
one
TECHNOLOGY DISTRICT
the largest semiconductor R&D centre in the Southeast Europe
developed for Infineon Technologies
Infineon

Location

Conveniently located in Bucharest's fast developing CBD area with excellent connectivity by car or public transportation.



TECHNOLOGY *District*

The project is designed as a high-end office development in the North of Bucharest, located conveniently on Dimitrie Pompeiu Boulevard, with easy access to business and recreational facilities.

The 20,595 sqm project is located 1 minute walking distance from Aurel Vlaicu subway station and benefits from 280 parking spaces.

The tenant, Infineon, a global leader in semiconductor solutions is planning to expand its current office and R&D footprint in Bucharest with another build-to-suit facility that is expected to serve approximately 2000 employees.



FACT Sheet

Name	One Technology District
Address	5-7, Dimitrie Pompeiu Boulevard
Delivery Date	June 2026
Certificates	LEED PLATINUM
Land Tenure	Freehold
Storeys	Two underground floors Ground floor Seven upper floors
Average Floor Size [sq m]	2,300 sqm – 2,700 sq m
Parking ratio	1:70 (on leased sqm)
GLA [sq m]	21,359.38 sq m
Office Area [sq m]	Office – 18,920.09 sq m
Storage Area [sq m]	Storage – 400 sq m
Terrace [sq m]	Terrace – 2,039.29 sq m
Parking Spaces	280
Bike Racks	Yes
Tenant	Infineon Technologies
Covenant	Parent company guarantee from Infineon Technologies headquartered in Austria (turnover over €50bn)
Income Profile	
Est. NOI	3 900 000€
Avg. rent / sq m / month	16€
WAULT	15 Years (starting July 2026)
Indexation	HICP
Lease type	Triple Net Lease
Est. Service Charge / sq m / month	3.5€

TECHNICAL *Specifications*

Office area clear height	3.40 – 4.60 m
Elevators	6 for personnel 1 for goods
Floor loads	Live load 10 kN / sq m and 19 kN / sq m Office 2.5 kN / sq m
AC systems	Geo exchange
Temperature control	yes
Lightning	LED
Sprinklers	In line with specifications and regulations
Smoke detection	yes
BMS	yes
CCTV	yes

