

CONTINUING BUILDING TRUST IN THE INDUSTRIAL DEVELOPMENT



Over the last 18 years of activity, we have improved our ability to excel in different sectors of construction development. One of them is the industrial & logistic domain, a truly significant establishment in today's market. This sector shows intense growth in our division and keeps evolving day by day.

One of the most recent projects we have recently been involved in is the temperature-controlled logistics warehouse dedicated to meat foods. It is a new building raised on a total surface of 3,600 sq.m.. Separately are also added the office and administrative spaces, also part of this project. Today, we work with our partners to achieve the best results that we have set together for raising this warehouse.

The Vitalis team provided Project & Cost Management Services in the pre-construction phase and currently we work by full implication of Project & Cost Management, Site Inspection, Site Management and Health & Safety Coordination Services in the construction phase.

With a team of experts allocated to this project, we are expecting to prove once again our unique performance. Other projects alike which we recently added to our portfolio include a medicine packaging warehouse in Turda, Kaufland logistic center, also in Turda, an automotive components factory in Ghiroda and the Siemens factory in Sibiu.

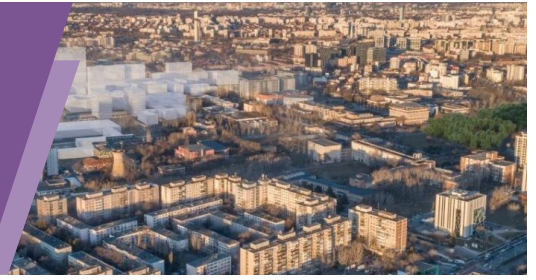
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In 2024 the entire industrial market showed a positive evolution marked by new developments along Romania.

As leaders in the market, we work simultaneously in multiple industrial & logistical projects, and we will continue **#BuildingTrust** and forming new partnerships.

RIVER DEVELOPMENT BECOMES SEMA REAL ESTATE



The local real estate developer and investor River Development announces the transformation of its current brand, River Development, into SEMA Real Estate.

The rebranding marks a new stage for the company, reflects its natural evolution and brings more clarity to defining the communication pillars of our projects in the portfolio and in strengthening the brand positioning in the market.

“The new SEMA Real Estate name and visual identity is actually our authentic identity, which we have resonated with, all these years. More specifically, we’re going back to the future! The keyword SEMA is already recognized for our flagship project, Sema Parc, one of the most significant mixed-use developments in Bucharest, that includes office buildings, commercial spaces and a residential area. The rebranding emphasizes the legacy and importance of this project to the company’s identity and its role in shaping its future developments with professionalism and enthusiasm. Therefore, all our current developments, as well as the future developments, will be under the same umbrella: SEMA,” declares Oana Rădulea, Managing Partner SEMA Real Estate.

She announced the plan to launch our first residential project, SEMA Home, a compound of collective housing and mixed functions, located in the southern area Sema Parc’s. The project is planned to take place in several phases, of which the first one will start in the first quarter of next year.

“Our mission remains the same, to reshape the city by transforming and remodeling the urban landscape in the central-western area of the capital, through the sustainable development of our two large-scale projects – Sema Parc and The Light,” she added.

The slogan of the Sema Parc project – *“In the heart of the community”* represents a responsibility for their well-being.

“We are motivated to do good by doing better – both in service to others and in supporting causes that lead to positive change in our society. Driven by this desire to do good, this year we established the SEMA Foundation with the purpose of promoting and supporting a healthy lifestyle, both through preventive actions and through material interventions, psychological and emotional support,” says Oana Rădulea, Managing Partner SEMA Real Estate.

THE REAL ESTATE MARKET AS AN INVESTMENT OPPORTUNITY



Real estate investment typically involves owning property to generate rental income or capital appreciation. The European and Dubai off plan properties market presents unique advantages like higher rental yield or early investment opportunities. Rental income from tenants can deliver steady passive revenue month after month. Careful property management and smart financing can maximize cash flows. Real estate often appreciates over time, allowing for profitable sales in the future. Real estate prices in Europe have increased substantially, with average rents up 18% and house prices up 49% since 2010. Real estate acts as a portfolio diversifier that can hedge against stock market volatility. While past performance does not guarantee future results, real estate historically has low correlations with stocks and bonds.

The residential real estate market size is expected to reach over \$550 trillion by 2028. The most common real estate investments are residential properties like single-family homes, duplexes, apartments, and multi-unit buildings. Residential real estate provides the opportunity for rental revenue along with the possibility of value appreciation as property prices increase in the long run. The advantage of residential real estate is that it's easy to manage, especially if you hire a property management company. There is also steady demand in most areas for rental housing. The downside is that residential properties require more regular maintenance and upkeep compared to commercial real estate. Landlords have to handle tenant issues and repairs. Residential properties have the potential to generate substantial passive income with supervision and financial allocation in sought-after areas.

Various real estate investments fall under the umbrella of commercial real estate, such as corporate office spaces, storefront retail units, manufacturing storage facilities, and healthcare clinics. Although commercial real estate demands substantially larger initial investments, the potential for greater and more predictable income streams from tenant rent payments is appealing. Commercial real estate can provide higher and more stable rental income. Renters tend to be companies entering into longer contractual agreements for occupancy, leading to more stability and less fluctuation in tenancy. Commercial real estate can be more susceptible to swings in the broader economy. In a downturn, businesses may close down locations, impacting occupancy levels.

The land generates no rental income, but its strategic purchases can pay off big in the long run. Vacant land can be purchased for future development or agricultural use. The key is researching locations poised for growth and being willing to hold the land for several years as value builds. Land can appreciate over time. Strategic land investments in developing areas zoned for commercial or residential uses offer lower upfront costs but higher potential returns. While land has lower upfront costs, it requires vision, extensive research, zoning knowledge, and patience to see a return. No matter what type of real estate investing appeals most, thorough research, financial planning, and a long-term perspective are key to maximizing returns. While buying a physical property outright with your money is the traditional route, there are alternative real estate investments to consider. These can provide a lower barrier to entry and a hands-off approach.

The market has many choices besides buying property, such as real estate investment trusts and online real estate crowdfunding sites. Real estate deserves strong consideration for an investor looking to unlock passive income and benefit from a stable asset class.

CHECK OUT OUR LATEST UPDATES
ON LINKEDIN AND JOIN OUR
ONLINE COMMUNITY FOR MORE!



Thank you!

Last night was magical. We attended the Romanian Property Awards 2024 event and we were thrilled to win the award of the best project management company. Our activity within the Grand Hotel du Bucharest project reflects not only our professional approach, but also the close bond we formed with our partners over the years. Together we make a great team and the results are the proof.

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Happy to attend today the Residential Conference - The Future of Quality Living, organized by hashtag#BREC.

The agenda of this event focused on the local residential market, future developments, new tendencies and insights from the biggest developers.

It was a great pleasure to meet some long-term partners of ours, discuss, share ideas and #BuildingTrust!

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Today we took part in the Business Mark event. It was an amazing opportunity to attend the Real Estate & Construction Forum where current aspects of the market were discussed - evolution of the Real Estate segment, challenges faced, conclusions for 2024 and predictions for the future period. more.

#Day1 of the #ForbesCEEForum2024

Today, our team attended the Forbes CEE Forum event on behalf of Vitalis Consulting. The event was a gathering of top business leaders, entrepreneurs, and policymakers from Central and Eastern Europe, coming together to discuss the current economic landscape and future opportunities in the region.

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