



GlobalVision

A FUTURE TO SHARE

**360° real estate development
& investment platform**

2025

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Company Overview

Global Vision is one of fastest growing development and investment real estate platforms in CEE, with a **focus on high-potential markets in terms of communities, strategic location, infrastructure and accessibility**

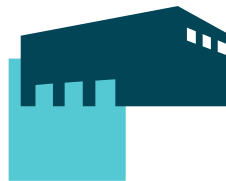
Throughout 20 years of activity, the company has either owned or has had investments in properties and development projects totaling **approximately 1.7 million square meters in Romania and CEE countries**

We **develop, own, lease, and manage modern logistics, industrial, office, retail, and residential facilities, and offer comprehensive property and facility management services to ensure optimal performance and value.**

Global Vision's services portfolio incorporates the entire property life cycle: **development, construction and property & facility management**, whilst diversifying its sources of capital to achieve **a strong and solid investment structure.**

3 INTERCONNECTED AREAS OF EXPERTISE

DEVELOPMENT



CONSTRUCTION



ASSET MANAGEMENT



Integrated development & investment platform

Property Development: We specialize in the development of modern building stocks such as logistics, industrial, retail, office, and residential facilities.

Building Construction: Our team provides expert construction services, ensuring high-quality standards across all projects, **BTO & BTS capabilities.**

Asset & Property Management: We manage and lease properties, offering a proactive approach to reduce long-term maintenance costs and prevent costly major repairs.

Land Development & Permitting: Our well-capitalized team possesses extensive local knowledge, facilitating efficient land acquisition and permitting processes for energy and real estate projects.

Due Diligence & Investment Opportunity Studies: We conduct thorough due diligence and provide insightful investment opportunity studies to guide informed decision-making.



Our History

Founded in **2004** by **Sorin Preda**, **Global Vision** is a leading real estate investment, development, and asset management platform in **Romania and Central & Eastern Europe**. Focused on innovation, sustainability, and long-term value, the company has developed a diverse portfolio of industrial, logistics, office, and mixed-use projects, shaping key economic hubs in the region.

● 2004

Global Vision was founded by Sorin Preda

● 2010

In 2010, the group launched an asset and property management division focused on the property sector.

● 2019

JV with the strategic partner **Globalworth** for two large-scale business parks

● 2021/2023

96,000 sqm delivered, 56,000 sqm under development & 50,000 sqm planned (delivery in Q4 2024)

○ 2004 ○ 2009 ○ 2010 ○ 2015 ○ 2019 ○ 2020 ○ 2021/23 ○ 2024

Real estate development, comprising projects from industrial & logistics, residential & office

● 2009

Development and management agreement with **Globalworth** for Timișoara Industrial Park

