



BOGART



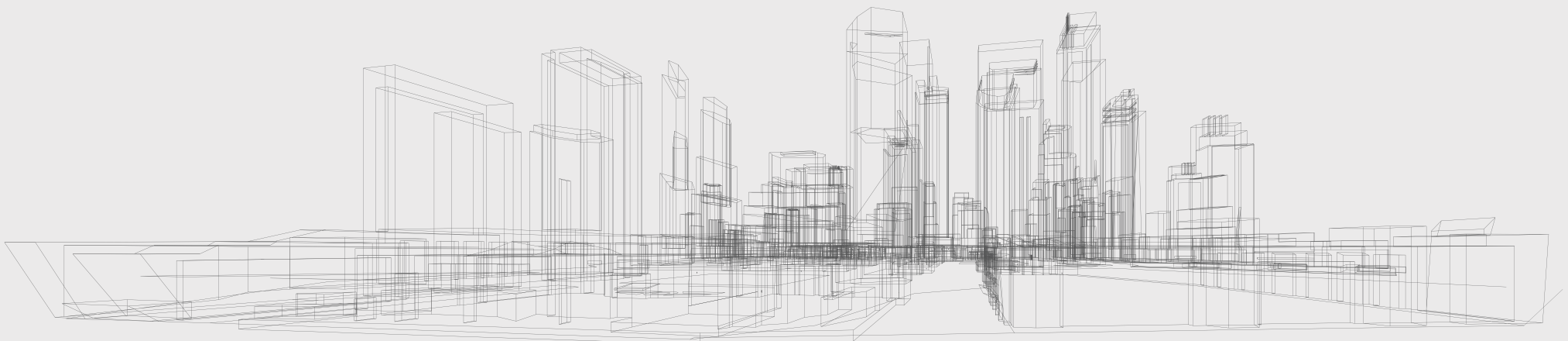
Bog'Art is an integrated building company based in Bucharest and is one of the largest general contractors in Romania.

The company is a family business established in 1991 and is a longstanding market leader in civil construction.

We are most reputable for landmark projects requiring complex and innovative technical solutions.

Our hands-on management and highly qualified staff promote a client-oriented culture that aims to optimize processes.

We achieve quality performance and timely completion of our projects through our full range of building services.



KEY FIGURES

+30 years of continuous activity and achievements

+650 projects delivered in both private and public sectors

2.5 million sqm delivered in a timely manner and to client satisfaction

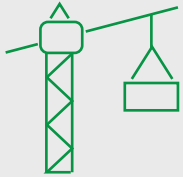
€1.5 billion contracted value in turnkey projects and innovative works

€200 million turnover for Bog'Art Group in 2023

400 office employees

1,300 site staff spread throughout the country

ACTIVITIES



Construction



Production



Real Estate
Development



Building
Management

IN-HOUSE RESOURCES

- Knowhow, brand and reputation of experiences management and PMP® from PMI awarded project managers;
- Experts in related fields, from consulting to design, tendering and execution;
- Production of materials and components in order to ensure turnkey delivery;
- Our highly qualified workforce.

SERVICES

- General Contracting;
- Project Management & Consulting;
- Architecture & Design;
- Reinforcing Steel Production;
- Building Enclosures, Interior Finishes & Fit Outs;
- HVAC, Plumbing & Electrical Systems, BMS;
- Aluminum & Glass Façades.

PROJECT TYPES

- Offices and residential buildings;
- Industrial buildings and retail warehouses;
- Shopping centers and showrooms;
- Institutional and infrastructure;
- Hospitality buildings and leisure facilities;
- Medical and scientific facilities;
- Cultural, educational and religious buildings and facilities.

BOÇ'ART

GROUP OF COMPANIES



BOÇ'ART

General Contracting



BOÇ'ART
BUILDING MANAGEMENT

Building & Facility Management Services



BOÇ'ART
STEEL

Top producer of Reinforced steel



BOÇ'ART
residential

Residential Property Developer in central and northern Bucharest



alusystem
INTELLIGENT BUILDING FACADES

Market leader in turnkey Façade systems



cons|construct

Consultancy in Construction and Project Management



TONI TRADING.COM

Acquisition of Construction materials

OUR VISION

MISSION

Romanian market leader for integrated building services with long term commitment towards our clients and our buildings.

METHODS

- We create synergies through integrated construction services, optimizing costs while mitigating risks throughout the building lifecycle.
- We focus on complex and special projects, utilizing innovative construction techniques and sustainable practices to increase efficiency and minimize our carbon footprint.
- We continuously improve our internal processes in a high-performance organization that supports strongly qualified and motivated professionals.
- We are adaptable to the market and highly responsive to our stakeholders, with a proactive approach to collaboration in long-term business partnerships.



CORE VALUES

We believe that the process is just as important as the result.

Our commitment to our project's success is applied in our working methods on the construction site and beyond.

The standards that guide our actions on a daily and long-term basis focus on delivering the highest level buildings.

Through hands-on management, we constantly aim to optimize our planning and execution, both from a time and a financial perspective.

Cutting edge technology and streamlined processes are always implemented to deliver state-of-the-art projects.

Through continuous organizational progress, we ensure our team's cohesion and growth opportunities for our employees.



Bog'Art represents a culture of building. In order to successfully deliver a turn-key project, our group of companies are equipped and organized to the scale of a large corporation, but carry the personal touch of a family business. The fully integrated building services we provide are client-oriented, with a strong focus on applied ingenuity and responsiveness to each project`s needs.

The company has evolved throughout several business cycles for over 25 years, achieving continuous growth and adaptability by working successfully with international property investors in Romania. The long-standing local relationships, accumulated know-how, and devoted professionals in our team reflect our expectations of higher building standards. That is our premise for building Bog'Art and the promise we keep towards Bog'Art buildings.

