

VITALIS CONSULTING NOMINATED FOR THE BEST PROJECT MANAGEMENT COMPANY OF THE YEAR

Recognising
Transformations in Real Estate
since 1995



Category: Best Project Management
Company of the Year
Vitalis Consulting

We are absolutely thrilled to share that our team has been nominated for the esteemed title of Best Project Management Company of the Year at the CIJ Awards! This annual event is a highlight in the real estate calendar, bringing together the brightest minds and top performers in the industry, and we are truly honored to be recognized among such distinguished companies.

Over the years, our journey has been marked by dedication and hard work, resulting in an impressive track record of 15 nominations and 8 awards. Each accolade we've received has been a reflection of our unwavering commitment to professionalism, excellence, and innovation in project management. This latest nomination is not just a recognition of our past achievements; it fuels our passion to continue evolving, learning, and adapting to the ever-changing landscape of the real estate market.

We are enthusiastically waiting for the CIJ event, where we will not only celebrate our nomination but also reconnect with our partners and colleagues who share our commitment to excellence. The opportunity to engage with other industry leaders, exchange ideas, and draw inspiration from one another is invaluable. It's moments like these that remind us of the collaborative spirit that drives our industry forward.

Inside this issue:

1. VITALIS CONSULTING NOMINATED FOR THE BEST PROJECT MANAGEMENT COMPANY OF THE YEAR
2. One United Properties reports sales of long-term rental properties worth EUR 52.4 million at 6.64% yield
3. Sustainability and Its Importance in Building a Durable Business
4. The Latest Updates on Vitalis Consulting's LinkedIn Page

As we prepare for this exciting event, we want to extend our heartfelt gratitude to everyone who has supported us along the way. Thank you for believing in our vision and for contributing to our success. We wish all nominees the best of luck and look forward to celebrating the achievements of our peers in the real estate sector.

Together, let's continue to set new standards of excellence and innovation in **Real Estate**.

ONE UNITED PROPERTIES REPORTS SALES OF LONG-TERM RENTAL PROPERTIES WORTH EUR 52.4 MILLION AT 6.64% YIELD



One United Properties, the leading green investor and developer of residential, mixed-use, and office real estate in Romania, has sold long leasehold properties, part of its portfolio of commercial projects, worth EUR 52.4 million in the last 18 months. The total GLA (gross lettable area) of these properties is 20,851 sqm (GLA) and the transactions have achieved an average yield of 6.64%.

Among the properties transacted are One Herăstrău Office, the Lidl retail space at One Verdi Park, the One North Gate 2 building, as well as the commercial spaces in One Cotroceni Park and One High District developments destined for the opening of new sports centres with swimming pool operated by WorldClass.

"The intense activity that our company's commercial division has seen over the past year and a half suggests a significant increase in investor interest in income-generating assets, signalling that the market for the sale of these properties is not only dynamic but also liquid. This trend is being fuelled by falling interest rates, making market yields increasingly attractive to investors. We sold all the leased assets in the portfolio that were small in size, below EUR 10 million per property, and the demand we found in the market was very robust", said Mihai Păduroiu, CEO Office Division One United Properties.

Properties marketed by One United Properties are recognized for their sustainability and strategic positioning, providing stable returns in a dynamic market environment. The company's strategy is to deliver quality, certified sustainable projects that not only meet current market demands, but also contribute to the long-term development of the city. One United Properties has also recently started the construction of One Technology District, a campus of offices and research labs that aims to be the most sustainable in Romania and one of the most sustainable in Europe, built for the German giant Infineon Technologies, a company listed on the Frankfurt Stock Exchange and a world leader in the semiconductor industry. One Technology District will house the largest research and development centre for semiconductor chips in South-Eastern Europe and will serve Infineon's needs for 15 years from 2026. The total value of the contract amounts to EUR 57 million (excluding VAT) and represents one of the largest pre-let agreements ever recorded in the local office market.

The company is focused on developing fully leased and pre-leased office projects. As of June 30, 2024, One United Properties' commercial portfolio included 163,000 sqm GLA, of which 119,000 sqm is operational in developments such as One Tower, One Cotroceni Park, One Verdi Park and Eliade Tower, and under construction in One Gallery (former Ford factory undergoing restoration), One Technology District and Mondrian Bucharest.