● 2015

70 ml. EUR investments / 100,000 sqm delivered

● 2020

50,000 sqm developed

● 2024

Facts and Figures



>50

Development projects



>150

Construction projects



10

Industrial & logistics
parks under
development



1.7 M sq. m

Area developed & in
development



1 M sq. m

Landbank & plots in
pipeline



800k sq. m

Area managed



>500 M €

Total Turnover



400

Corporate clients



20

Years on the market



200

Number of employees

Our Core Services

1

**Property
Development**

2

**Building
Construction**
–
BTO & BTS

3

**Property &
Facility
Management**

DRIVING GROWTH & LONG-TERM VALUE

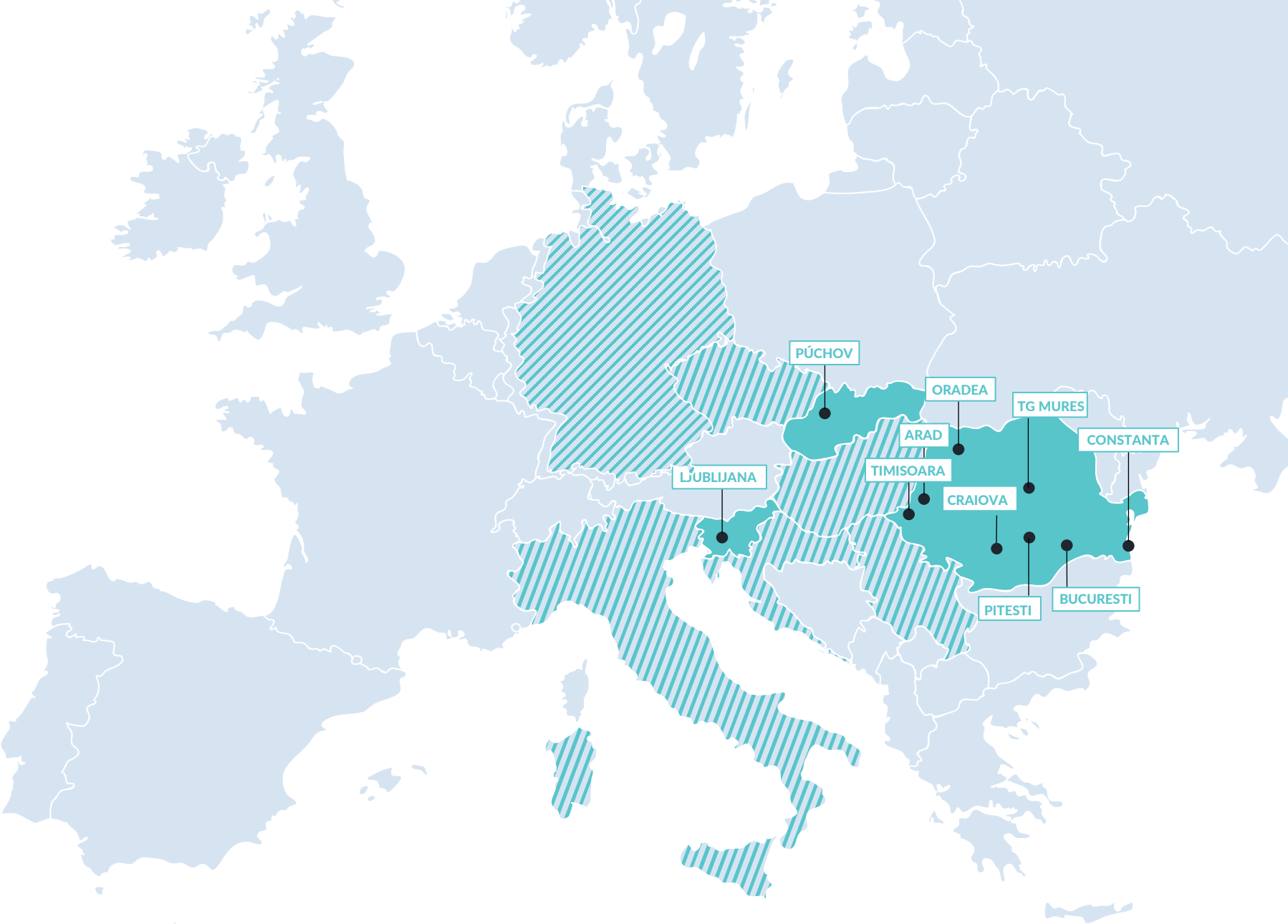
Our Markets in EU

● LOCATIONS

ROMANIA
SLOVAKIA
SLOVENIA

▨ PROSPECTED MARKETS

CROATIA
SERBIA
HUNGARY
SLOVAKIA
ITALY
GERMANY



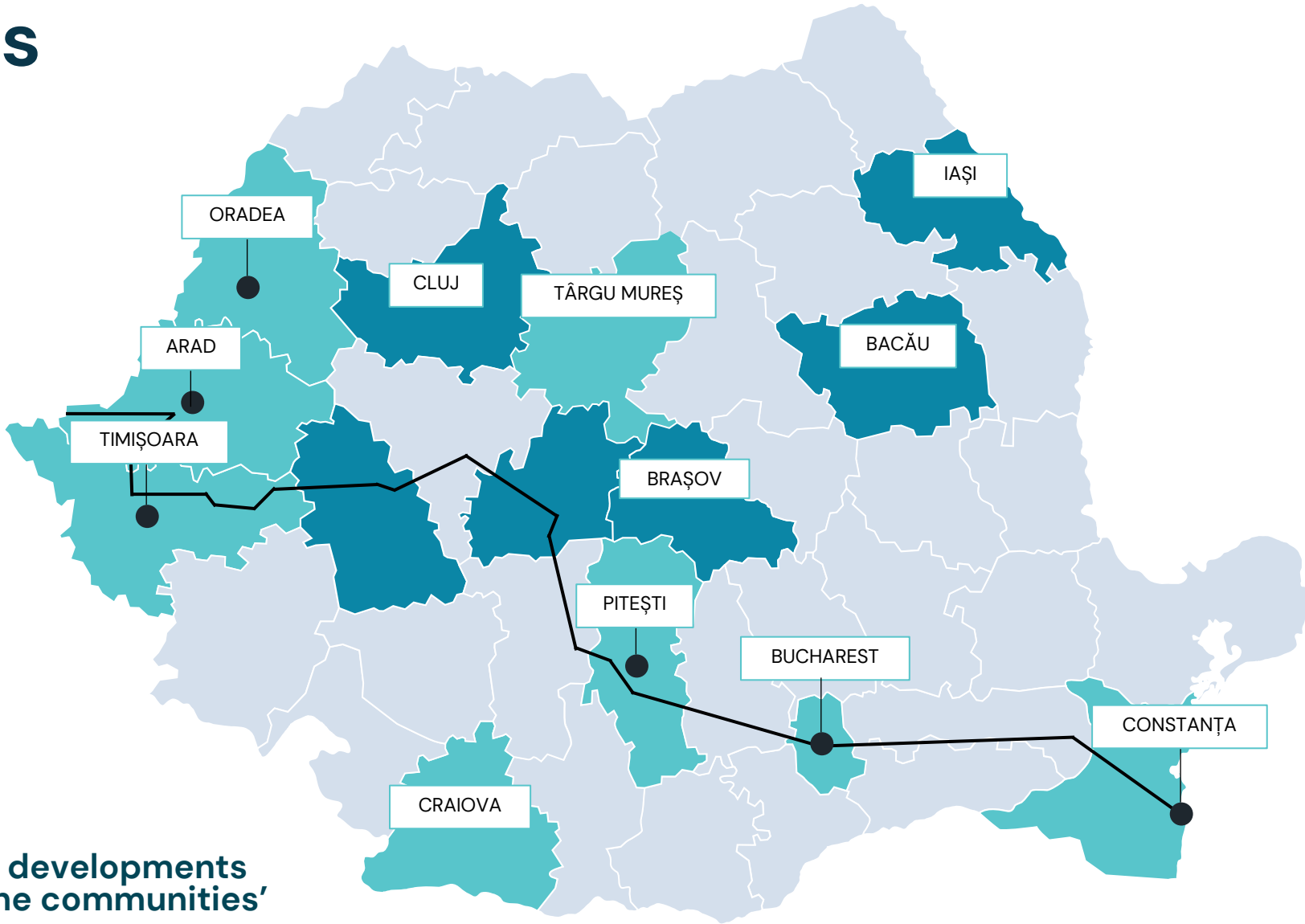
Delivered Projects in Romania

● DELIVERED
PROJECTS

BUCHAREST
TIMIȘOARA
CONSTANȚA
ARAD
ORADEA
PITEȘTI
CRAIOVA
TG MUREȘ

● PIPELINE

BACĂU
IAȘI
BRAȘOV
CLUJ
DEVA
SIBIU
SUCEVA
PT NEAMȚ



We focus on strategic locations for the developments meant to become a strong trigger for the communities' growth and prosperity

Expert Development Solutions



LAND DEVELOPMENT AND DE-RISKING

- Selection of optimal land from multiple options
- Regional analysis and micro-location feasibility studies
- Liaison and support from relevant local authorities
- Workforce and Infrastructure consulting
- Coordination with development agencies, government offices, and specialized funding sources
- Zoning, approvals, environmental assessments, utilities, access, and building permits
- Client land acquisition post-risk mitigation
- Land development for other investors (LIDL, KAUF LAND, PENNY etc.)