President and Owner of Bog'Art,
eng. RAUL DOICESCU

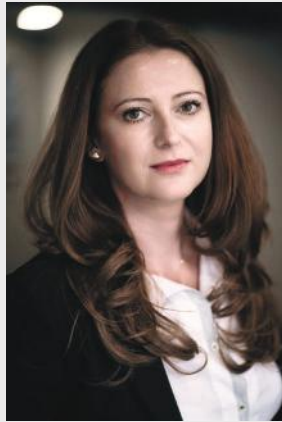


Chief Executive
Officer



Sorin Greu

Chief Financial
Officer



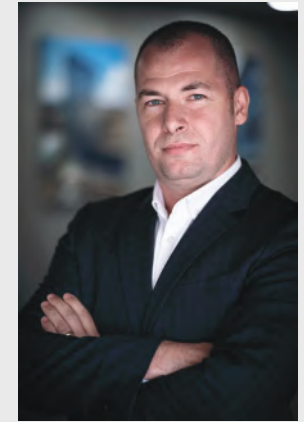
Greta Guțoi

Development
Director



Bogdan Doicescu

Commercial
Director



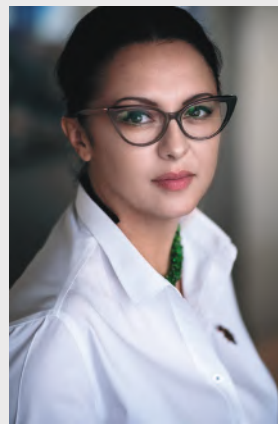
Adrian Tudor

Procurement
Director



Sorin Suci

HR
Director



Simona Cârstoiu

Operations
Director



Bogdan Boldescu

Production & Workforce
Director



Ion Bădiceanu

Design
Director



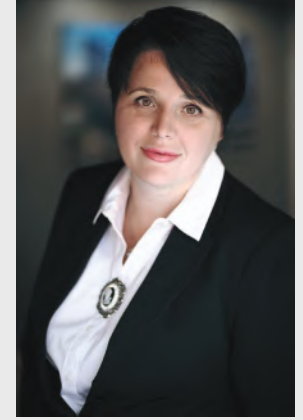
Laura Constantinescu

Quality Control
Director



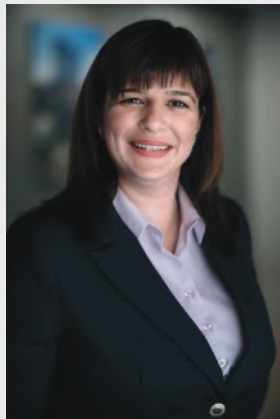
Vlad Roman

Head
of Legal



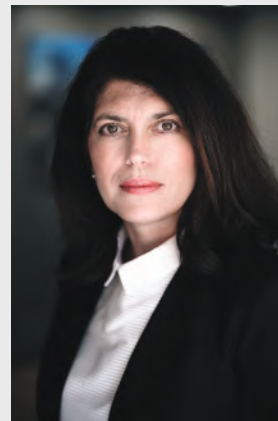
Mariana Broșteanu

Head
of Controlling



Cristina Botez

Head
of Accounting



Maria Chira

Head
of Installations



Claudia Antohe

OUR PORTFOLIO OF CLIENTS



**Logos displayed are for illustrative and informative purposes, are not subject to any promotion of third-party vendors and are bound by the confidentiality agreement with the contractual partners with whom we are engaged in active contracts having no prerequisite approval to display or communicate any information other than that which is already publicly available.*



A photograph of a modern office building facade with a dark, metallic finish and large glass windows. A white architectural wireframe overlay is visible on the left side of the image. The text "OFFICE BUILDINGS" is overlaid in white, bold, uppercase letters in the upper left quadrant.

OFFICE BUILDINGS

U CENTER 2

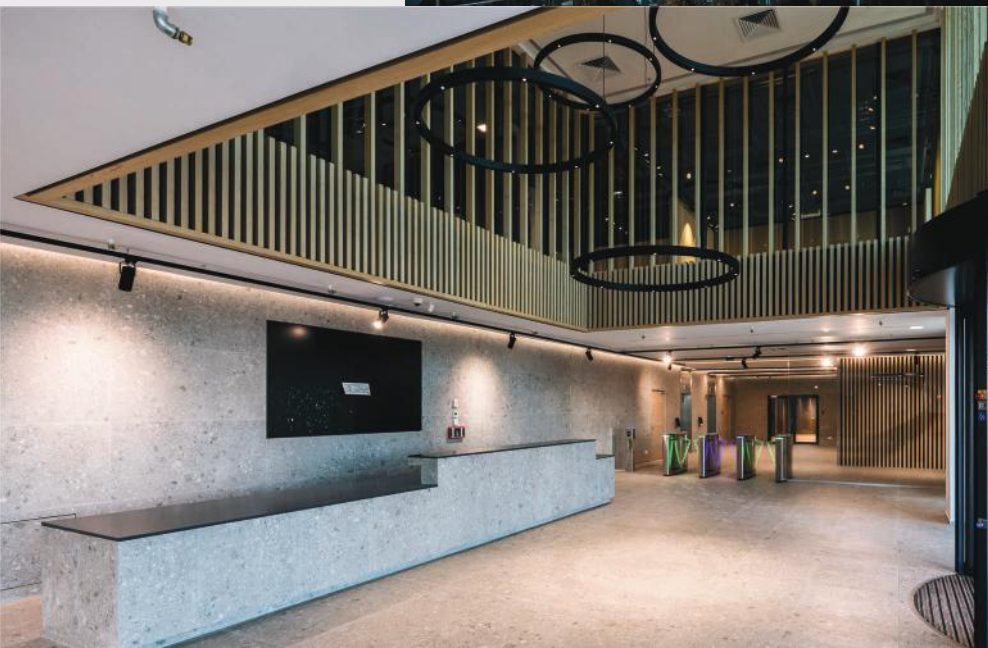
LOCATION 210 Calea Șerban Vodă, district 4, Bucharest
SURFACE 53,300 sqm
EXECUTION 2021-2023
DURATION 19 months



MIRO



LOCATION 89A București-Ploiești road, Bucharest
SURFACE 35,900 sqm
EXECUTION 2020-2021
DURATION 16 months

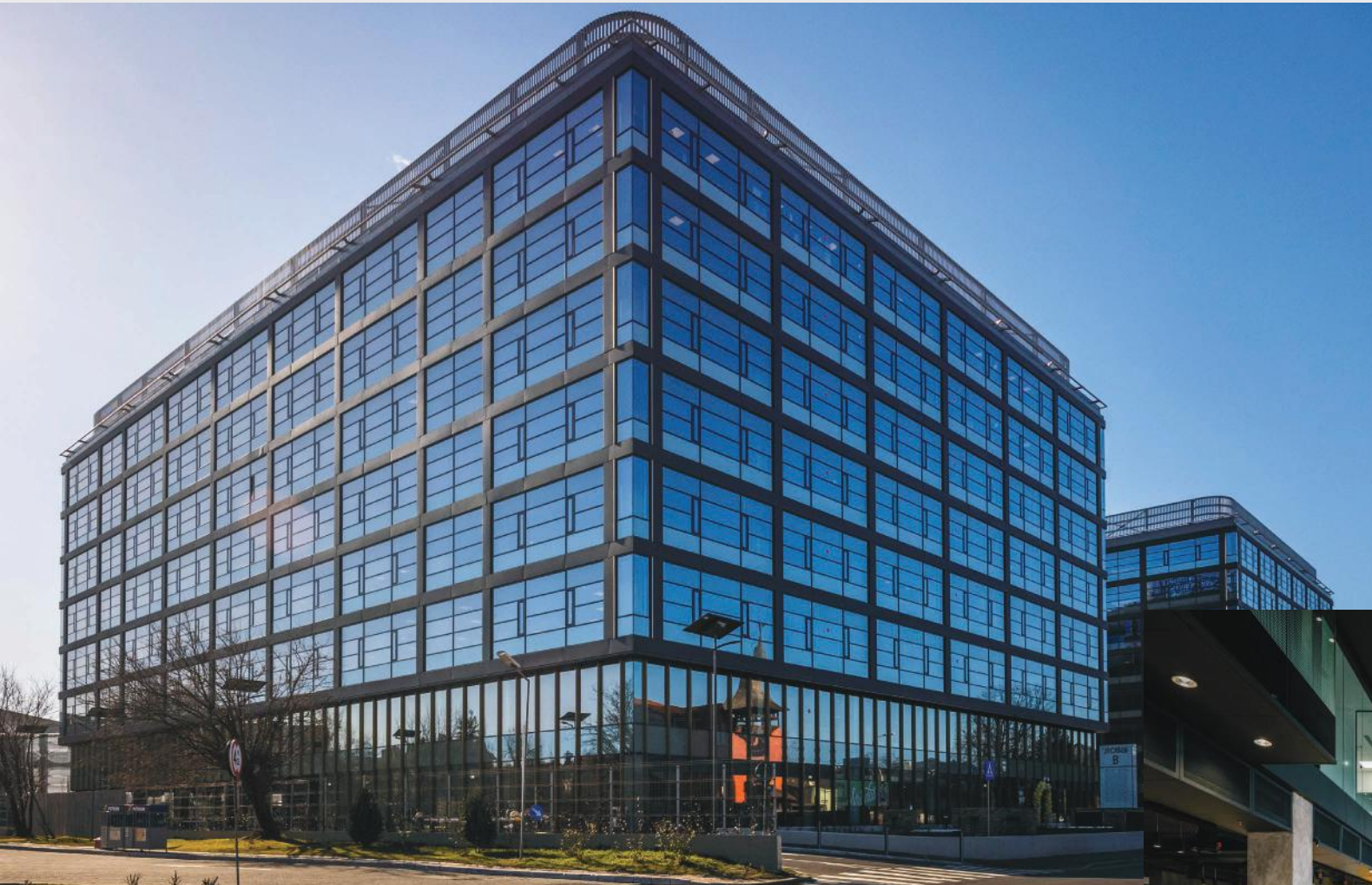


BREEAM Excellent & WELL Platinum 2022

J8



LOCATION 8 Jiului street, district 1, Bucharest
SURFACE 79,000 sqm
EXECUTION 2020-2021
DURATION 18 months



