



BOGART

**BUILDING
ALL TIMES**

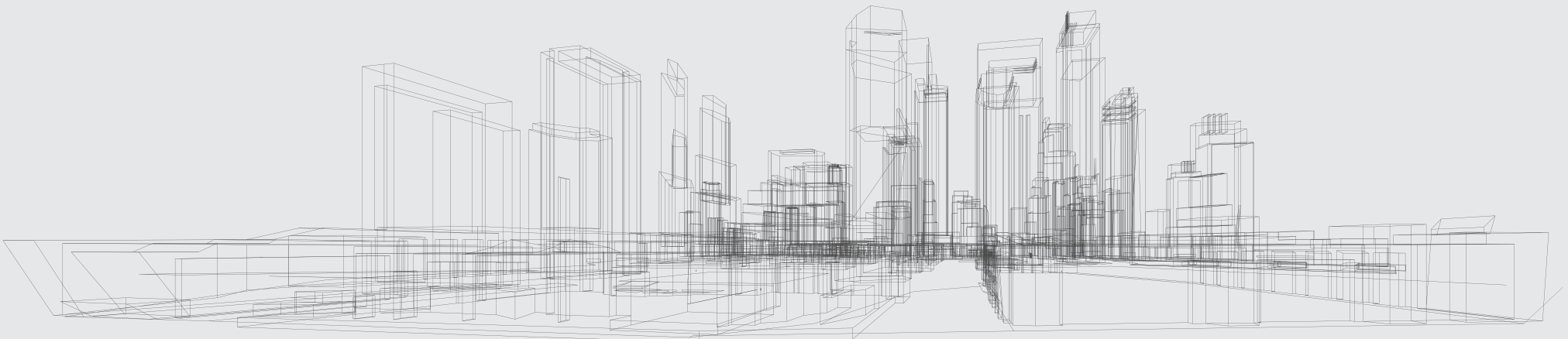
www.bogart.ro

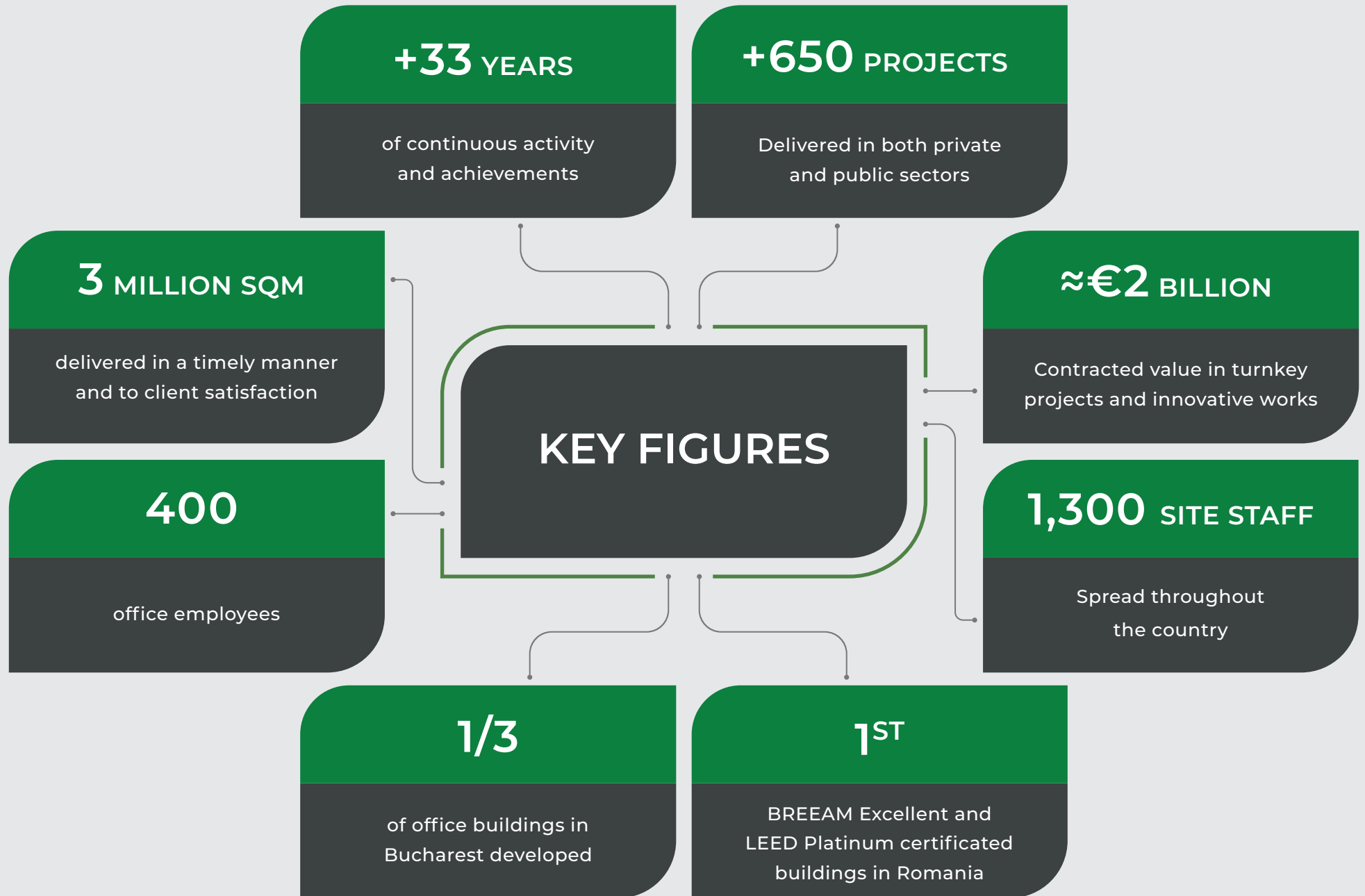
BOG'ART

Bog'Art is one of the most renowned construction companies in Romania. With a robust portfolio of over 650 key projects, delivering more than 3 million sqm to client satisfaction, and a contracted value of approximately €2 billion in turnkey projects, Bog'Art's impact is unmistakable.

In 2023 our group's turnover reached €230 million, supported by almost 1.400 employees and more than 2.500 site staff spread throughout the country. With over 33+ years of activity and a significant impact on the built environment, the Bog'Art group of companies are amongst the leading providers of general contracting and design-build services, reinforced steel production, facade systems, building management and real estate development.

The wide range of integrated construction services allow us to cover the entire value-chain of the building process. Our approach is secured through rigorous process-management, upheld by the dedicated professionals on our team and invigorated with the integration of innovative and sustainable practices.