BUILDING DEVELOPMENT

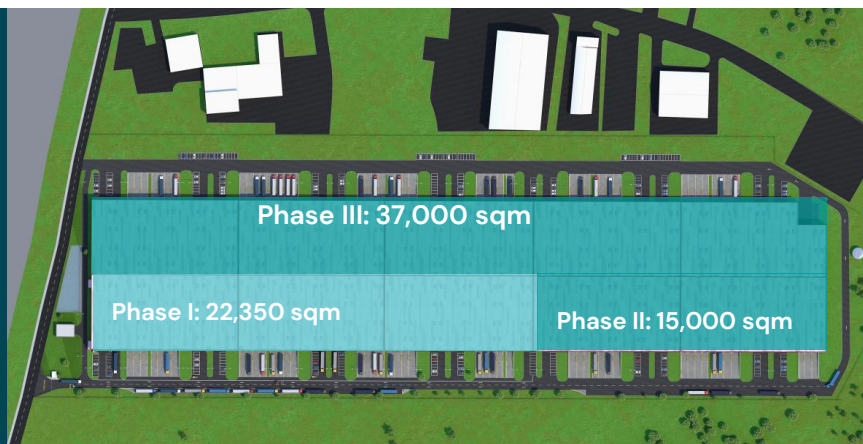
- Customized design based on client specifications and needs, ongoing iterations and adaptations
- Infrastructure and utilities provision
- Construction, project management, quality control
- Delivery adhering to budget and schedule
- Special installations, lines of production, cabling, skids
- Procurement of equity and debt financing (for Build-to-Suit projects)

Availabilities Overview

Our Projects

Chitila Logistics Hub

- DELIVERED IN 2022
- INVESTMENT – 36M EUR
- TOTAL LEASABLE AREA: 80,000 SQ.M



IT ACCOMMODATES WAREHOUSING, TEMPERATURE-CONTROLLED OPERATIONS, LIGHT PRODUCTION, E-COMMERCE, AND PHARMA

TECHNICAL SPECIFICATIONS

- Clear height: 11.5 m
- Grid: 12 m x 24 m
- 1 loading dock / 700 sqm of warehouse space
- 1 drive-in gate / each unit
- Floor load capacity: 5T/sq. m
- LED lighting
- ESFR sprinkler system
- High insulation level

KEY ADVANTAGES – LOCATION

- Access to city ring road
- Public transportation available in the area
- Access to railway terminal
- Easy access (located between 2 roundabouts)
- 11.5 km to Bucharest city center
- **Chosen location of reputed companies:**



[CLICK HERE FOR GOOGLE MAPS LINK](#)

Availabilities Overview

Our Projects

Mureş City Logistics

- DELIVERED IN 2023
- INVESTMENT – 12M EUR
- TOTAL LEASABLE ARE: 19,000 SQ.M



IT ACCOMMODATES TEMPERATURE-CONTROLLED OPERATIONS AND LIGHT PRODUCTION

Standard Technical Specifications

- Clear height: > 10 m
- Loading docks & drive-in gates
- Floor load capacity: 5T/sq. m
- LED lighting & ESFR sprinkler system
- High insulation level

Key Advantages

- 6 km away from Targu Mures International Airport
- 5.4 km away from A3 highway connection
- 7.6 km away from Targu Mures city centre
- Access from E60



CLICK [HERE](#) FOR GOOGLE MAPS LINK

Availabilities Overview

Our Projects

Constanța Business Park

- DELIVERY OF PHASE 1&2 – 2022
- INVESTMENT: 28M EUR
- 40,000 SQ.M DELIVERED IN 2 UNITS
- 95.7 HA TOTAL PROPERTY – RETAIL AREA TO BE DEVELOPED IN THE NEAR FUTURE



IT ACCOMMODATES LIGHT PRODUCTION AND WAREHOUSING

Key Advantages / Technical Specifications

- Access to A4 & A2 highways
- Clear height: 10.5 m & grid of 12 m x 24 m
- 1 loading dock / ~800 sqm of warehouse space
- 1 drive-in gate / unit
- Floor load capacity: 5T/sq. m
- LED lighting & ESFR sprinkler system
- High insulation level
- 40,000 sq. m already delivered, occupied by:



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Availabilities Overview

Our Projects

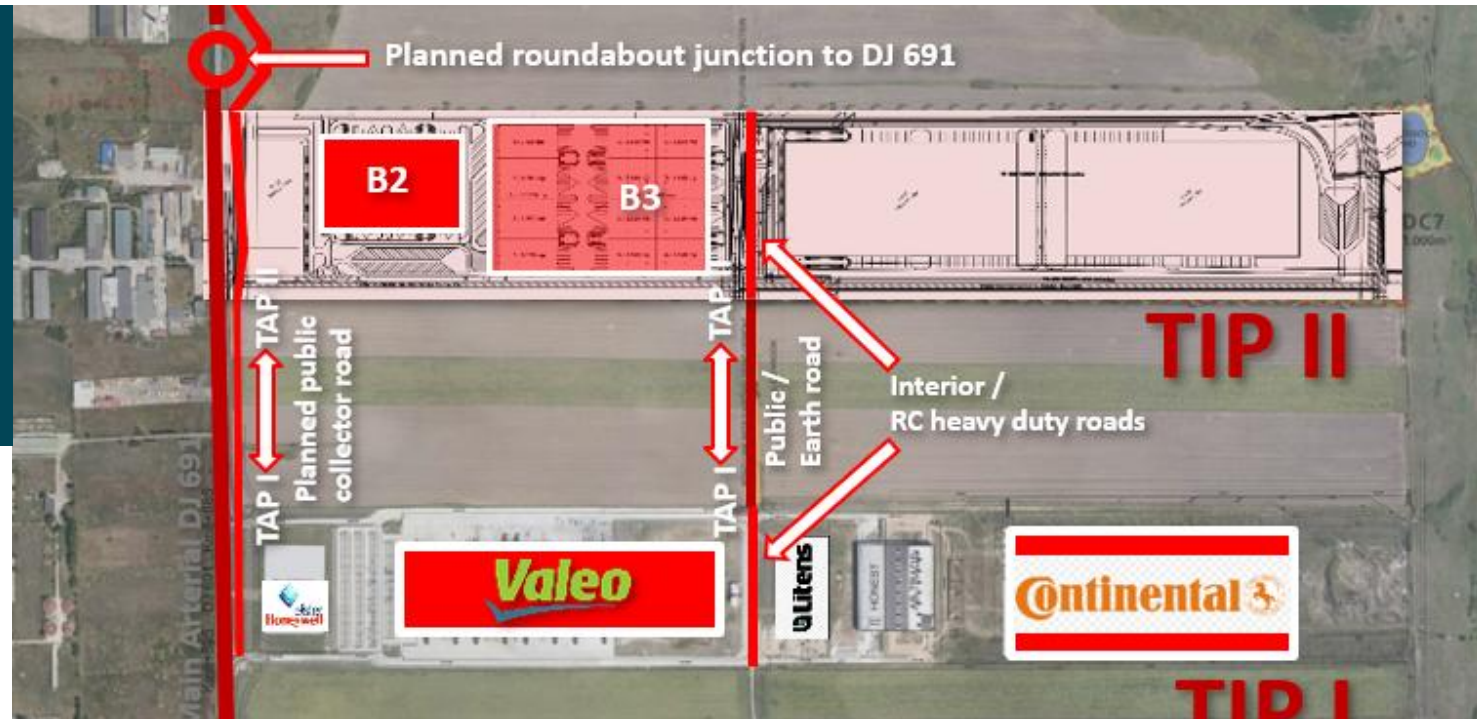
Timișoara Industrial Park

- DELIVERED IN 2023
- OCCUPANCY RATE – 95%
- INVESTMENT: 80M EUR
- LEASABLE AREA: 160,000 SQ.M

IT ACCOMMODATES LIGHT PRODUCTION & LOGISTICS

KEY ADVANTAGES / TECHNICAL SPECIFICATIONS

- Access from DJ 691
- Located nearby the international airport
- Clear height: 10.5 m & grid of 12 m x 24 m
- 1 loading dock / ~800 sqm of warehouse space
- 1 drive-in gate / unit
- Floor load capacity: 5T/sq. m
- LED lighting & ESFR sprinkler system
- High insulation level



Occupied by major international companies, such as:



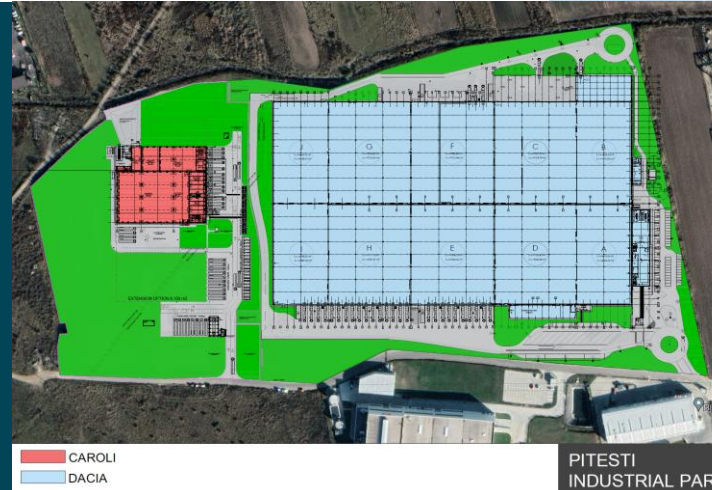
[CLICK HERE FOR GOOGLE MAPS LINK](#)

Availabilities Overview

Our Projects

Pitești Industrial Park

- DELIVERED IN 2021
- OCCUPANCY RATE – 100%
- INVESTMENT – 6M EUR
- PLOT SIZE: 15,900 SQ. M
- WAREHOUSE (TEMPERATURE-CONTROLLED UNIT): 5,500 SQ. M
- AUTOMOTIVE PARTS WAREHOUSE: 60,000 SQ.M



Standard Technical Specifications

- Clear height: 10 m
- Loading docks & drive-in gates
- Floor load capacity: 5T/sq. m
- LED lighting & ESFR sprinkler system
- High insulation level

Key Advantages

- Access to A1 highway
- Right next to Dacia Plant



CLICK [HERE](#) FOR GOOGLE MAPS LINK

Availabilities Overview

Our Projects

Craiova Industrial Park

- 1ST UNIT DELIVERED IN 2024 TO RETURO (5,700 SQ.M)
- PLOT SIZE: 151,000 SQ. M
- POSSIBILITY TO DEVELOP UP TO 76,000 SQ. M