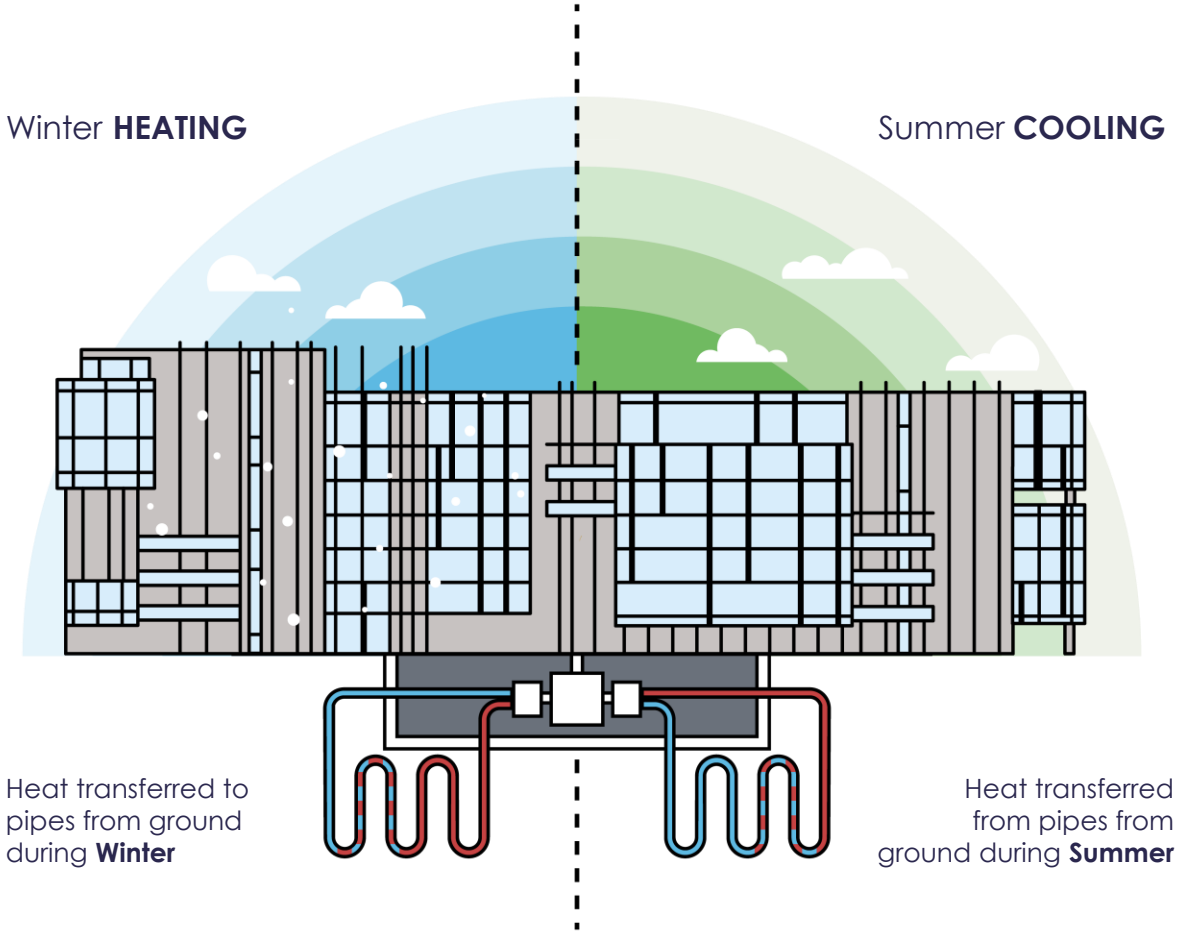
INSPIRING *Innovation*

While conventional furnaces and boilers burn fuel to generate heat, geothermal heat pumps use electricity to simply move heat from the earth into buildings, allowing much higher efficiencies, cost savings, comfort & safety.

GeoExchange solutions do not emit carbon dioxide, carbon monoxide or other greenhouse gases that contribute to air pollution.

In addition, since the **GeoExchange systems do not burn significant amounts of fuel** such as gas, oil, propane or coal, they operate at a lower cost and are much cleaner.

Consequently, the costs of heating and cooling are not only lower than traditional solutions but also predictable, offering long-term consumption autonomy.



TECHNOLOGY *District*

Infineon's future office in Bucharest, built to suit and specifically designed by ONE United Properties, will be the first class-A office building in Romania with net-zero gas emissions due to the green technologies installed, which include cutting-edge Geo-Exchange technology covering tenant's needs in terms of cooling and heating.

A four-pipe heating and cooling system is to be installed in the suspended ceiling with washable filters in the office and laboratories areas. Divided into zones, several fan coils are to be governed by one common control element according to the open space design (~1/33 GLA) and existing norms.