BREEAM Outstanding 2022



U CENTER



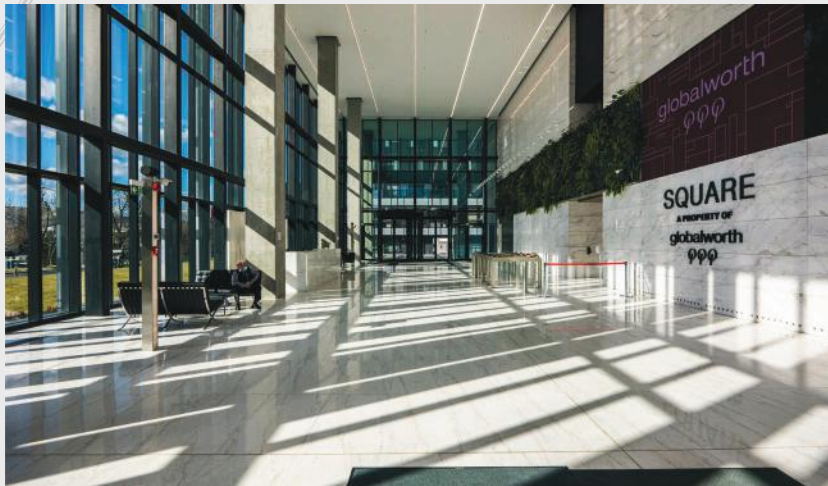
LOCATION 210 Calea Șerban Vodă, district 4, Bucharest
SURFACE 49,000 sqm
EXECUTION 2020-2021
DURATION 18 months



LEED Platinum & WELL Gold - 2021



GLOBALWORTH SQUARE



LOCATION 201 Barbu Văcărescu street, Bucharest
SURFACE 46,200 sqm
EXECUTION 2019-2020
DURATION 19 months





BREEAM Outstanding 2022



GLOBALWORTH CAMPUS (3 BUILDINGS & AUDITORIUM)

LOCATION 1-9 Dimitrie Pompeiu street, district 2, Bucharest

SURFACE 142,000 sqm

EXECUTION 2015-2020

DURATION 55 months

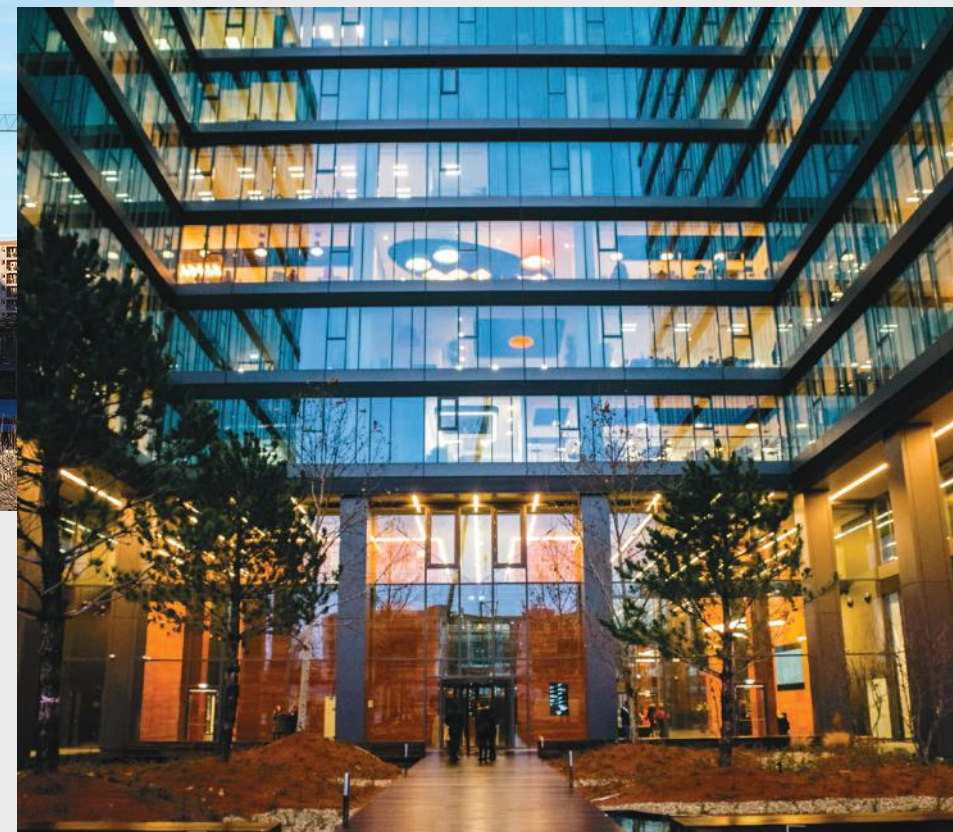


BREEAM Excellent Phase A - 2018 , Phase B - 2019 , Phase C - 2020



THE BRIDGE (3 PHASES)

LOCATION 23 Orhideelor street, district 6, Bucharest
SURFACE 120,900 sqm
EXECUTION 2016-2020
DURATION 60 months



LEED Platinum (with the highest score earned in Romania to date)
HOF Awards 2018: best office lease

SEE Real Estate Awards: Concept & Design Project of the Year 2016
Building 1 is the first precast multileveled office building in Romania

EXPO BUSINESS PARK

An aerial photograph of the Expo Business Park in Bucharest. The image shows several modern office buildings with glass facades and white vertical accents. Some buildings are under construction, with cranes visible in the background. The surrounding area includes residential buildings, trees, and a paved plaza in the foreground.

LOCATION 68 Clăbucet street, district 1, Bucharest
SURFACE 70,600 sqm
EXECUTION 2017-2019
DURATION 22 months



BREEM Outstanding 2022



TIMPURI NOI SQUARE (PHASE 2B)



LOCATION 165 Splaiul Unirii, district 3, Bucharest
SURFACE 40,000 sqm
EXECUTION 2017-2019
DURATION 24 months



LEED Platinum 2018



RENAULT BUCHAREST CONNECTED



LOCATION 3G Preciziei street, district 6, Bucharest

SURFACE 59,500 sqm

EXECUTION 2017-2019

DURATION 18 months



BEEAM Excellent 2019

UNIRII VIEW



LOCATION 6-8 Corneliu Coposu Blvd., district 3, Bucharest
SURFACE 26,000 sqm
EXECUTION 2016-2018
DURATION 21 months



BEEAM Excellent 2017



GLOBALWORTH TOWER

LOCATION 201 Barbu Văcărescu street, district 2, Bucharest
SURFACE 69,000 sqm
EXECUTION 2014-2016
DURATION 20 months



LEED Platinum (the first building in Romania and the broader SEE region to have received this accreditation)

HOF Awards 2018: Leading Green Building at CIJ Hall of Fame

LEED The second tallest building in Bucharest (118m height)

