regimentului nr.89-93, aprobat cu H.C.G.M.B nr.163/27.07.2011, aviz nr. 41/11/16/03.10.2007-R15.04.2010 se prevăd următorii indicatori urbanistici POT maxim = 45%; CUT maxim=2,5Rhma=P+4E+e5retras, Hmax=22m, funcțiune -locuințe.

Întrucât terenul este afectat de de trama stradala si pietonala propusă prin documentațiile de urbanism sus menționate este necesară întocmirea unui proces verbal de picturare topografică întocmit de către un expert O.N.C.G.C. cu limitele de proprietate, străzile trasate și terenul rezultat. Pentru precizări privind traseele circulațiilor în zonă vă recomandăm să vă adresați Serviciului Proiecte Urbane - Direcția de Urbanism -PMB.

Racordarea la rețelele publice de echipare edilitară existente: (1) Autorizarea executării construcțiilor este permisă numai dacă există posibilitatea racordării de la consumatori la rețelele existente de apă, la instalațiile de canalizare și de energie electrică. (2) De la dispozițiile alineatului precedent se poate deroga, cu avizul organelor administrației publice locale, pentru locuințe individuale, în următoarele condiții: a) realizarea de soluții de echipare în sistem individual care să respecte normele sanitare și de protecție a mediului; b) beneficiarul se obligă să racordeze construcția, potrivit regulilor impuse de consiliul local, la rețeaua centralizată publică, atunci când aceasta se va realiza. Pentru celelalte categorii de construcții se poate deroga de la prevederile alin. (1) cu avizul organelor administrației publice competente, dacă beneficiarul se obligă să prelungească rețeaua existentă, atunci când aceasta are capacitatea necesară, sau se obligă fie să mărească capacitatea rețelelor publice existente, fie să construiască noi rețeli. (4) Prevederile alin. (2) și (3) se aplică, în mod corespunzător, autorizării executării construcțiilor în localitățile unde nu există rețele publice de apă și de canalizare.

Autorizarea executării construcțiilor este permisă numai dacă există posibilități de acces la drumurile publice, direct sau prin servitute, conform destinației construcției și în conformitate cu Regulamentul General de Urbanism (H.G. nr.525/1996, republicată, cu modificările și completările ulterioare, art.25). Accesul se va realiza în conformitate cu prevederile H.C.G.M.B. nr. 66/2006 privind prospectele arterelor de circulație.

Realizarea locuințelor este condiționată de existența unui P.U.Z. aprobat conform legii.

În conformitate cu prevederile R.L.U.-P.U.G.-M-B Titlul 1 pct.5.5. Pentru parcelele cu suprafața peste 3000 mp. sau cu raportul laturilor peste 1/5 se vor elabora și aproba documentații P.U.Z.

Beneficiarul solicită Certificat de Urbanism pentru operațiuni notariale -alipire nr. cad. 229874, nr. cad.229876, nr. cad.229878. Conform Plan de amplasament și delimitare al corpului de proprietate cu propunerea de alipire sc. 1 :1000 întocmit de ing. Roșca Gh. Marian aut. A.N.C.P.I. seria Ro-MB-F nr.0452 ce face parte integrantă din prezenta documentație, vor rezulta un lot cu S.total=11401mp

Solicitantul (proiectantul) este direct răspunzător de identificarea cadastrală a imobilului în documentele care stau la baza eliberării prezentului certificat de urbanism, și pentru corectitudinea acestora.

Se vor respecta prevederile Codului Civil (servituti de vedere, servituti de trecere, scurgerea apelor pluviale).

Se va respecta HCGMB nr.66 din 06.04.2006 cu privire la locurile de parcare, care vor fi asigurate strict în incintă.

NOTĂ: 1. Prezentul certificat de urbanism are doar caracter informativ cu privire la regimul juridic, economic și tehnic al imobilului, astfel cum acestea reies din documentațiile de urbanism legal aprobate, precum și din documentele anexate cererii de către solicitant. Sectorul 1 al Municipiului București nu este responsabil pentru existența unor litigii aflate pe rolul instanțelor judecătorești sau a unor cereri formulate conform legilor de restituire în vigoare, altele decât cele menționate în documentația anexată cererii. 2. Executarea lucrărilor de construire este permisă numai pe baza unei autorizații de construire, emisă în condițiile prezentei legi, la solicitarea titularului unui drept real asupra unui imobil teren și/sau construcții - identificat prin număr cadastral, în cazul în care legea nu dispune altfel (conform Art. 1 - (1) din legea 50/1991 modificată și completată ulterior).