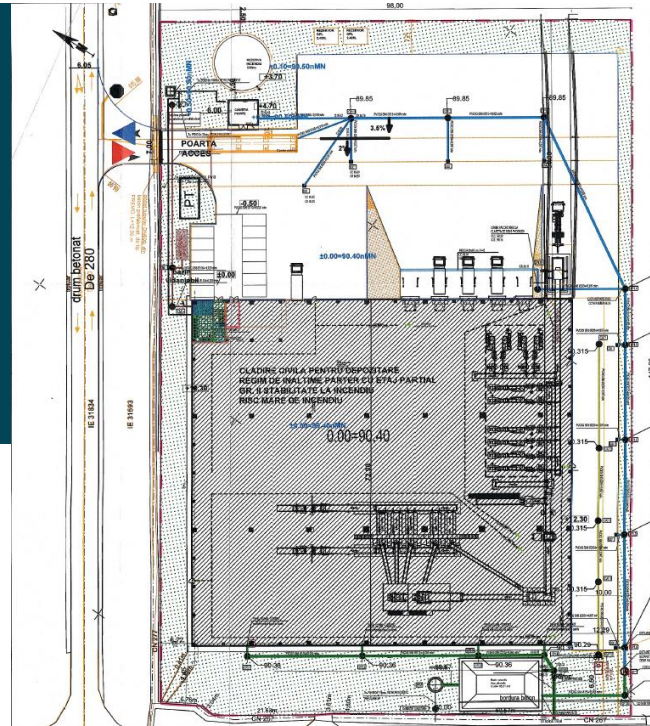
IT ACCOMMODATES CIRCULAR ECONOMY ACTIVITIES

Standard Technical Specifications

- Clear height: > 10 m
- Loading docks & drive-in gates
- Floor load capacity: 5T/sq. m
- LED lighting & ESFR sprinkler system
- High insulation level

Key Advantages

- 18.7 km away from future express road (to be finalized in 2023) connecting the property with A1 highway
- 15.5 km away from Craiova city center



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Availabilities Overview

Our Projects

Otopeni City Logistics

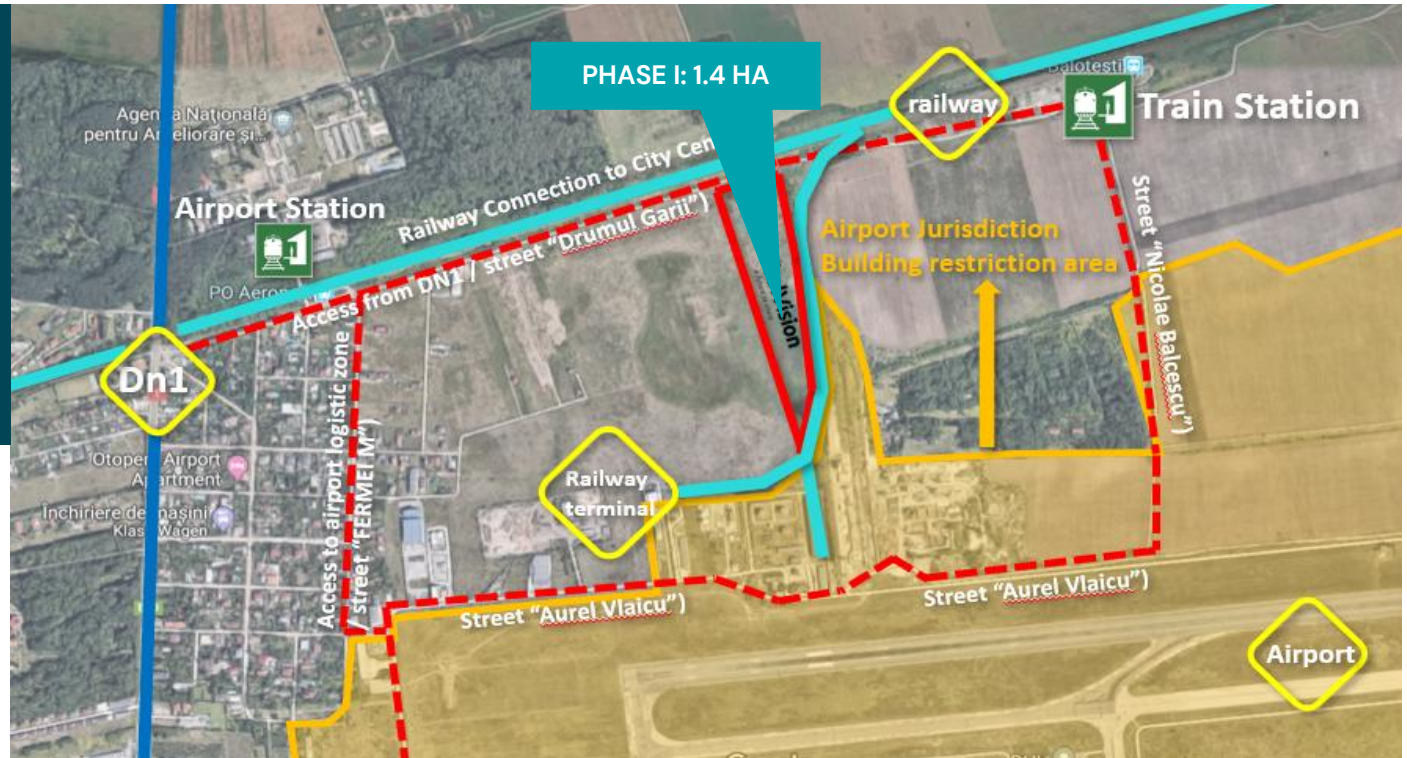
PHASE I: 14,000 SQ. M

- AVAILABLE FOR PRE-LEASE: ~6,500 SQ.M WAREHOUSE SPACE (TO BE DELIVERED IN Q3/4 2025)