GARA HERĂSTRĂU



LOCATION 4b Gara Herăstrău, district 2, Bucharest
SURFACE 16,800 sqm
EXECUTION 2015-2016
DURATION 19 months



BREEAM Excellent 2016

GREEN GATE



LOCATION 22 Tudor Vladimirescu blvd., Bucharest
SURFACE 49,600 sqm
EXECUTION 2012-2014
DURATION 20 months

BREEAM Very Good (first office building in CEE to obtain it) 2014
CEEQA and **SEE Real Estate Awards**
Office Development of the Year 2014

E-ON HQ



LOCATION 44-46 Pandurilor blvd., Târgu Mureș
SURFACE 18,000 sqm
EXECUTION 2014-2015
DURATION 20 months



ARACO 2016 Quality Trophy

FLOREASCA PARK



LOCATION 43 Pipera road, district 2, Bucharest
SURFACE 68,000 sqm
EXECUTION 2012-2013
DURATION 15 months



BREEAM Excellent (first excellent certification awarded in Romania)
Araco 2014 Quality Trophy

UNICREDIT HQ



LOCATION 1F Expoziției blvd., district 1, Bucharest
SURFACE 24,620 sqm
EXECUTION 2011-2012
DURATION 16 months



BREEM Very Good (first in Romania) Central & Eastern European Real Estate Quality Awards (CEEQA) in Warsaw nominated this project as one of the best office developments of the Year in 2012



ARACO 2013 Quality Trophy
The Special shape of the building required the installation of four seismic dampers

WILLBROOK PLATINUM



LOCATION 172-178 București-Ploiești road, Bucharest

SURFACE 65,000 sqm

EXECUTION 2007-2011

DURATION 44 months

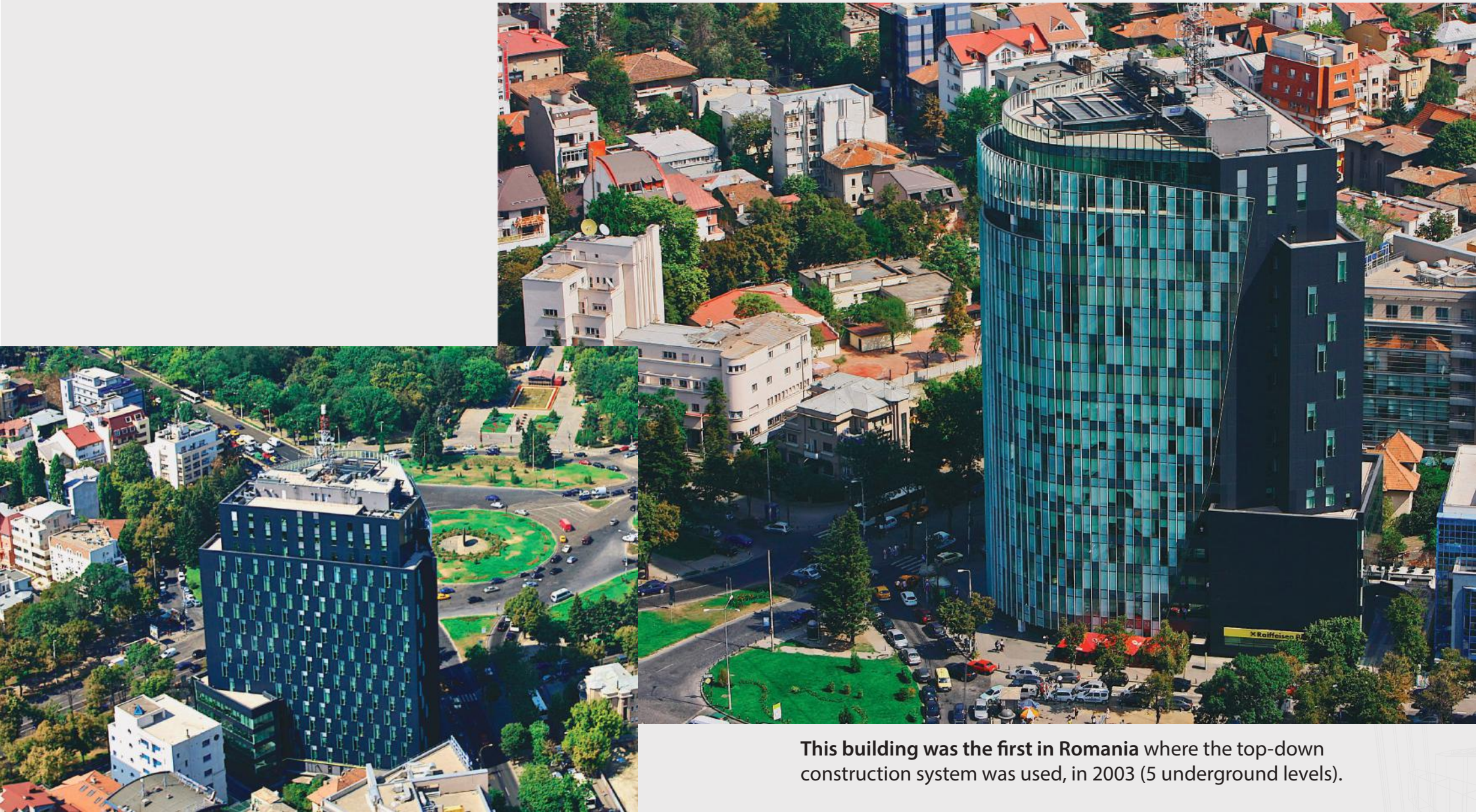


LEED Gold
International Property Awards 2010
ARACO 2012 Quality Trophy



CHARLES DE GAULLE

LOCATION 15 Charles de Gaulle square, district 1, Bucharest
SURFACE 38,400 sqm
EXECUTION 2002-2005
DURATION 28 months



This building was the first in Romania where the top-down construction system was used, in 2003 (5 underground levels).

ARACO 2006 Quality Trophy

CITY GATE



LOCATION 5 Presei Libere square, district 1, Bucharest

SURFACE 93,500 sqm

EXECUTION 2008-2009

DURATION 19 months



LEED Gold: the first operating building in Bucharest that received it
ARACO 2010 Quality Trophy
Europa Property SEE Awards: CEE Real estate 2012

CEE Real Estate: The best office development in 2009
CEE Real Estate: The best overall building of the year 2009