**Construction****Real Estate
Development****Production****Building
Management**

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
- Property & Facility 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

PROJECT TYPES

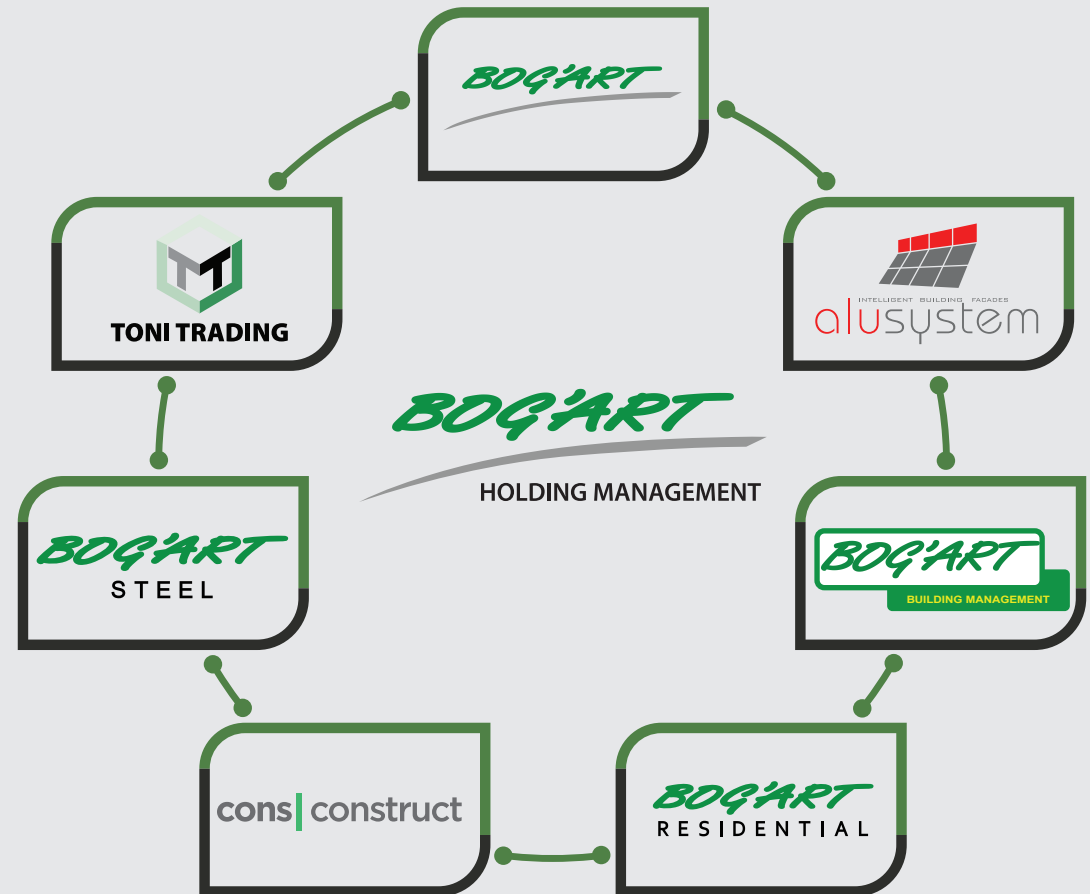
- Offices and residential buildings
- Industrial buildings and retail warehouse
- Shopping centers and showrooms
- Institutional and infrastructure
- Hospitality buildings and leisure facilities
- Medical and scientific facilities
- Cultural, educational and religious buildings and facilities

BOG'ART - CENTER ROLE IN A MODERN HOLDING

Bog'Art is the cornerstone of Bog'Art Holding Management, a modern Romanian entrepreneurial conglomerate led by the Doicescu Family. As the flagship entity, Bog'Art accounts for threequarters of the group's total turnover. It is the largest company within the Doicescu Family's holding, which includes businesses in general contracting, real estate development, manufacturing, building and facility management services, facades, and more.