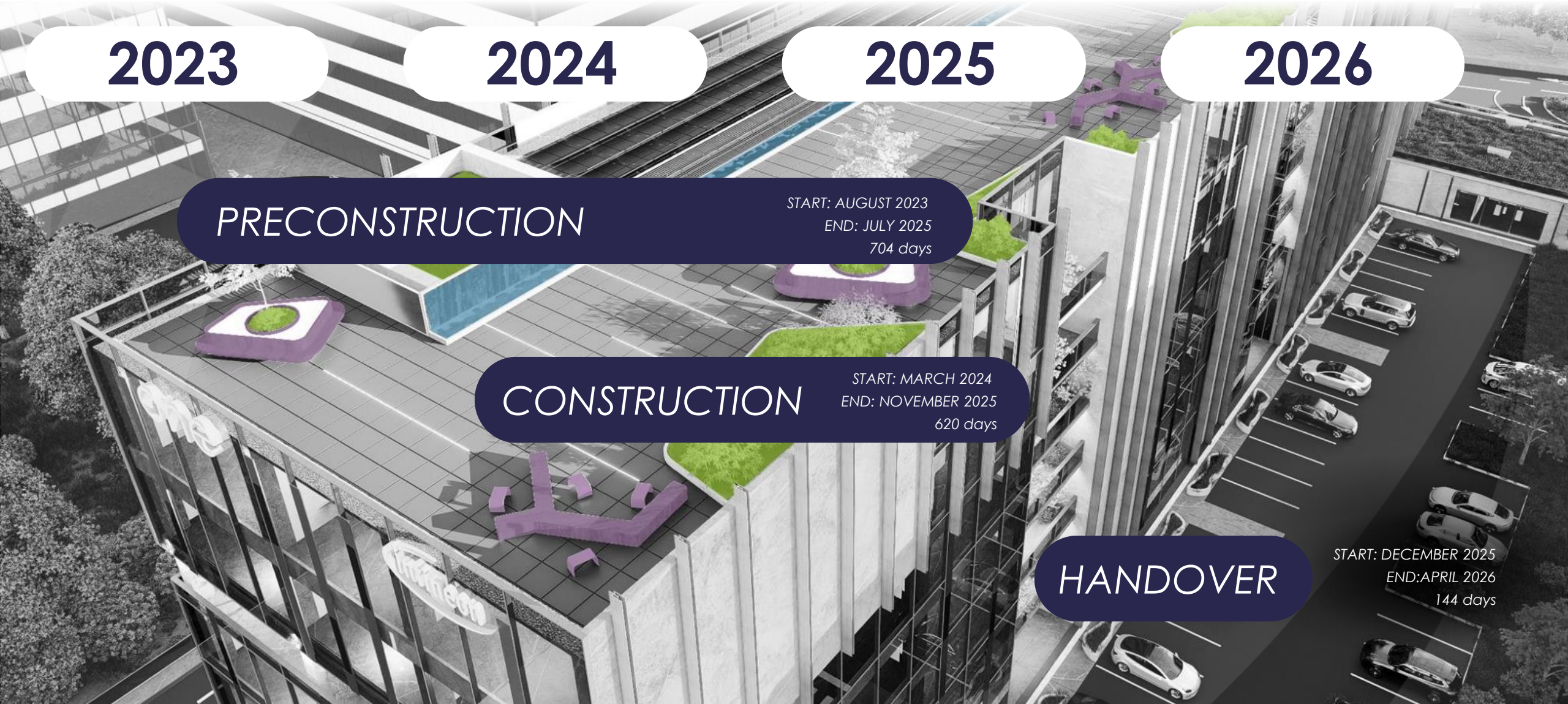
TECHNOLOGY *District*

Air handling units are to be equipped with heating and cooling exchangers as well as a system for heat recovery including humidity recovery (in the laboratory area) designed and selected for superior performance, energy efficiency with high thermal performance and sound sensitive solutions.

The specially designed building will have a more rigid structure to allow it to withhold loads up to four times heavier than normal due to tenants' heavy laboratory equipment.



CONSTRUCTION *Timeline*



OFFICE *Showcase*

Architecture.