PHASE II POTENTIAL EXPANSION: 245,000 SQ. M

Key Advantages / Technical Specifications

- Access to DN1
- Access to train stations
- Clear height: 11.5 m
- Grid: 12 m x 24 m
- 1 loading dock / 800 sqm of warehouse space
- 1 drive-in gate / ~2,000 sq.m
- Floor load capacity: 5T/sq. m
- LED lighting
- ESFR sprinkler system
- High insulation level



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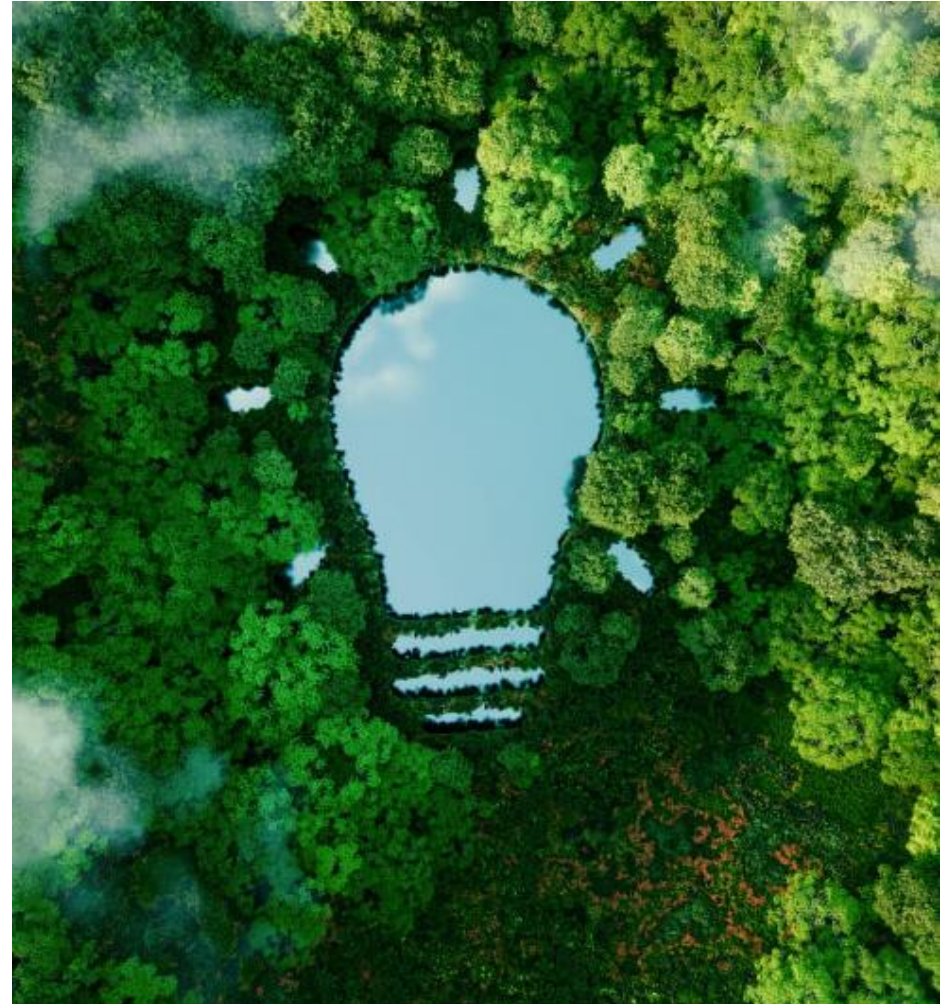
Capitalizing on Green Energy

We collaborate on the installation of photovoltaic systems for properties in Romania and beyond, **working with independent property owners to maximize renewable energy potential.**

Energy Sales & Revenue Generation: Surplus energy is sold back to the grid, providing a significant revenue stream. We also explore battery storage solutions to enhance investment efficiency.

EV Charging Solutions: Enabling charging solution for EVs, generating high-margin returns through optimized energy distribution.

Comprehensive Solar Solutions: From leasing rooftops to permitting, design, installation, operations, and maintenance, we provide end-to-end photovoltaic system management for sustainable energy success.



Our Core Services

1

**Property
Development**

2

**Building
Construction
–
BTO & BTS**

3

**Property &
Facility
Management**

DRIVING GROWTH & LONG-TERM VALUE

We Excel At Delivering Fully Finished Move-in Ready Buildings

We ensure satisfaction at each project stage through a collaborative and transparent approach

- Warehousing, logistics and distribution, fulfilment, cold storage, proximity, e-commerce.
- Light & heavy manufacturing.
- Office, flex space, tech and R&D buildings.



Client Options For Development

We develop and build exclusively green buildings that meet sustainability standards.

Built-to-Own (BTO)

Custom-built property owned by the client after completion at fixed, pre-agreed cost.

- Client capital investment during development.
- Long term stability and control.
- Long term RE investment, potential appreciation.



Built-to-Suit (BTS)

Custom-built property leased by the client after completion.

- Rent payments during the lease.
- Flexibility to relocate and adjust space.
- Operational expense, frees up capital.



Process Steps

Initial consultation on specifications and needs.

Land options, assistance with labor, infrastructure, local municipalities.

Site selection, specifications and turnkey pricing agreed (rent in case of BTS).

Contract commitment and land site control (option/advance downpayment).

Engineering and detailed specifications, design and planning.

Permitting (building, environmental, utilities, roads).