The Holding is governed by a Board of Directors that includes family members, independent directors (one-third), and other executive and non-executive members, ensuring a fair gender balance.

This locally established enterprise has earned widespread acclaim for its ability to attract premier talent within the industry. Over time, it has successfully assembled one of the most outstanding teams of seasoned professionals, demonstrating both exceptional professional competence and a commitment to fostering a collaborative and high-achieving work environment.



OUR VISION

We aim to shape the future of construction in Romania by undertaking complex and challenging projects that bring sustainable long-term benefits.

OUR MISION



To be the first choice in our client's shortlist for providers of comprehensive construction services, by achieving excellence in quality and timely completion of projects.

To approach **complex and special projects**, using innovative construction techniques and sustainable practices that increase efficiency and minimize the impact of our activity on the environment.



To build a **high performance organization** by continually improving internal processes and team competence. To create a **functional organizational climate** that supports and motivates a diverse, innovative, and results-oriented staff.

To **dynamically respond** to changes and challenges in the construction industry and adopt a **responsive attitude** toward the needs and demands of our clients and collaborators.



CORE VALUES

Our company is driven by a set of values that shape our identity and guide our actions.

These values serve as the compass that guides our daily efforts and propels us towards a future of innovation, sustainability, and success.



Better

We are committed to a relentless pursuit of **"Better,"** constantly challenging ourselves to exceed expectations and improve in every aspect of our operations.



Organization

Organization is the bedrock of our success, emphasizing efficiency, clarity, and a systematic approach to achieving our goals.



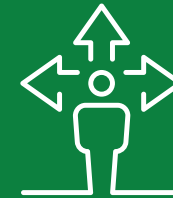
Growth

Growth is not just a metric but a philosophy, encouraging continuous learning, development, and expansion.



Adaptability

Adaptability is ingrained in our DNA, empowering us to navigate change with resilience and creativity.



Responsibility

Responsibility is the recognition of the impact of our decisions on the broader community and environment.



Teamwork

Teamwork is the heartbeat of our culture, fostering collaboration, open communication, and a shared commitment to achieving excellence together.

Since its founding and even after achieving the scale of a large corporation, Bog'Art has maintained and refined its core competence of providing exceptional service with strong adaptability to both client demands and market conditions.

Agility is ingrained in our organizational DNA, having built up the organizational scale to tackle large projects while retaining our ability to pivot quickly and effectively. This is beyond doubt a merit of dynamic leadership, skilled workforce, and robust project management capabilities. By embracing agile principles, we remain poised to seize emerging opportunities, navigate complex regulatory landscapes, and deliver innovative solutions that address the evolving needs of our clients and communities.

While we are most well-known for delivering landmark office buildings, as of recently our journey has been marked by a strategic shift from private clients to large-scale infrastructure projects, reflecting our commitment to advancing Romania's major development goals for the future. In 2023, the three-year shift has taken full effect, with adaptations to our operations aligning with changing market dynamics marked by large public investments with increased impact that impose greater attention to achieving and sustaining a greener future. Our transition to state-owned projects reflects our responsiveness to emerging opportunities and challenges. By embracing larger infrastructure initiatives, we aim to play a pivotal role in transforming Romania's built environment into a more sustainable and resilient landscape. This shift demonstrates our agility and underscores our unwavering dedication to national development objectives, with a proactive approach to addressing societal needs and driving positive change.

We are proud to leverage our expertise and resources to contribute meaningfully to Romania's transition to a greener, more sustainable future. Together, we will continue to build on our legacy of success, driving positive change and creating lasting value for generations to come.

BOGDAN DOICESCU

Group CEO Bog'Art Holding Management

RAUL DOICESCU

Founder & Shareholder of Bog'Art Holding Management





Sorin Greu
Chief Executive Officer



Greta Guțoi
Chief Financial Officer



Liviu Bălănescu
Projects & Processes
Management Director



Bogdan Boldescu
Operations Director



Sorin Suciu
Procurement Director



Adrian Tudor
Commercial Director



Claudia Antohe
Installations Director



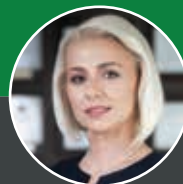
Ion Bădiceanu
Workforce Director



Simona Cârstoiu
HR Director



Vlad Roman
Quality Director



Laura Constantinescu
Design Director



Cătălin Șomode
Infrastructure Director



Mariana Broșteanu
Legal Director



Maria Chira
Accounting Director



Cristiana Botez
Controlling Director



Simona Iordache
Senior Marketing
Executive

PORTFOLIO OF CLIENTS



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TRANSPORT INFRASTRUCTURE



GRANT BRIDGE

LOCATION Grant Bridge, Bucharest
LENGTH 1404 m
EXECUTION 2023-2024
DURATION 14 months





Bog'Art succeeded to finish works 8 months ahead of schedule.