TOWER CENTER INTERNATIONAL



LOCATION 15-17 Ion Mihalache blvd., district 1, Bucharest

SURFACE 22,500 sqm

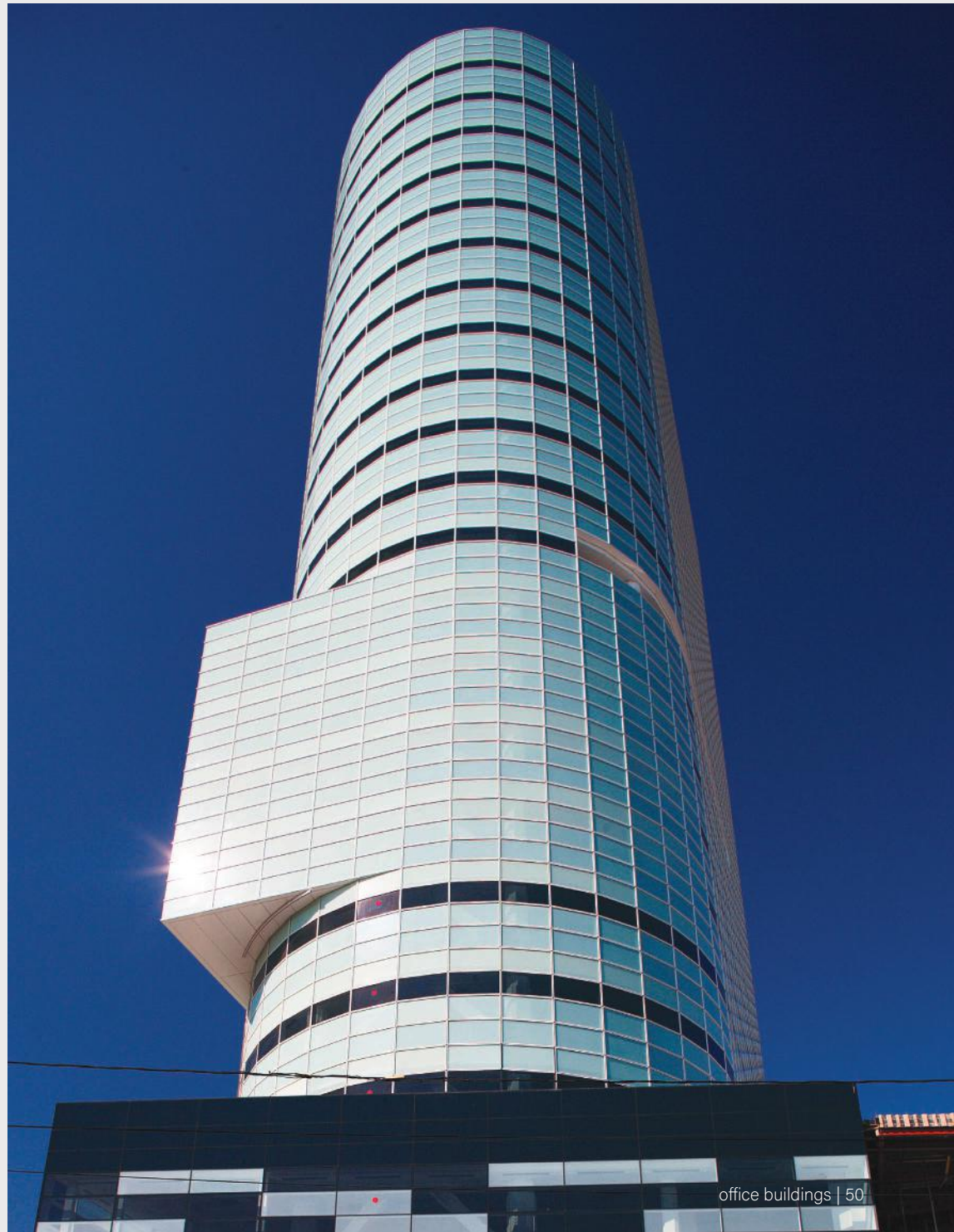
EXECUTION 2006-2008

DURATION 28 months

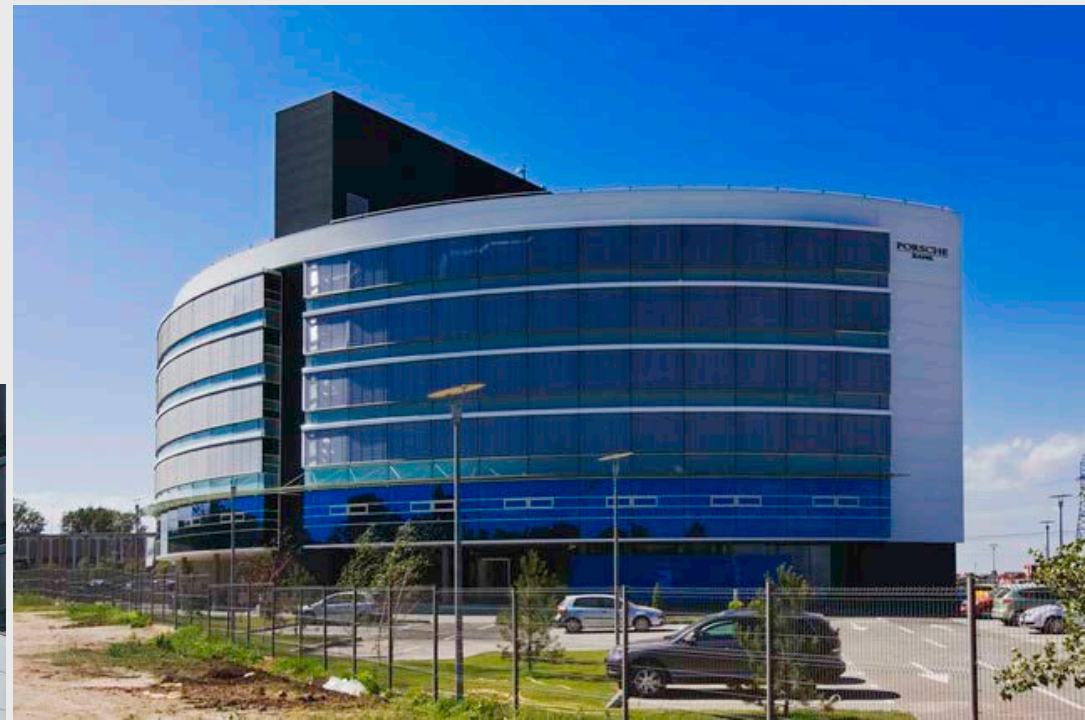


BOÇ'ART

BREEAM Excellent



PORSCHE ROMANIA HQ



ARACO 2003 Quality Trophy

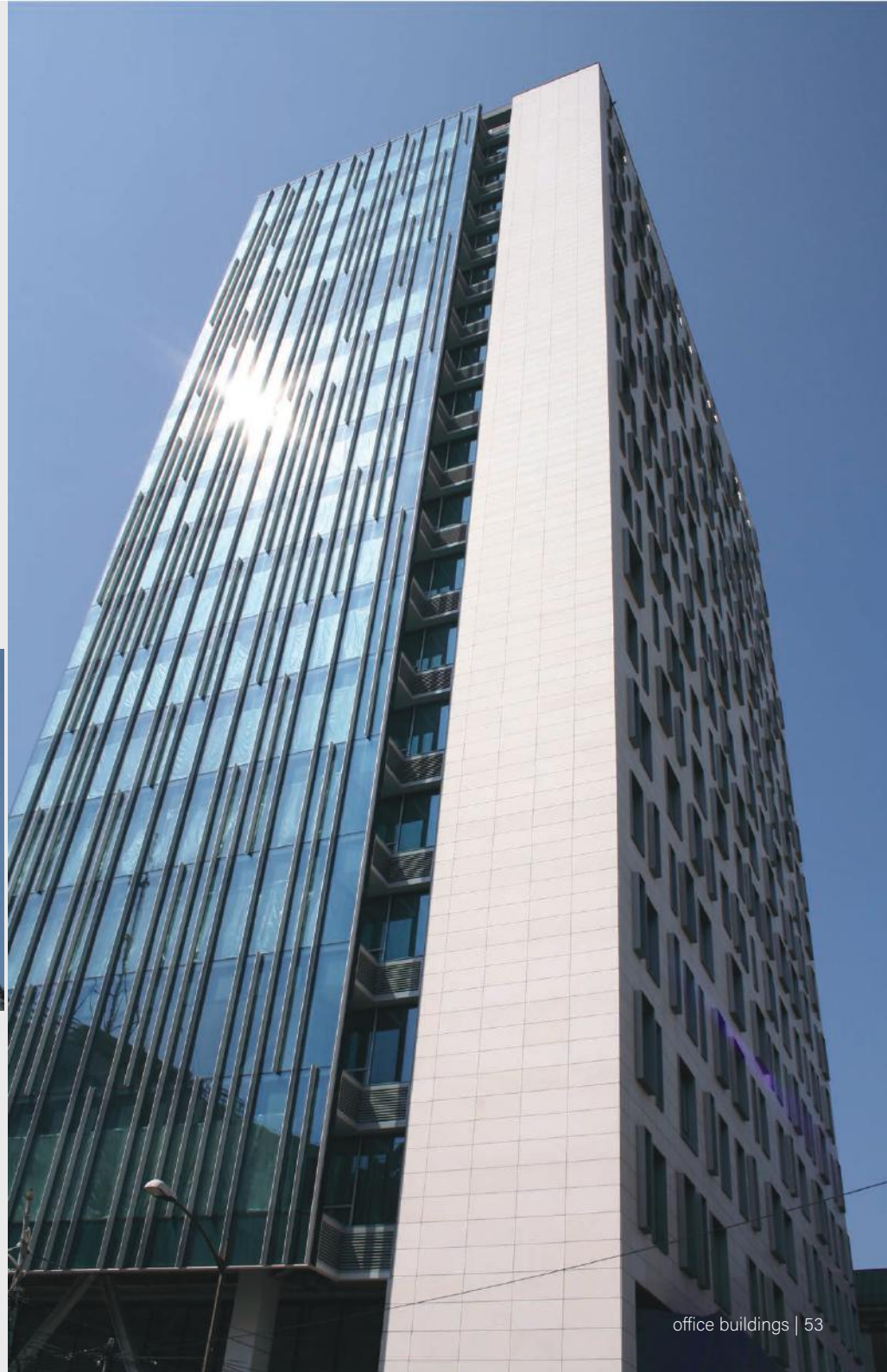
LOCATION 2 Pipera-Tunari road, Voluntari, Ilfov
SURFACE 4,300 sqm
EXECUTION 2002-2003
DURATION 19 months