Site Acquisition after land is de-risked.

Construction and Quality Control.

Handover and Post-Completion Support.

TIMELINE

1

PREDEVELOPMENT
3 to 5 months

CONSTRUCTION
8 to 10 months

2

T

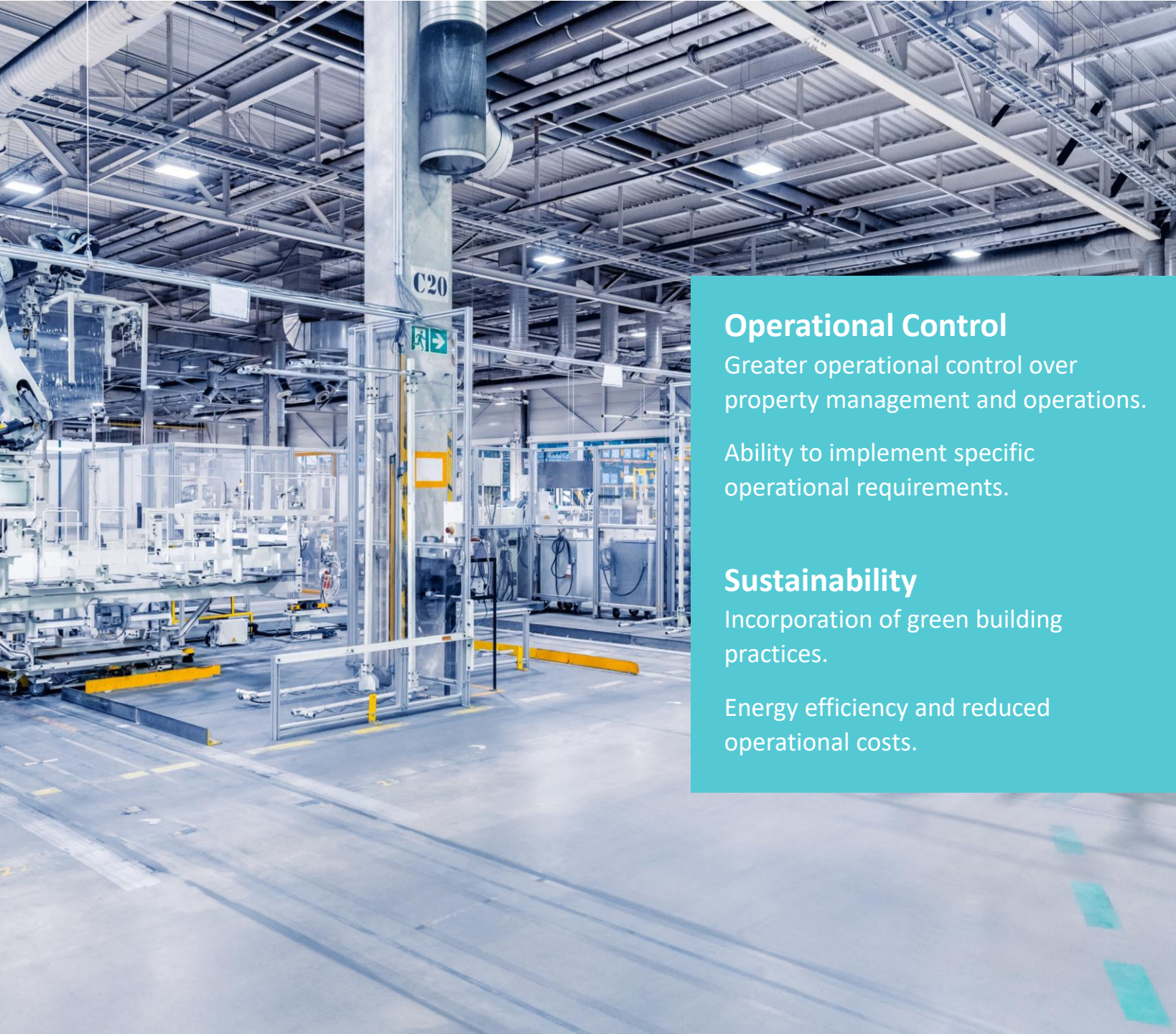
TOTAL project timeline
12 to 18 months.



Why choose us?

- Proven track record and expertise.
- Flexible land solution throughout Romania as per client needs, engaging with workforce & infrastructure consultants, local administrations and local RE networks.
- Extensive design assistance to define flows, specs.
- Customer-centric approach and bespoke solutions.
- Commitment to quality and excellence.
- Dedication to sustainable development aligned with local communities.





BTO Benefits

Operational Control

Greater operational control over property management and operations.

Ability to implement specific operational requirements.

Sustainability

Incorporation of green building practices.

Energy efficiency and reduced operational costs.

Customization

Tailored designs to meet specific business needs.

Future-proofing properties for scalability.

Cost Efficiency

Long-term financial benefits of ownership vs. leasing.

Potential for property appreciation.