CLUJ NAPOCA AIRPORT

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



TUZLA AIRPORT- RUNWAY & CONTROL TOWER



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

BOQ'ART



transport infrastructure | 16



SIBIU AIRPORT

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



BRASOV AIRPORT



LOCATION Ghimbav, Braşov County
SURFACE 11,800 sqm
EXECUTION 2019-2022
DURATION 24 months

BERCENI SUSPENDED ROUNDBABOUT

LOCATION Ring Road of Bucharest
Municipality, South, A2-A1

LENGTH 4,900 m

EXECUTION 2021-2023

DURATION 24 months





UNIRII UNDERGROUND PASSAGE



LOCATION Pasajul Unirii, Bucharest
LENGTH 17,460 sqm
EXECUTION 2022-2022
DURATION 2 months



BANEASA AIRPORT



LOCATION 30 București-Ploiești road,
Bucharest

SURFACE 4,300 sqm

EXECUTION 2020-2021

DURATION 15 months

HENRI COANDA INTERNATIONAL AIRPORT

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



OFFICE BUILDINGS

A low-angle photograph of a modern office building. The building features a dark, textured facade with large glass windows. The text "OFFICE BUILDINGS" is overlaid in white, bold, sans-serif font in the upper left quadrant. The building's architecture is characterized by sharp lines and a mix of materials, including dark panels and glass.

U CENTER 2

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

LEED v4 Platinum certification 2024

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

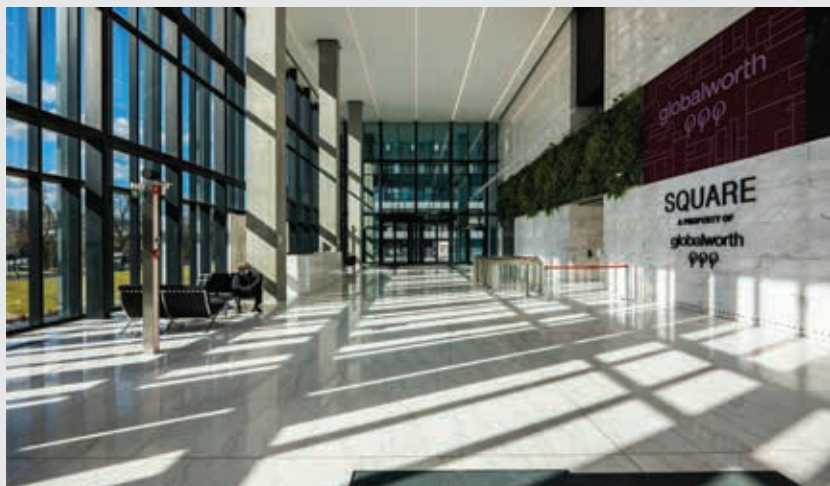


LEED Platinum & WELL Gold - 2021

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

BOG'ART

GLOBALWORTH SQUARE



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



BREEAM Outstanding 2022

An aerial photograph of the Globalworth Campus in Bucharest, Romania. The image shows three modern office buildings with glass and white facades, and a large auditorium with a green roof. The buildings are arranged around a central courtyard area. The surrounding cityscape is visible in the background.

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 2018
Building 1 is the first precast multileveled office building in Romania