VICTORIA PARK



LOCATION 69-81 București-Ploiești road, district 1, Bucharest
SURFACE 27,000 sqm
EXECUTION 2006-2007
DURATION 19 months

CATHEDRAL PLAZA



LOCATION 11-13 gen. Barthelor street, district 1, Bucharest
SURFACE 24,000 sqm
EXECUTION 2006-2010
DURATION 58 months



ARACO 2002 Quality Trophy

BOG'ART CENTER



LOCATION 27 Ion Brezoianu street, district 1, Bucharest
SURFACE 3,750 sqm
EXECUTION 2000-2001
DURATION 12 months

INSTITUTIONAL & INFRASTRUCTURE



BERCENI SUSPENDED ROUNDABOUT



LOCATION Ring Road of Bucharest Municipality, South, A2-A1 (Berceni)
LENGTH 4,9 km
EXECUTION 2021-2023
DURATION 24 months

TUDOR ARGHEZI PARK - FOUNTAIN & PARKING FACADE & FENCING



LOCATION Bulevardul Metalurgiei,
District 4, Bucharest

SURFACE 3,550 sqm

EXECUTION 2023

DURATION 4 months

BRAȘOV INTERNATIONAL AIRPORT



LOCATION Ghimbav, Brașov County

SURFACE 11,800 sqm

EXECUTION 2019-2022

DURATION 24 months





UNIRII UNDERGROUND PASSAGE

LOCATION Pasajul Unirii, Bucharest

SURFACE 17,460 sqm

EXECUTION 2022-2022

DURATION 2 months



BĂNEASA AIRPORT



LOCATION 30 București-Ploiești road, Bucharest
SURFACE 4,300 sqm
EXECUTION 2020-2021
DURATION 15 months

THE EMBASSY OF THE STATE OF KUWAIT IN BUCHAREST



LOCATION 52 Primăverii Blvd., district 1, Bucharest
SURFACE 4,000 sqm
EXECUTION 2017-2019
DURATION 18 months

EMBASSY OF THE UNITED STATES IN ROMANIA



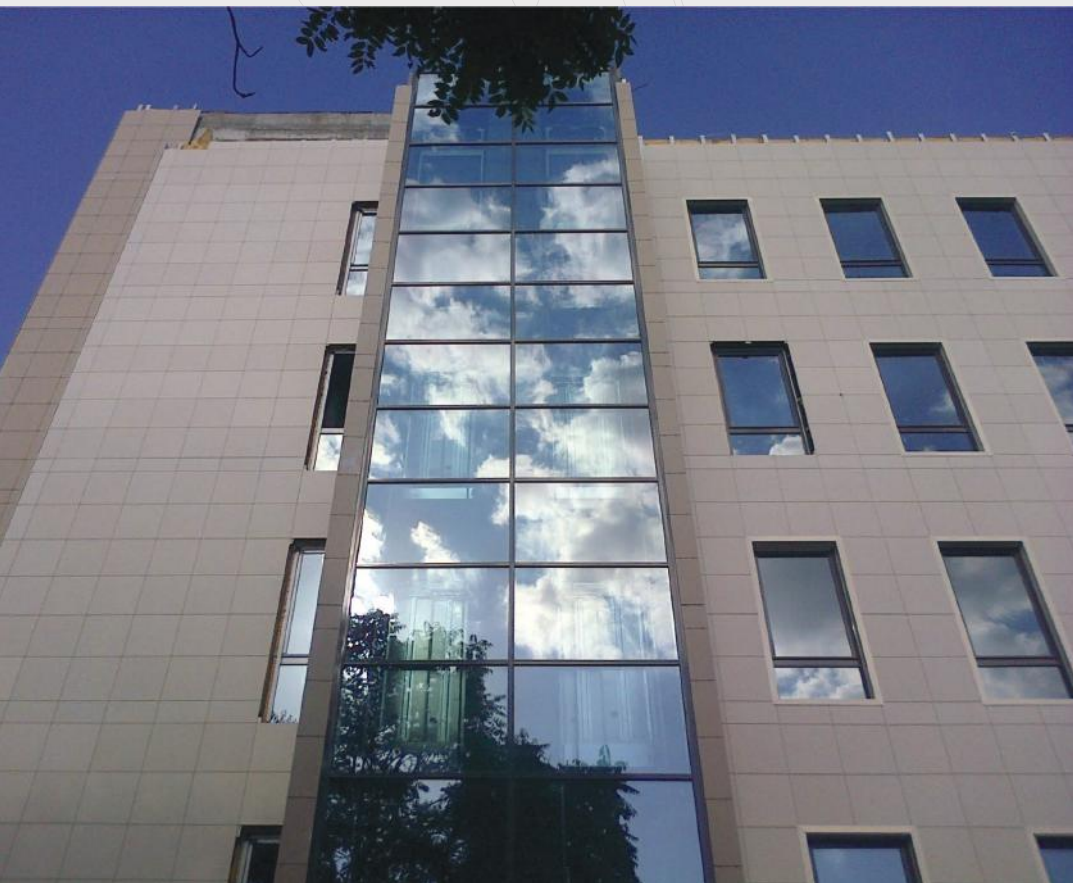
LOCATION 4-6 Dr. Liviu Rebreșcu blvd., district 1, Bucharest
SURFACE 10,000 sqm
EXECUTION 2009-2011
DURATION 29 months

EMBASSY OF CANADA IN ROMANIA



LOCATION 1-3 Tuberozelor street, district 1, Bucharest
SURFACE 3,900 sqm
EXECUTION 2004-2005
DURATION 8 months

DOLJ COURTHOUSE



LOCATION 12 Brestei street, Craiova, Dolj County
SURFACE 8,952 sqm
EXECUTION 2014-2016
DURATION 23 months