Proven Capabilities BTS & BTO Units



VALEO

Completion: 2011

Size: 45,000 sq.M

Timisoara Airport Park (TAP I)

Location: Timis county

Use: production & storage



HONEYWELL

Completion: 2014

Size: 12,000 sq.M

Timisoara Airport Park (TAP I)

Location: Timis county

Use: production & storage



HAVI

Completion: 2021

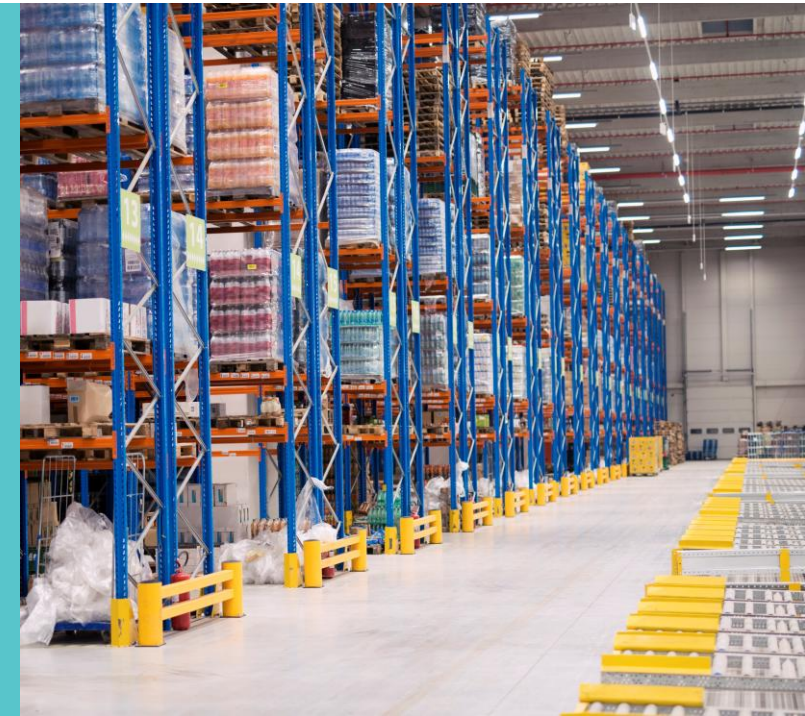
Size: 21,000 sq.M

Chitila Logistics Hub

Location: Ilfov county

Use: general goods, chilled & frozen warehousing,
national distribution center of fast-food products.

Turn-key
buildings
delivered





MEGA IMAGE

Completion: 2020

Size: 4,600 sq.M

Chitila Logistics Hub

Location: Ilfov county

Use: storage

We offer fixed costs,
turn-key production
facilities, warehousing,
and office buildings as
well as Integrated
Building Management
Services



HUF

Completion: 2020

Size: 10,000 sq.M

Arad Industrial Park West

Location: Arad county

Use: production



IWIS

Completion: 2020

Size: 6,700 sq.M

IWIS Oradea Eurobusiness Park

Location: Bihor county

Use: production





CONTINENTAL
 Completion: 2015
 Size: 50,900 sq.M
 Timisoara Airport Park (TAP I)
 Location: Timis county
 Use: production & storage

How can I be sure
 about the quality?

Weekly project management
 reports, cameras on-site,
 third-party quality
 consultants.



COCA-COLA
 Completion: 2019
 Size: 4,600 sq.M
 Location: Timis county
 Use: storage



LITENS AUTOMOTIVE GROUP
 Completion: 2017
 Size: 8,000 sq.M
 Timisoara Industrial Park
 Location: Timis county
 Use: production



LINDE
 Completion: 2023
 Size: 6,000 sq.M
 Constanta Business Park
 Location: Constanta county
 Use: production





DHL
 Completion: 2022
 Size: 1,000 sq.M
 Constanta Business Park
 Location: Constanta county
 Use: currier / regional distribution center



ELEKTROKONTAKT
 Completion: 2024
 Size: 14,000 sq.M
 Mures City Logistics
 Location: Mures county
 Use: production & storage



CAROLI
 Completion: 2022
 Size: 5,800 sq.M
 Pitesti Industrial Park
 Location: Arges county
 Use: chilled & frozen warehousing

How can I be sure
 about the timeline?

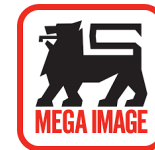
Follow weekly milestone
 progress updates on your
 customer page, intervene if
 necessary.



FRIESLAND CAMPINA
 Completion: 2023
 Size: 4,400 sq.M
 Mures City Logistics
 Location: Mures County
 Use: chilled warehousing, national distribution center
 of dairy products

BTS & BTO Units

Some of Our Tenants & Clients



Our Core Services

1

**Property
Development**

2

**Building
Construction
–
BTO & BTS**

3

**Property &
Facility
Management**

DRIVING GROWTH & LONG-TERM VALUE

Property Operations



- **Support services:**

- ✓ Accounting & procurement services;
- ✓ Warranty management and quality control;
- ✓ Compliance and advising for insurance contracting;



- ✓ Valuations and property tax;
- ✓ Marketing services;
- ✓ Health & safety advisory;
- ✓ Opex and Capex forecast;



- **Workspace well-being solutions:**

- ✓ Advisory;
- ✓ Interior design;
- ✓ Turnkey solutions for fit-out works from design and documentation to execution;
- ✓ Furnishing;



- **Asset management:**

- ✓ Asset repositioning strategy;
- ✓ Business continuity planning;
- ✓ Dedicated marketing (project based – remarketing of property during vacancy);
- ✓ Leasing & Sales Management



- **Tenant relationship:**

- ✓ Lease management and administration;
- ✓ Customized coordination of tenancy relationship process (incl. tenant retention advisory);

Facility Management



- Technical services and Specialized revisions, maintenance and repair of equipment: **electrical, HVAC, low currents, fire sprinkler and hydrants system, smoke exhaust systems.**



- Environmental management: waste & wastewater management, environmental compliance.



- **Soft (non-technical) services:**
 - ✓ Full cleaning services;
 - ✓ Snow removal services, green space services;
 - ✓ Pest control;
 - ✓ Security and fire services;



- **Help desk services;**
- **Mobile teams intervention available in max. 3h.**
- **Relocation support, including move-in and move-out assistance & coordination.**
- **Building structural health monitoring (UTC);**

Some of our Property & Facility Management Clients





**Contact us to find out
more about our services,
areas of interest and how
we can collaborate.**

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