EXPO BUSINESS PARK

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

BBSR 2019 011 011 011 011 011

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

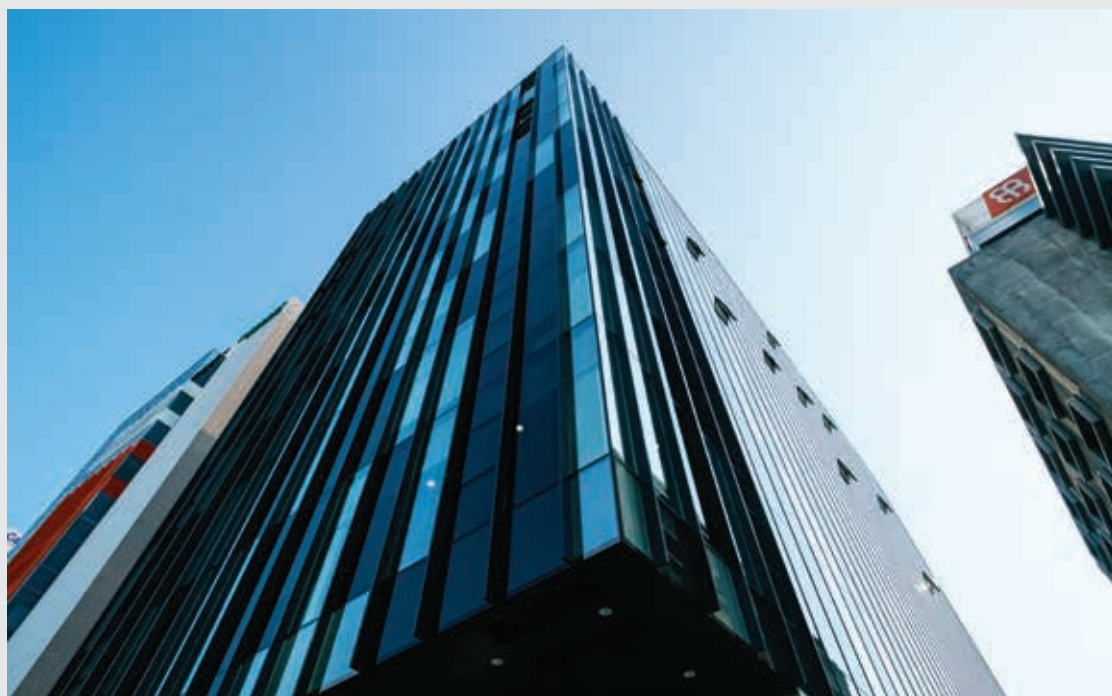
BEEAM Excellent 2017

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

GARA HERĂSTRĂU



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

BREEAM Excellent 2016

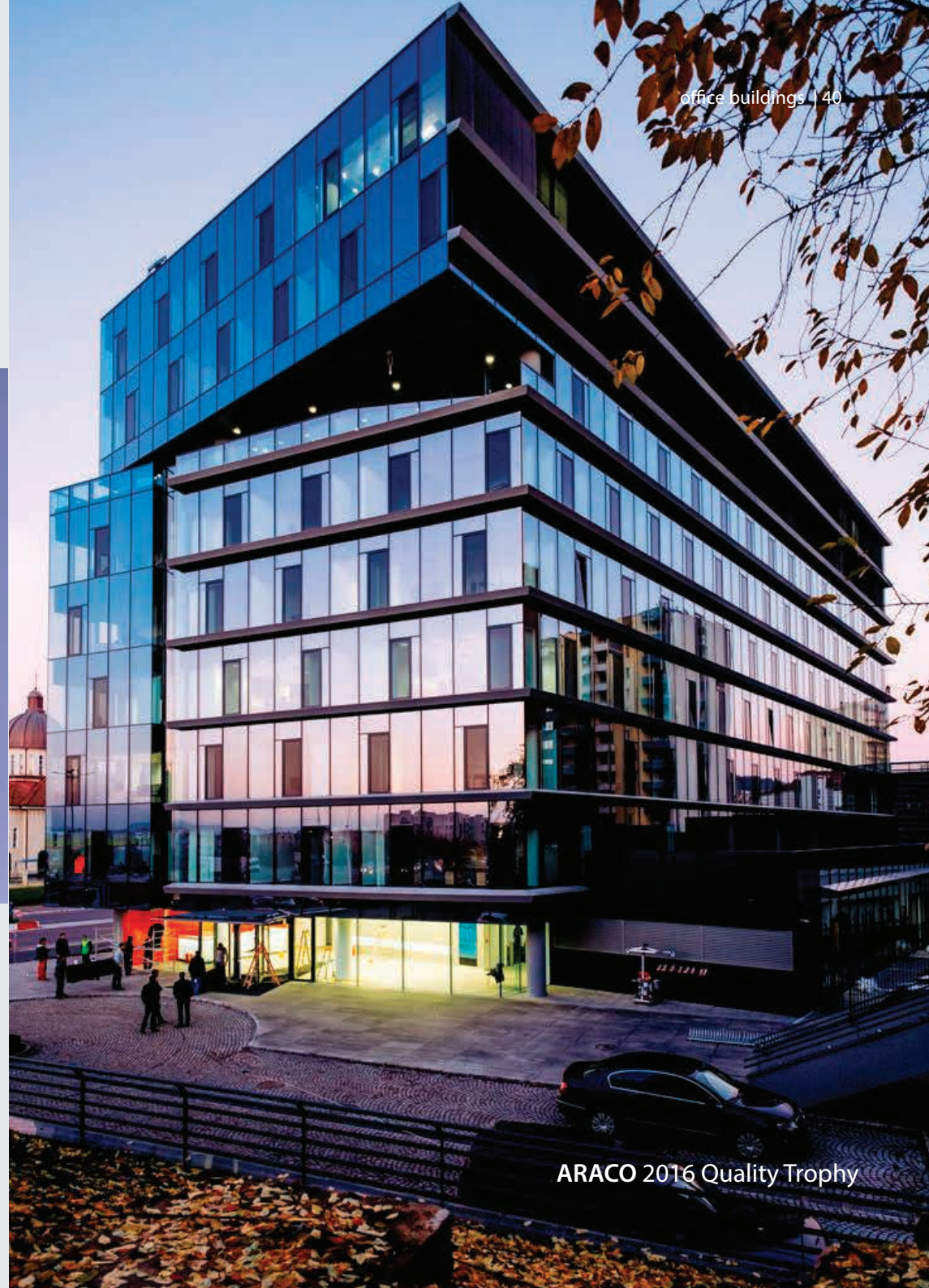
GREEN GATE



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

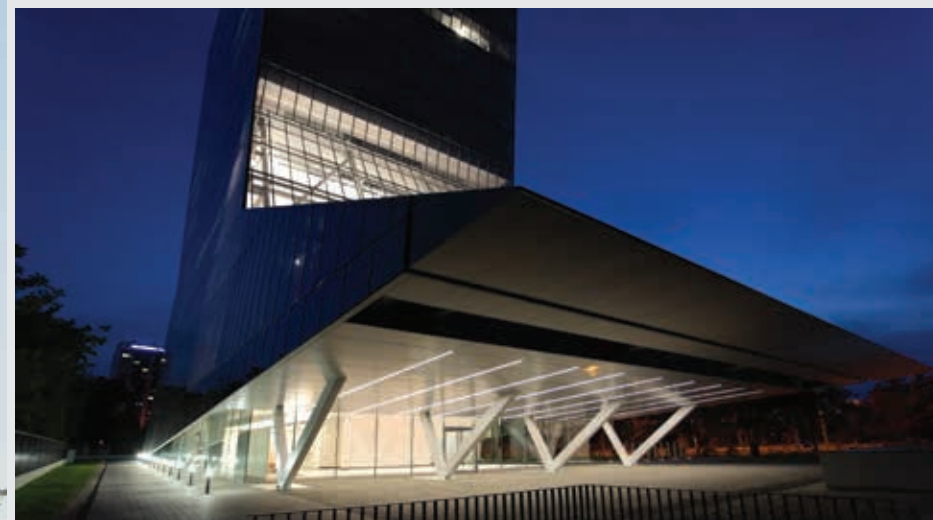
FLOREASCA PARK



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

BREEAM 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



LEED Gold
International Property Awards 2010
ARACO 2012 Quality Trophy

LOCATION 172-178 București-Ploiești road, Bucharest
SURFACE 65,000 sqm
EXECUTION 2007-2011
DURATION 44 months



CHARLES DE GAULLE

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

ARACO 2006 Quality Trophy

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

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

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 Bucureşti-Ploieşti 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

BOG'ART



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 & PUBLIC SPACES