Prezentul Certificat de urbanism poate fi utilizat în scopul declarat pentru:

OPERAȚIUNI NOTARIALE -ALIPIRE

CERTIFICATUL DE URBANISM NU ȚINE LOC DE AUTORIZAȚIE DE CONSTRUIRE / DESFIINȚARE ȘI NU CONFERĂ DREPTUL DE A EXECUTA LUCRĂRI DE CONSTRUCȚII

4. OBLIGAȚII ALE TITULARULUI CERTIFICATULUI DE URBANISM :

În scopul elaborării documentației pentru autorizarea executării lucrărilor de construire / desființare solicitantul se va adresa autorității competente pentru protecția mediului : Agenția pentru Protecția Mediului București.

În aplicarea Directivei Consiliului 85/337 CEE (Directiva EIA) privind evaluarea efectelor anumitor proiecte publice și private asupra mediului, modificată prin Directiva Consiliului 97/11 CE și prin Directiva Consiliului și Parlamentului European 2003/35 CE privind participarea publicului la elaborarea anumitor planuri și programe în legătură cu mediul și modificarea, cu privire la participarea publicului și accesul la justiție, a Directivei 85/337 CEE și a Directivei 96/61 CE prin care se comasă solicitantului obligația de a contacta autoritatea teritorială de mediu pentru ca aceasta să analizeze și să decidă, după caz, încadrarea / necadrarea proiectului investiției publice / private în lista proiectelor supuse evaluării impactului asupra mediului. În aplicarea prevederilor Directivei Consiliului 85/337 CEE, procedura de emisie a acordului de mediu se desfășoară după emiterea Certificatului de urbanism, anterior depunerii documentației pentru autorizarea executării lucrărilor de construcții la autoritatea administrației publice competente. În vederea satisfacerii cerințelor cu privire la procedura de emisie a acordului de mediu, autoritatea competentă pentru protecția mediului stabilește mecanismul asigurării consultării publice, centralizării opiniilor publicului și formulării unui punct de vedere oficial cu privire la realizarea investiției în acord cu rezultatele consultării publice. În aceste condiții

După primirea prezentului Certificat de urbanism, TITULARUL are obligația de a se prezenta la autoritatea competentă pentru protecția mediului în vederea evaluării inițiale a investiției și stabilirii necesității evaluării efectelor acesteia asupra mediului. În urma evaluării inițiale a investiției se va emite actul administrativ al autorității competente pentru protecția mediului

În situația în care autoritatea competentă pentru protecția mediului stabilește necesitatea evaluării efectelor investiției asupra mediului, solicitantul are obligația de a notifica acest fapt autorității administrației publice competente cu privire la menținerea cererii pentru autorizarea executării lucrărilor de construcții

În situația în care, după emiterea Certificatului de urbanism ori pe parcursul derulării procedurii de evaluare a efectelor investiției asupra mediului solicitantul renunță la intenția de realizare a investiției are obligația de a notifica acest fapt autorității administrației publice competente.

49968/27.11.2018/ CRISTINA GUȘĂ reprezentant al S.C. LAMDA DEVELOPMENT ROMANIA S.R.L.,
Str. REGIMENTULUI NR.89-93



Prezentul certificat de urbanism are valabilitate de 12 luni de la data emiterii, putând fi prelungit conform art. 40, alin.(1) din Normele metodologice de aplicare a Legii 50/1991, la cererea titularului formulată **cu cel puțin 15 zile înaintea expirării acestuia.**

PRIMARUL SECTORULUI 1
AL MUNICIPIULUI BUCUREȘTI

Delegare de atribuții conform art. 112
din Legea nr. 215/2001

Administratorul public al Sectorului 1
al Municipiului București

PETRUȚA ULMEANU

SECRETARUL SECTORULUI 1,

DANIELA NICOLETA CEFALAN

ARHITECT ȘEF,

CIOBANU OPRESCU OLIVIA ANA

COORDONATOR COMPARTIMENT

CRISTIAN NEGRITU

ÎNTOCMIT,
Săvescu Iuliana

Achitat taxa de: 119,00 lei, conform chitanței nr. 211481 din 27.11.2018.

Prezentul certificat de urbanism a fost transmis solicitantului direct/prin poștă la data de 12.01.2019.



