



BUILT TO OWN

SOLUTIONS FOR
PRODUCTION,
WAREHOUSING AND
OFFICE BUILDINGS



WHO we are

A leading real estate developer,
investment and asset manager with 20+
years of experience.



Diverse land options available in multiple
locations throughout Romania

Land development, utilities, access,
permitting

Turn-key customized construction of
buildings and specialized installations

Renewable energy solutions to support your
activities

Integrated Building Management throughout
the building lifecycle



We have delivered **1.7**
million

square meters of buildings across more
than 150 construction projects.

OUR
expertise

Specialized in **logistics,**
industrial,
office

Strong engineering, project management and
construction capabilities for complex
customizations



WE EXCEL AT DELIVERING
FULLY FINISHED MOVE-IN
READY BUILDINGS SUITED FOR:

Warehousing, logistics and distribution,
fulfilment, cold storage, proximity,
e-commerce.

Light & heavy manufacturing.

Office, flex space, tech and R&D buildings.



OUR philosophy

We view

Customers as partners

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

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.



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.



BTO benefits

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.

Services

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



B. 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)

A. 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



WE OFFER INTEGRATED BUILDING MANAGEMENT SERVICES

Asset, Property, and Facility Management

Permitting – updated Fire Permits, Building Permits, and Approvals

Industrial and Office Fitting and Refitting (Design, Construction, Compartments, Mezzanines, Production Lines, Skids, Cabling)

Comprehensive Fit-Out Services for Office, Industrial, and Retail Occupiers”

WE OFFER GREEN ENERGY SOLUTIONS TO POWER YOUR ACTIVITIES:

On existing buildings

On buildings under development

Other locations as available to the client



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

2

CONSTRUCTION
8 to 10 months

T

TOTAL project timeline
12 to 18 months.

PROJECTS



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

YES

Is the building cost fixed?



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: courier / 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.