EROII REVOLUTIEI CENTRAL CANOPY AND THE UNDERGROUND PASSAGE



LOCATION Eroii Revolutiei Square, Bucharest
SURFACE 2,039 sqm
EXECUTION 2023-2024
DURATION 4 months



VORTEX FOR UNITED EUROPE PASSAGE



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

TUDOR ARGHEZI PARK - FOUNTAIN & PARKING FACADE & FENCING



LOCATION Bulevardul Metalurgiei,
District 4, Bucharest

SURFACE 3,550 sqm

EXECUTION 2023

DURATION 4 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

SUBWAY STATIONS M4



Stația Basarab



Stația Grivița



Stația Gara de Nord 2



Stația Basarab

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

SHOPPING CENTERS



SUN PLAZA



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

VERANDA MALL



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



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

BOG'ART STEEL



industrial & retail warehouses | 75



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

RESIDENTIAL



ART 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

CIŞMIGIU HOUSE



LOCATION 8 Ostaşilor 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



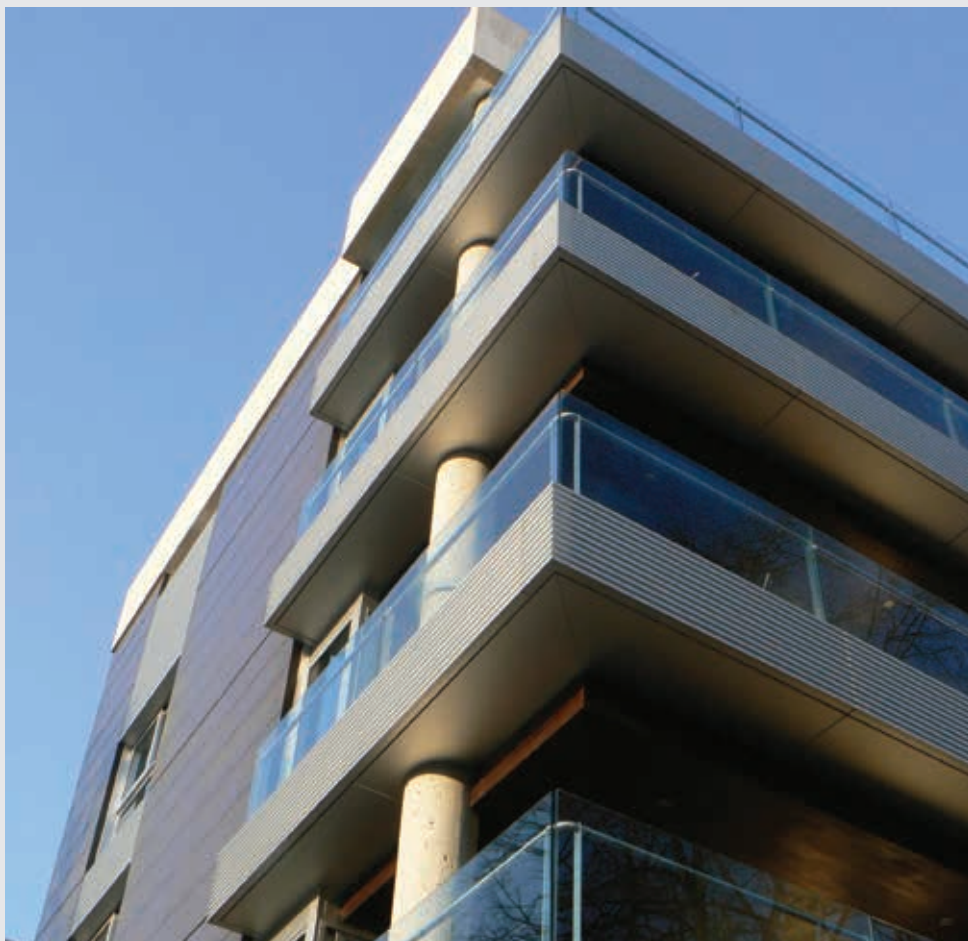
LOCATION 5-7 Codrii Neamțului street, district 3, Bucharest
SURFACE 6,800 sqm
EXECUTION 2012-2013
DURATION 14 months