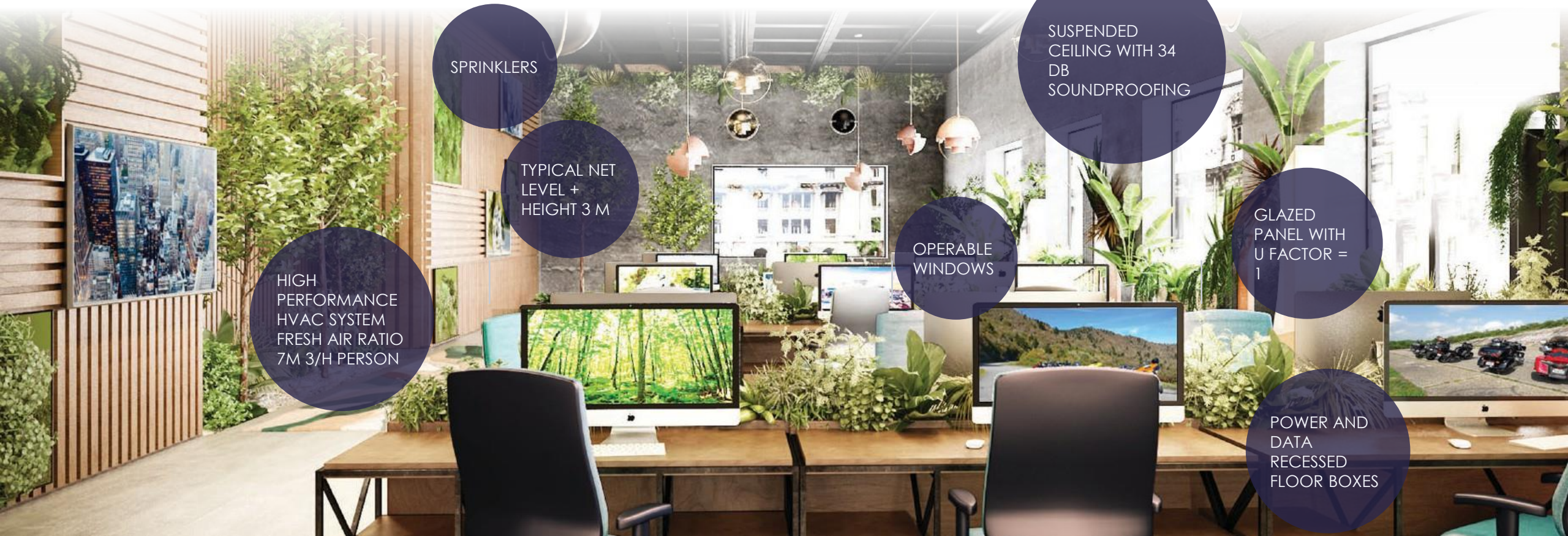
Quality architectural features and facades; Maximized natural light integration; Ample parking and efficient space utilization; Spacious double-height areas; 2,233 parking spots; New road planned to prevent traffic disruptions

Fire and security systems.

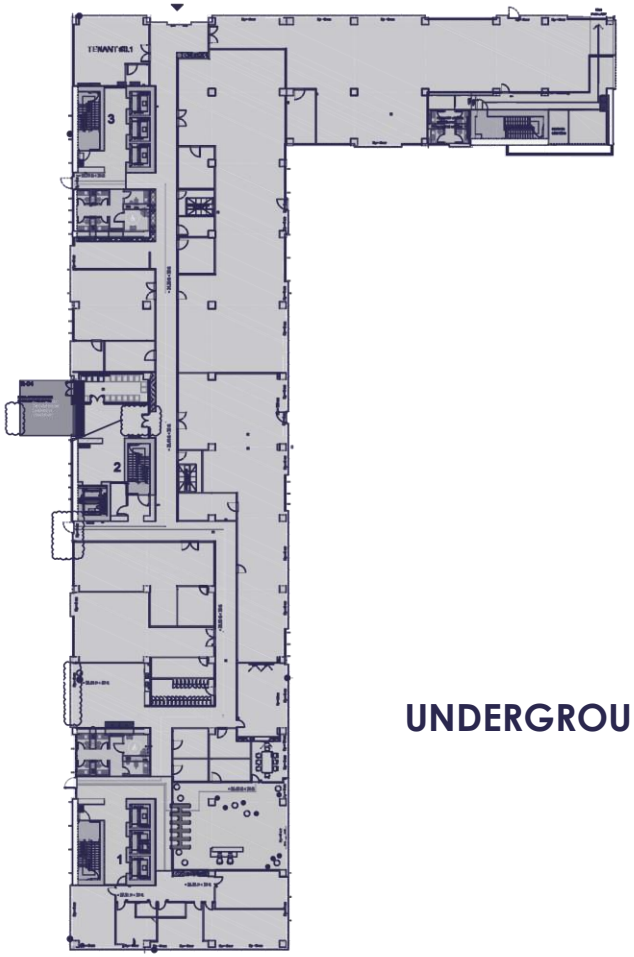
Full sprinkler system; Smoke Detection System; Building Management System; CCTV monitoring of all access points to the buildings and parking area; Access Control System; Security staff available 24h a day