FRIESLANDCAMPINA

Completion: 2023

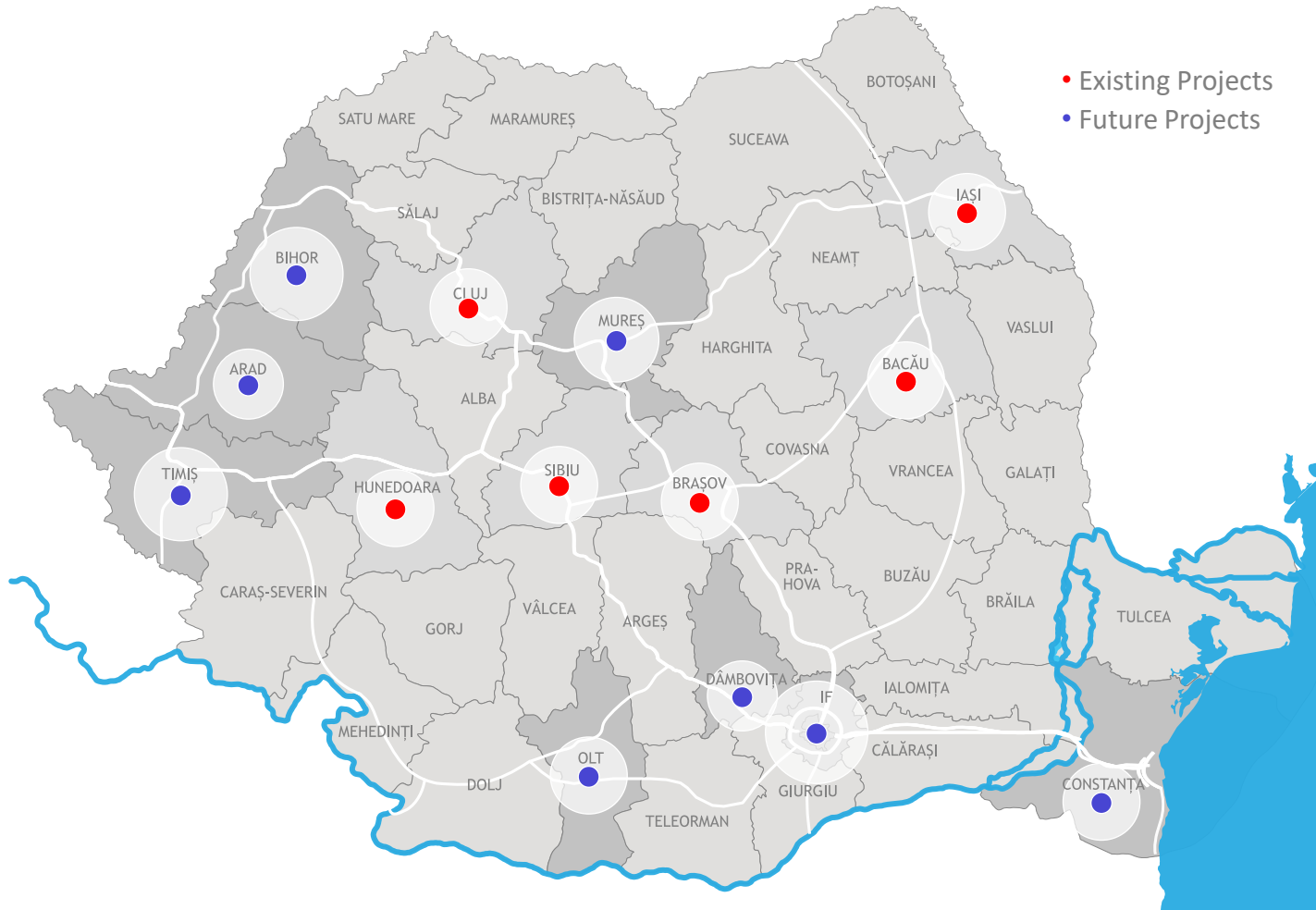
Size: 4,400 sq.M

Mures City Logistics

Location: Mures County

Use: Chilled warehousing, national distribution center of dairy products

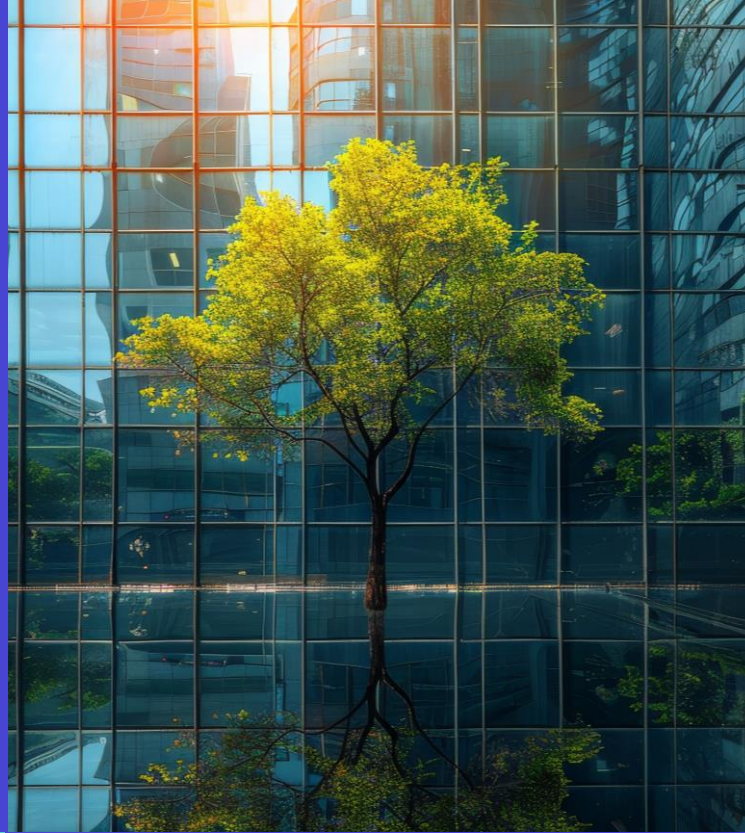
WHY choose us?



- 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.

OUR COMMITMENT to ESG and Sustainability

At Global Vision, we are passionately committed to environmental, social, and governance principles, guiding us to create industrial real estate that promotes a sustainable future for our planet and communities.



Environmental Stewardship

We minimize our ecological footprint through:

Green Building Standards: All developments meet leading certifications like BREEAM

Renewable Energy Integration: We use renewable energy sources to reduce carbon emissions.

Resource Efficiency: advanced water and energy management systems, including energy-efficient HVAC and lighting.

ESG principles are central to our identity. By developing environmentally friendly and socially responsible industrial real estate, we are building a sustainable future for generations to come.

Join us in making a positive impact on the world, one building at a time.

SOCIAL RESPONSIBILITY

Community Engagement: Supporting local development through education, jobs, and infrastructure.

Health and Well-being: Ensuring green spaces, natural light, clean air, and ergonomic spaces.

Inclusive Workplaces: Promoting diversity, equality, and respect for all.

We uphold the highest standards of integrity and transparency through:

Ethical Practices: Adhering to rigorous ethical standards and compliance with laws and regulations.

Stakeholder Engagement: Maintaining open communication with investors, occupiers, employees, and community members to align projects with their values.

Building a Sustainable Future



CONTACT

If you are interested to find out more about our business lines, how we work and plans of growth, or if you want us to collaborate, please contact us directly and we will be swift to reply.

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