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



SF. IOAN MATERNITY HOSPITAL



LOCATION 13 Vitan-Bârzești Road, Bucuresti
SURFACE 14,000 sqm
EXECUTION 2024-2026
DURATION 24 months

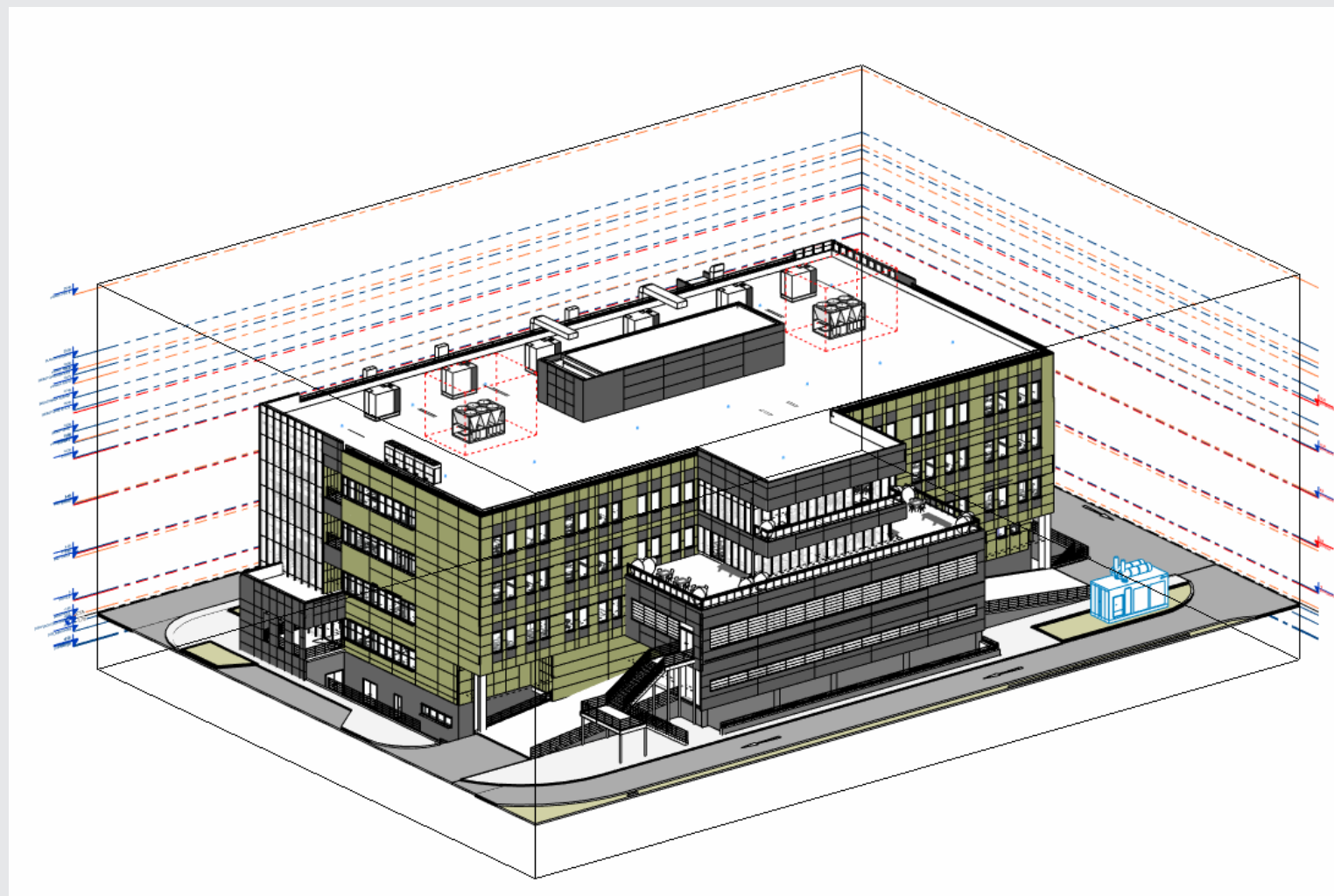
POLITRAUMA HOSPITAL SIBIU

LOCATION 155 Calea Dumbrăvii
Street, Sibiu

SURFACE 10.243 sqm

EXECUTION 2023 - 2025

DURATION 24 months



PENETRATION EXTENSION GHENCEA



DETAILS the widening of Bd. Ghencea to 4 lanes
LOCATION Bucharest
EXECUTION 2025 -2028
DURATION 28 months

COLENTINA TISSUE BANK



LOCATION 21 Stefan cel Mare Street, Bucharest
SURFACE 1,500 sqm
EXECUTION 2024 - 2026