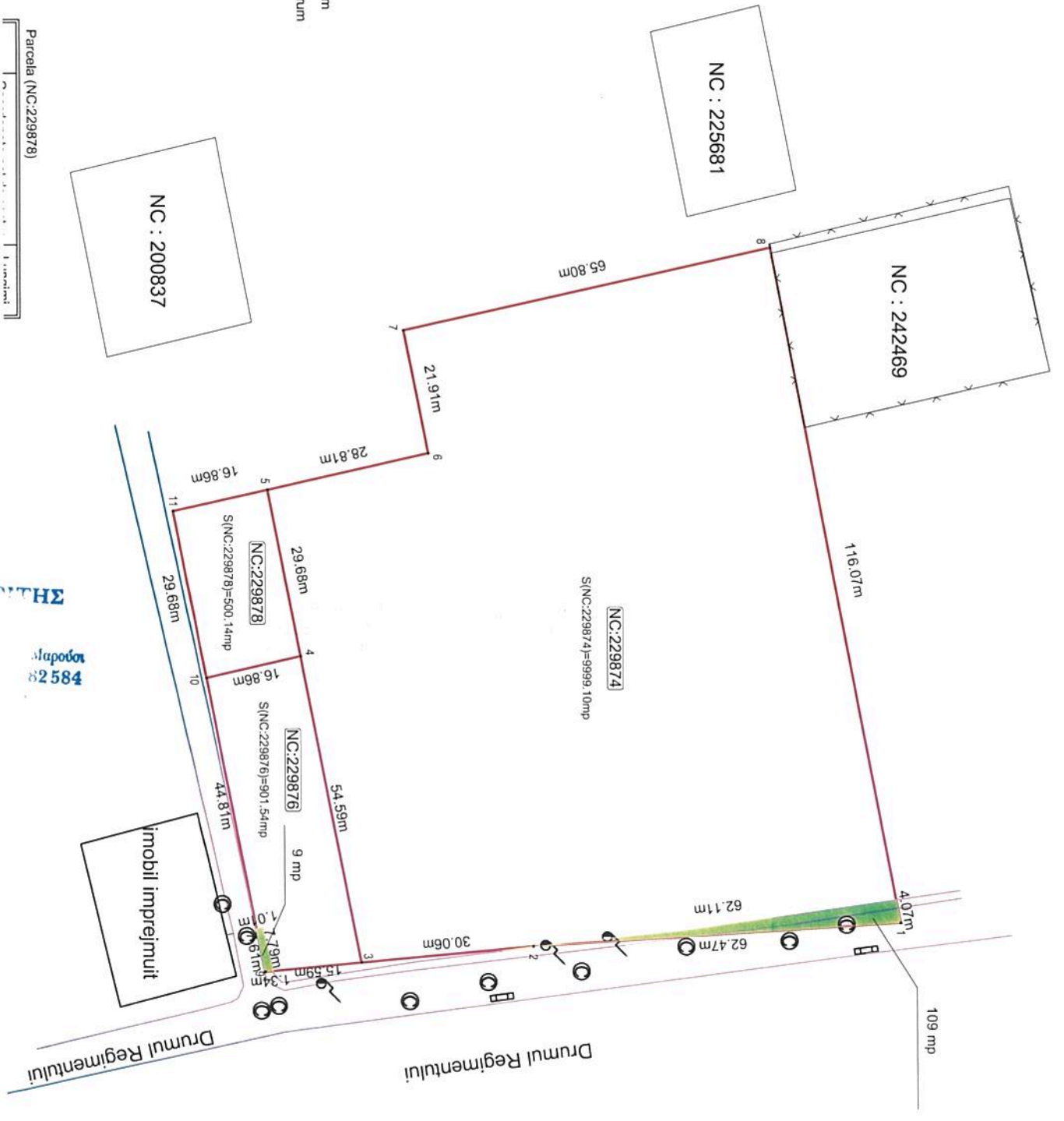
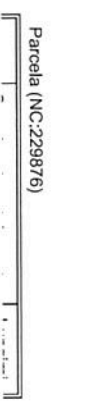
ΕΥΑΓΓΕΛΟΣ
ΔΙΕΥΘΥΝΤΗΣ
Λ.Α.Μ.Δ.
Οδός Κυπριακή 37Α
Τηλ: 210 68 85 4
emargariti

- 1) Ονοματεπώνυμο του αιτούντος.
- 2) Διεύθυνση του αιτούντος.
- 3) Δεδομένα ταυτοποίησης της ακίνητης περιουσίας- γης και/ή κτιρίου- σύμφωνα με την αίτηση για έκδοση του βεβαίωματος.

Rosu - Cadastre avizate
 Verde - teren ocupat de strada
 Albastru - drum

lit : Imobilul cu NC : 229874 este ocupat in partea din Est cu 109 mp de drum
 Imobilul cu NC : 229876 este ocupat in partea de Sud-Est cu 9 mp de drum

Y [m]	Lungimi latimi D(i,i+1)



SHIMB
 Mapodot
 82584

Ακριβές φωτοτυπικό αντίγραφο
από το επίσημο, το οποίο επικυρώνω

Αθήνα, 18 Νοεμβρίου 2019.

Ο Βεβαιών Δικηγόρος

ΕΥΑΓΓΕΛΟΣ ΜΑΡΓΑΡΙΤΗΣ
ΔΙΚΗΓΟΡΟΣ

LAMDA MALLS A.E.

Λεωφ. Κηφισίας 37Α (εντός Golden Hall) 15123 Μαρούσι

Τηλ.: 210 68 85 418 - Κιν.: 694 60 82 584

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