GOVERNMENT PROTECTION AND GUARD SERVICE HQ



LOCATION 42B Geniului Blvd., district 6, Bucharest
SURFACE 45,600 sqm
EXECUTION 2011-2013
DURATION 24 months

HENRI COANDĂ INTERNATIONAL AIRPORT



LOCATION 224E Calea Bucureștilor, Otopeni
SURFACE 26,000 sqm
EXECUTION 2009-2010
DURATION 16 months

SUBWAY STATIONS M4



Stația Basarab



Stația Gara de Nord 2



Stația Grivița

LOCATION Bucharest
SURFACE 7 km
EXECUTION 1998-1999
DURATION 12 months



Stația Basarab

INDUSTRIAL & RETAIL WAREHOUSES



IKEA PALLADY

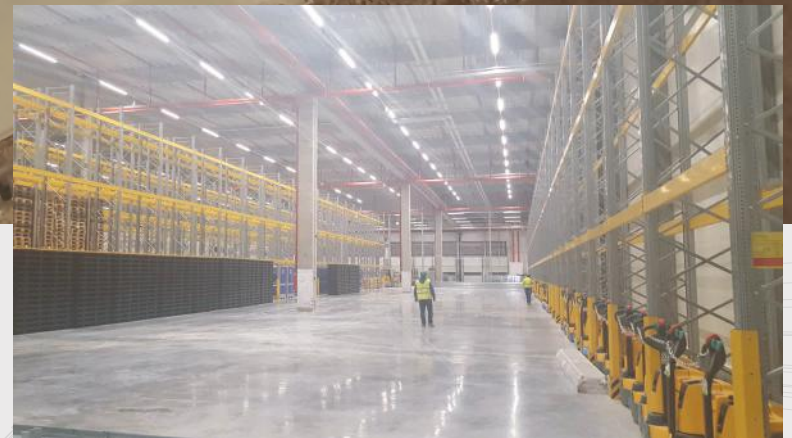


LOCATION 57 Theodor Pallady Blvd., district 3, Bucharest
SURFACE 67,000 sqm
EXECUTION 2017-2018
DURATION 13 months

LIDL LOGISTIC CENTER LUGOJ



LOCATION Calea Timișoarei, Lugoj, Timiș County
SURFACE 46,932 sqm
EXECUTION 2015-2016
DURATION 13 months



ARACO 2017 Quality Trophy

EMERSON PRODUCTION HALL



LOCATION 24 Borşului street, Oradea
SURFACE 14,400 sqm
EXECUTION 2013-2014
DURATION 11 months

STENTOR PRODUCTION HALL



LOCATION 31 Olteniței road, Curcani, Oltenița County
SURFACE 5,526 sqm
EXECUTION 2013-2014
DURATION 6 months

BOG'ART STEEL



LOCATION 55 Nicolae Teclu street, district 3, Bucharest
SURFACE 11,400 sqm
EXECUTION 2007-2009
DURATION 24 months

BUCHAREST PUBLIC TRANSPORT AUTHORITY (RATB)



LOCATION Bucharest
SURFACE 12,800 sqm
EXECUTION 1998-2000
DURATION 24 months

SHOPPING CENTERS



SUN PLAZA



LOCATION 391 Calea Văcărești, district 4, Bucharest
SURFACE 25,000 sqm
EXECUTION 2016-2018
DURATION 24 months

VERANDA MALL



LOCATION 23 Ziduri Moși street, district 2, Bucharest
SURFACE 66,650 sqm
EXECUTION 2015-2016
DURATION 14 months

MEGA MALL



LOCATION 3-5 Pierre de Coubertin blvd., district 2, Bucharest
SURFACE 220,000 sqm
EXECUTION 2014-2015
DURATION 12 months



CEEQA Building of the year in 2015
ARACO 2015 Quality Trophy
Through this project Bog'Art introduced in Romania
the **Splice Sleeves NMB** system for precast structures

ORADEA SHOPPING CITY



LOCATION 87 Aradului street, Oradea County
SURFACE 22,500 sqm
EXECUTION 2010-2011
DURATION 10 months

CORESI SHOPPING RESORT



LOCATION 5 Turnului street, Braşov

SURFACE 51,000 sqm

EXECUTION 2013-2015

DURATION 19 months

BREEAM Excellent

EURO MALL PITEȘTI



LOCATION 36 Calea București, Pitești County

SURFACE 16,900 sqm

EXECUTION 2005-2007

DURATION 18 months

BĂNEASA SHOPPING CITY & GRAND CINEMA DIGIPLEX



BANEASA SHOPPING CENTER:

LOCATION 69-81 București-Ploiești road, district 1, Bucharest

SURFACE 110,000 sqm

EXECUTION 2007-2008

DURATION 9 months



GRAND CINEMA DIGIPLEX:

LOCATION 42-44 București-Ploiești road

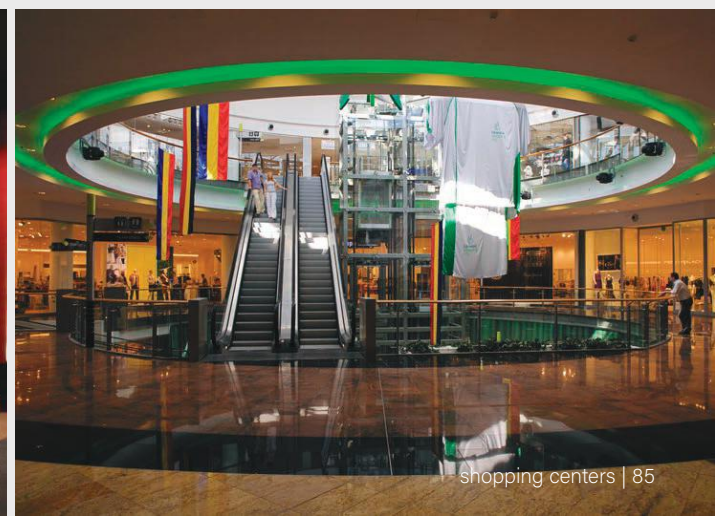
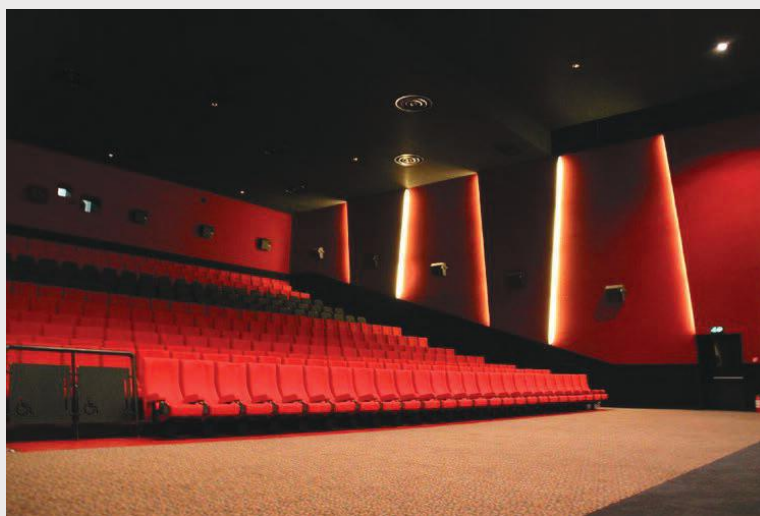
SURFACE 12,970 sqm

EXECUTION 2010-2011

DURATION 13 months



ARACO 2009 Quality Trophy



RESIDENTIAL



ART PROPERTY CITY



LOCATION 8 Petroliştilor blvd, district 1, Bucharest
SURFACE 19,600 sqm
EXECUTION 2020-2022
DURATION 16 months