DURATION 24 months

SATU MARE AIRPORT



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



SINAIA HOSPITAL



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



AWARDS & 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

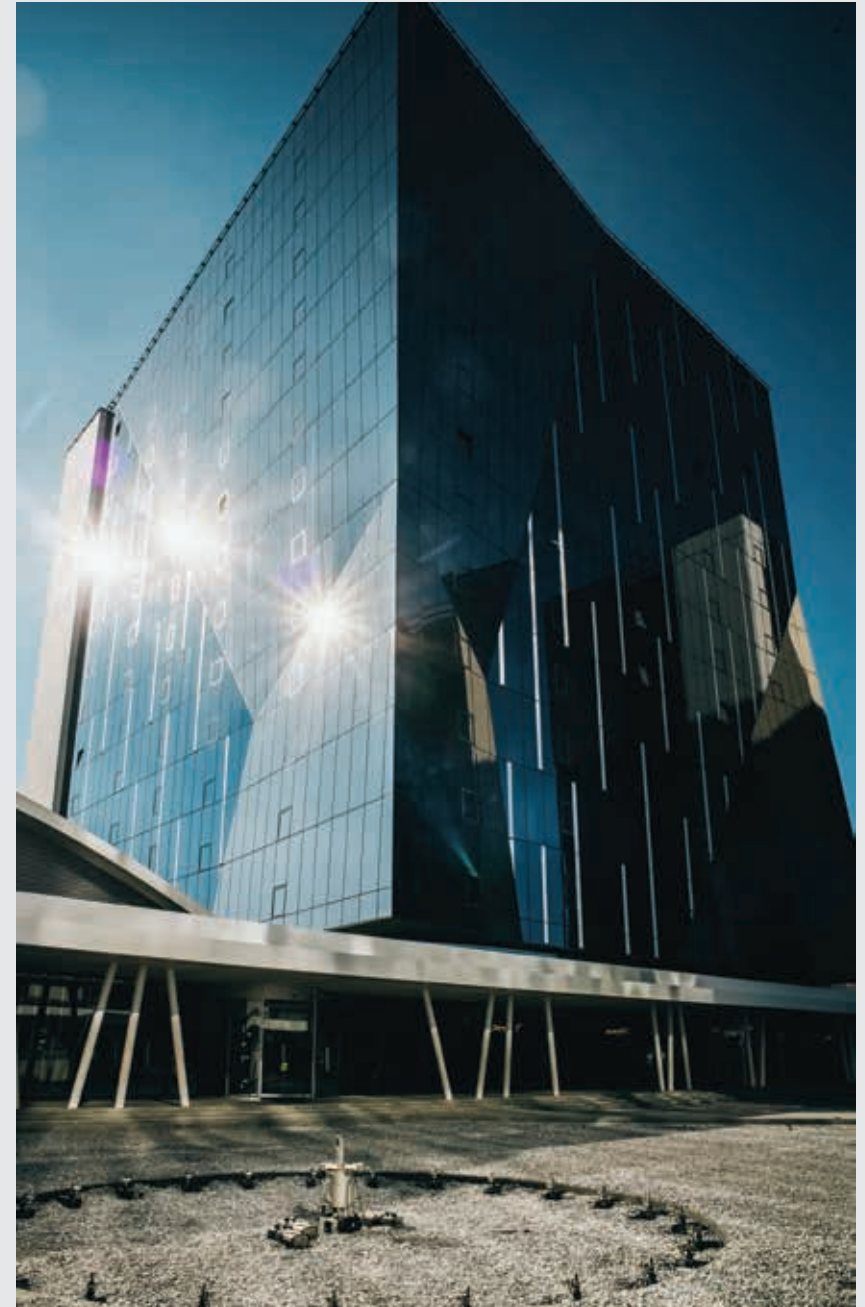
Forbes - 5 consecutive years 2018 - 2022

“Professional Service Provider of the Year”

SEE Property Awards - 4 consecutive years 2018 & 2021

Nominated and awarded for quality construction

FPSC - The Employers' Federation of Bulding Companies 2018-2023





BOGART

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