(Source: www.business-review.eu)

SUSTAINABILITY AND ITS IMPORTANCE IN BUILDING A DURABLE BUSINESS



The growing global awareness of environmental impacts and the increasing concern for social responsibility have transformed the way companies operate. In today's context, sustainability is no longer just a theoretical concept, but an essential component of any business aiming for long-term success. A sustainability strategy is a comprehensive, goal-oriented plan developed by an organization to incorporate environmental, social, and governance (ESG) considerations into its operations, decision-making, and corporate culture. The primary objective of this strategy is to align the company's practices and goals with sustainability principles. Companies that embrace sustainability principles not only reduce their negative environmental impact but also actively contribute to responsible economic development and social well-being.

Dorel Duliga, CEO of PALD Engineering, explains how sustainability has become a central part of a company's strategy and why it is crucial for a durable business. "I believe that sustainability should not be viewed merely as an obligation, but as an opportunity for innovation. Sustainability is no longer a luxury; it is an absolute necessity. We have the chance to create technological solutions that not only reduce long-term costs but also bring added value to clients and communities. It's an opportunity to position ourselves as industry leaders, offering smart and resource-efficient solutions. In every decision we make, we carefully evaluate the impact on the environment, the economy, and the community we operate in. I firmly believe that any business ignoring these aspects will have a significant impact on local communities and society at large. A sustainability strategy is essential for companies for several reasons, extending beyond environmental and social benefits. By considering ESG (Environmental, Social, and Governance) factors and implementing a sustainable strategy, businesses can gain significant advantages at various levels:

1. **Cost Reduction:** ESG strategies directly reduce costs by promoting resource efficiency. By implementing sustainable practices, such as reducing water and energy consumption, optimizing raw material use, and improving logistics, companies can lower operational expenses and enhance their financial performance.
2. **Sales Growth:** ESG factors influence consumer preferences. Many customers prefer sustainable products and services, leading to increased sales. Additionally, companies with strong ESG ratings often receive favorable conditions from financial institutions due to being considered lower risk.
3. **Promoting Innovation:** Sustainability drives innovation within organizations. The need to operate sustainably encourages businesses to seek innovative solutions with a lower environmental impact, such as developing recyclable materials, reducing waste, and adopting cleaner technologies.
4. **Employee Acquisition and Retention:** An ESG strategy helps companies attract and retain talent, particularly among younger generations who seek purpose-driven jobs and are drawn to businesses that care about sustainability. A strong ESG value proposition can increase job satisfaction and productivity.
5. **Risk Reduction:** ESG provides a comprehensive approach to risk management. By incorporating standards related to environmental management, worker safety, human rights, and regulatory compliance, companies can mitigate risks associated with fines, lawsuits, and reputational damage. Investors also view strong ESG policies as indicators of effective risk management.
6. **Social Impact:** Beyond the clear environmental benefits, sustainability has a significant impact on local communities and society at large.

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



Building trust and partnerships of success!

Happy Birthday, Alina!

Ciorani village becomes a national leader in photovoltaic energy, standing in the highest rank of energy producers of Romania. An investment of 100 mil. euros has been made in the development of the largest photovoltaic park in the country, capable of generating 90 MW of energy.

Today, we celebrate not just your special day but also the incredible impact you've had on our team over the past six years. Your kindness, professionalism, and dedication as a project manager have truly made a difference in our workplace.

 /company/vitalis-consulting

 /company/vitalis-consulting



It was a great weekend because our team was #OnFire at the #BucharestMarathon2024

Happy International Day of Architecture!

Big congrats to you guys for running 21 km in this awesome race. It was a fun and productive way of spending together this end of the weekend and recharge the batteries for a new week.

Today, we celebrate the power of architecture to shape our environments and enhance our lives. It's about more than just buildings, it's about crafting spaces that inspire and connect communities.

 /company/vitalis-consulting

 /company/vitalis-consulting



BUCHAREST, ROMANIA
8 Stefan Burcus Street, District 1, 011415
T: +4 021 231 53 57/ 58, F:+4 021 231 53 59
office@vitalis.com, www.vitalis.com

LONDON, UK
CHISINAU, MOLDAVIA
KIEV, UKRAINE

 /Vitalis-Consulting

 /company/vitalis-consulting

 /vitalis_consulting