

GLOBAL SPOTLIGHT

Bucharest, Romania



Bucharest is the capital city, as well as the industrial and commercial center of Romania.

- The office market in Bucharest is very dynamic. Current demand for quality office accommodations continues to significantly exceed supply. Take-up is primarily driven by multinational occupiers seeking to enter or expand their operations in Romania.
- With Romania's expanding economy, and the increased purchasing power and consumption it is generating, the retail market is attracting intense interest from retailers, developers and investors. The market is substantially undersupplied. Shopping malls will have the most significant development. Retail park projects and multi-brand factory outlet centers with good accessibility are emerging as new retail formats.
- Demand for new warehouse projects is driven by large multinationals entering the market, as well as those considering relocating from older facilities. The newer modern facilities provided by experienced logistic developers offer these multinational tenants the technical specifications required. The recent arrival of the larger international retail chains signal stronger demand going forward.
- Strong demand in the investment market has been sustained by the important capital inflows coming from investment funds and property investment companies targeting Romania to diversify real estate portfolio and risk across regional markets.

Bucharest At A Glance

Population	2.1 million
Location	Capital city of Romania
GDP	\$158.5 billion (2007 est.)
Inflation	6.6 (Dec 2007)
Interest	9.03%
Unemployment	6.1% (Bucharest less than 4%)
Conversion	1 USD = 0,6360 EUR

Property	Rent/SM/Month Low	High	Vacancy Rate
Downtown Office Class A	€18	€30	2%
Suburban Office Class A	€14	€18	3.5%
Industrial Bulk Warehouse	€4.5	€7.5	0%
Retail City Center	€100	€130	0%

NAI Property Partners provides local market expertise in Romania.

About NAI Global:

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

At A Glance

375	Offices
55	Countries
8,000	Professionals
\$45 billion	Annual Transaction Volume
250	MSF of Property Management

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