BREEAM Excellent 2023
Imobiliare.ro Awards Gala: Best new residential concept of the year 2022



BELVEDERE RESIDENCES (2 PHASES)



LOCATION 6-8 Fabrica de Glucoză street, district 2, Bucharest
SURFACE 75,500 sqm
EXECUTION 2016-2019
DURATION 37 months



CIȘMIGIU HOUSE



LOCATION 8 Ostașilor street, district 1, Bucharest
SURFACE 6,500 sqm
EXECUTION 2015-2016
DURATION 13 months



MORA RESIDENCE



LOCATION 17bis Grigore Mora street, district 1, Bucharest
SURFACE 3,000 sqm
EXECUTION 2014-2015
DURATION 14 months

EVOCASA OPTIMA



LOCATION 54-56 Fetești alley, Bucharest
SURFACE 11,500 sqm
EXECUTION 2012-2013
DURATION 11 months



EVOCASA EDENIA



LOCATION 5-7 Codrii Neamțului street, district 3, Bucharest
SURFACE 6,800 sqm
EXECUTION 2012-2013
DURATION 14 months



MARIA ROSETTI 38



LOCATION 38 Maria Rosetti street, district 2, Bucharest
SURFACE 5,000 sqm
EXECUTION 2012-2013
DURATION 16 months

DANTE ALIGHERI



LOCATION 6-10 Dante Aligheri street, district 1, Bucharest
SURFACE 3,865 sqm
EXECUTION 2009-2011
DURATION 23 months

OXFORD GARDEN



LOCATION 141 Pipera blvd., Voluntari

SURFACE 18,110 sqm

EXECUTION 2007-2009

DURATION 24 months

DOAMNA GHICA PLAZA



LOCATION 19 Ziduri între Vii, district 2, Bucharest

SURFACE 97,640 sqm

EXECUTION 2007-2009

DURATION 28 months

ONGOING WORKS



SIBIU AIRPORT



LOCATION 73 Alba Iulia Road, Sibiu
SURFACE 22,400 sqm
EXECUTION 2022-2023
DURATION 18 months



CLUJ AIRPORT



LOCATION 149-151 Traian Vuia, Cluj-Napoca
SURFACE 7,200 sqm
EXECUTION 2023-2024
DURATION 12 months

SATU MARE AIRPORT



LOCATION Zalău 9.5 km, Satu Mare
SURFACE 22,400 sqm
EXECUTION 2023-2024
DURATION 13 months

TUZLA AIRPORT

LOCATION Tuzla, Constanța
SURFACE 60,420 sqm
EXECUTION 2022-2023
DURATION 12 months



SINAIA HOSPITAL



LOCATION 2 Spitalului, Sinaia
SURFACE 8,000 sqm
EXECUTION 2022-2024
DURATION 28 months



EROII REVOLUTIEI CENTRAL CANOPY AND THE UNDERGROUND PASSAGE



LOCATION Eroii Revolutiei Square, Bucharest

SURFACE 2,039 sqm

EXECUTION 2023

DURATION 4 months

VORTEX PASSAGE



LOCATION Metalurgiei Blvd, District 4, Bucharest
LENGTH 650 m
EXECUTION 2023
DURATION 4 months

ACHIEVEMENTS

“Construction Company of the Year”

Construction & Investment Journal - 10 consecutive years 2013 - 2022

“Hall of Fame Best of the Best Constructor for Central & Eastern Europe”

Construction & Investment Journal - 2 consecutive year 2017 & 2018

“Construction Firm of the Year”

SEE Property Awards - 3 consecutive years 2021 - 2023

“Shortlisted Construction Company of the Year”

CEEQA by Financial Times 2015 – 2019 and 2023

“Construction Firm of the Year”

REAL ESTATE Awards - 3 consecutive years 2020 - 2022

Best Office Buildings Winner

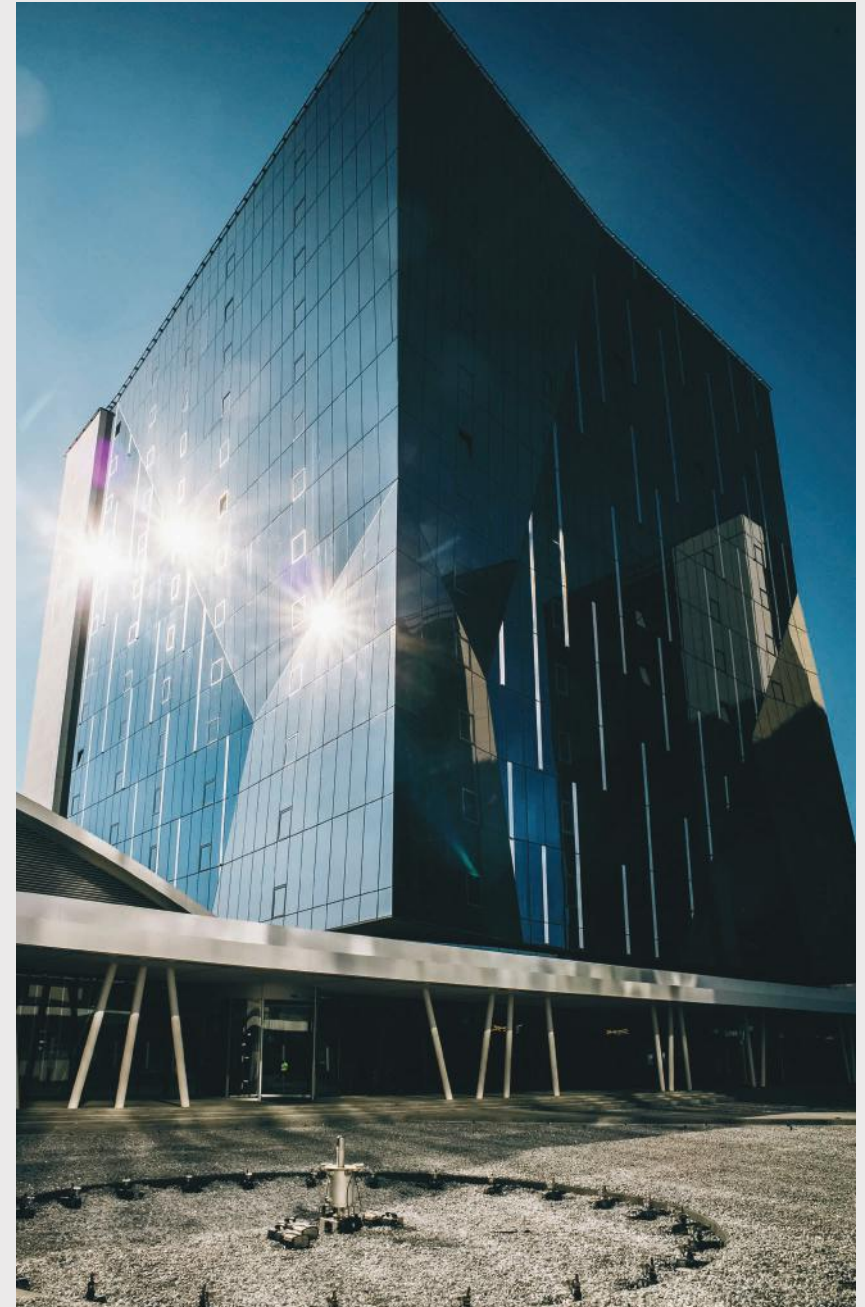
Forbes - 5 consecutive years 2018 - 2022

“Professional Service Provider of the Year”

SEE Property Awards - 4 consecutive years 2018 & 2021

Nominated and awarded for quality construction

ARACO - Romanian Building Association - yearly





BOG'ART

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