HVAC and electrical systems.

Ceiling diffusers; Individual temp control; Office lighting meets code; Tenant generator space; Efficient service distribution for IT rooms



Floorplans



UNDERGROUND



GROUND FLOOR

Floorplans



1ST FLOOR



2ND FLOOR

Floorplans



3RD FLOOR

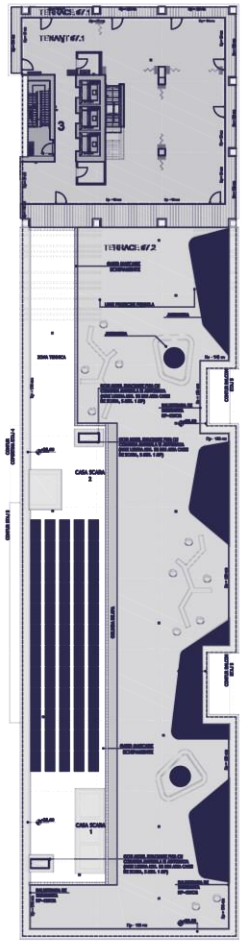


4TH FLOOR

Floorplans

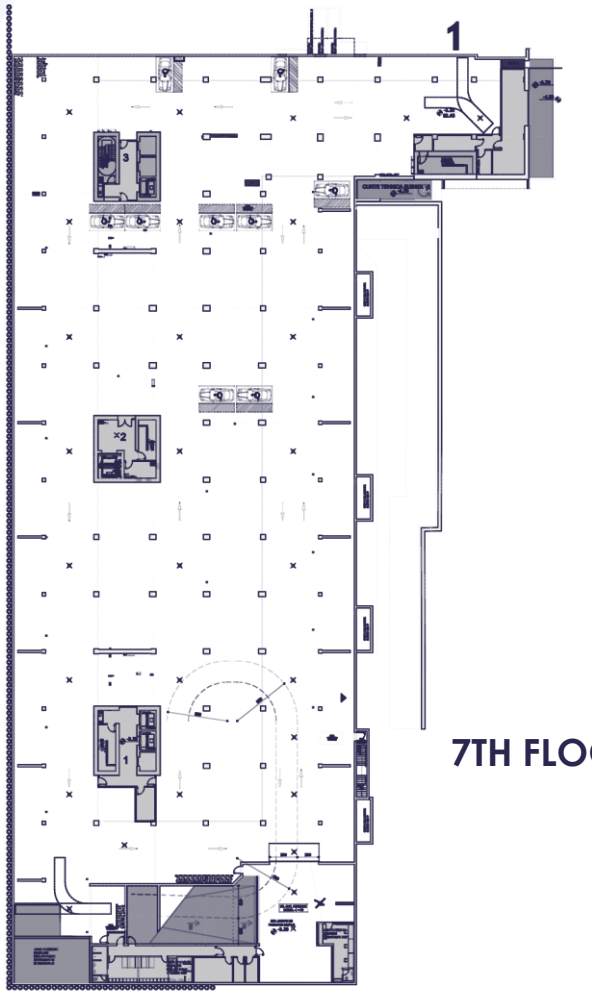


5TH FLOOR

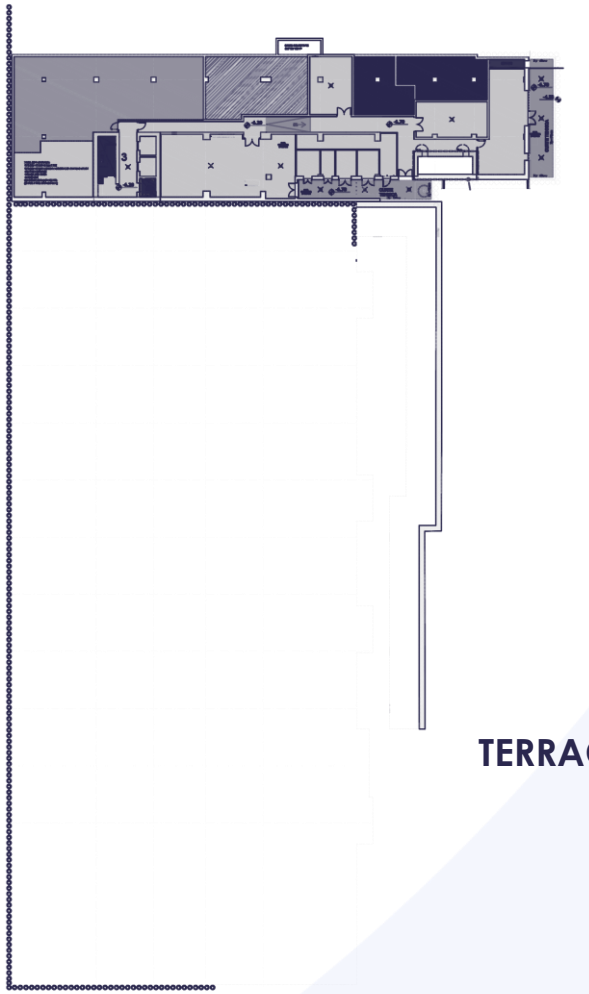


6TH FLOOR

Floorplans



7TH FLOOR



TERRACE

About ONE UNITED PROPERTIES

With its unique approach to design and its focus on creating energy efficient buildings, One United Properties represents the future of urban living and working.

A winner of numerous awards and certifications, including the "Green Homes" RoGBC certification in 2017, ONE continues to innovate and improve its position on the market by transforming abandoned areas into focal points within the city.

Following a holistic approach on urban development, ONE designs self-sufficient communities in key green areas around Bucharest, like One Herăstrău Park, One Floreasca City, One Charles de Gaulle, One Verdi Park and One Floreasca Vista.

One United Properties is the largest real estate developer listed on the local capital market. Its shares are included in multiple BET and STOXX indices, the FTSE Russell Global All-Cap index, which follows the most liquid shares in the world, and the FTSE EPRA Nareit EMEA Emerging index, which tracks the evolution of companies in the real estate sector in emerging markets.

All materials, drawings, specifications, and descriptions related to the One Technology District project are provided exclusively for informational and presentation purposes. During the design, development, and construction process, variations or modifications to the initial specifications may occur. Therefore, the dimensions, heights, and other specific details of the presented apartments may undergo changes. These modifications may result from design improvements, necessary adjustments to comply with new legal requirements or competent authority requirements, changes in construction regulations, or other factors. We are committed to maintaining high-quality standards and complying with all applicable regulations. We encourage all potential buyers to review the above and ensure they understand the indicative nature of the information presented before making a purchase decision.

The final details of the apartment, including dimensions and specifications, will be exclusively confirmed in the documents related to the sales process (sales promise and sales contract). We recommend that all buyers review these details before signing.

one
UNITED PROPERTIES

Welcome to

one

TECHNOLOGY DISTRICT



ARCHITECTURE + ENGINEERING

PREZENTA IMAGINE ESTE INFORMATIVĂ. VARIANTA FINALĂ ȘI EXECUTABILĂ SE VA STABILI NUMAI DUPĂ APROBAREA DOCUMENTAȚIEI ȘI OBȚINEREA AUTORIZAȚIEI DE CONSTRUIRE