

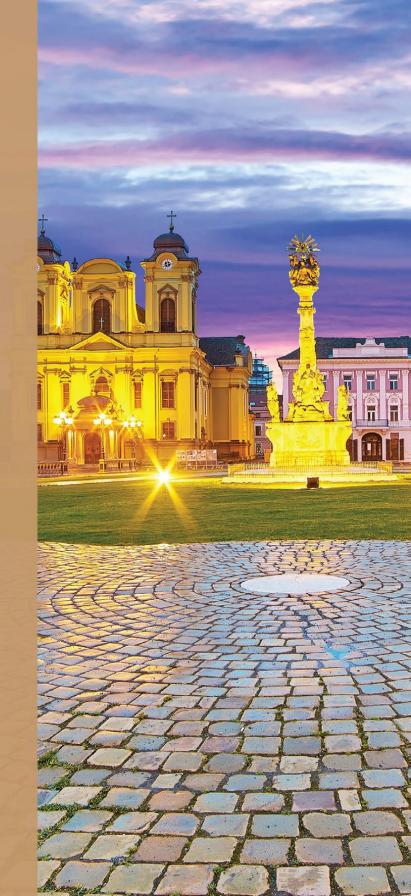
Timisoara, the best city for business

With almost 50,000 students, Timisoara is one of Romania's most vibrant university cities. It is also the country's only city that provides full education (from nursery school to university) in six different languages: Romanian, Hungarian, Serbian, English, French and German.

Since the late '90s Timisoara has attracted multinational companies from software development, financial services, nearshoring, industrial manufacturing, and logistics. It has twice won Forbes Romania's *Best Romanian City for Business* distinction, in 2013 and 2015.

But this is not all. Timisoara, a dynamic, multicultural city of over 400,000 inhabitants, is stated to be 2021 European Capital of Culture.

> Timișoara 2021 Capitală Europeană a Culturii





Rapidly-evolving infrastructure

Timisoara is directly connected to the A1 Highway. That means short travel times to major cities in the region:
Budapest and Belgrade are a three-hour drive away, while Vienna and Bratislava can be reached in less than five hours.

The city's fast-growing international airport hosts several airlines – Tarom, Lufthansa, Air Dolomiti, Wizzair, Blue Air, and Ryanair. These connect Timisoara to Bucharest, München, London, Frankfurt, Paris, Brussels, Berlin, Amsterdam, Milan and many other Romanian and European destinations.



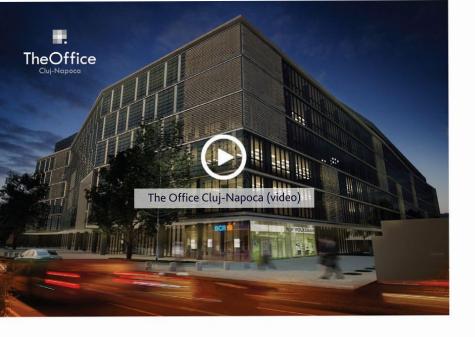


Experienced developer

Mulberry Development is an award-winning real estate development firm founded by Ovidiu Şandor, a successful entrepreneur from Timisoara.

The company is best known for two leading office projects in Romania's largest non-capital cities: City Business Centre in Timisoara and The Office in Cluj-Napoca. Not surprisingly, both projects have drawn in big-name tenants such as Deloitte, SAP, Raiffeisen Bank, UniCredit, Betfair, National Instruments, and many others.

ISHO Offices builds on the proven success of The Office, the landmark for office space in Cluj-Napoca.





Proven Concept



Green Building of the Year



Sustainable Architecture Exhibitions



Office Development of the Year



Green Office Project in Secondary Cities

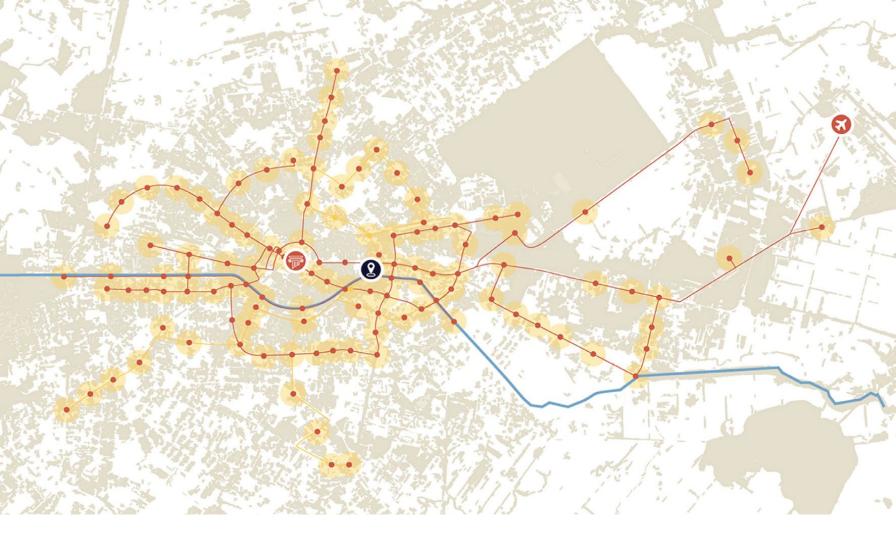
Ideal location, great accessibility

ISHO has probably the best location in Timisoara. It is situated between Bd. Take Ionescu and the newly renovated banks of the Bega River. That is one of the city's greenest areas, less than a 10-minute walk from its historic centre.

People working at, or visiting, ISHO Offices will always be within walking distance from the city's cultural, financial, administrative and commercial hub.

Both the A1 Highway and the Airport are a mere 15-minute drive from ISHO.





Public transport

The central location makes ISHO easily reachable from any of the city's main districts via several tram, bus and trolley-bus routes, all with stops at or near the site. Punctele Cardinale and Piata Badea Cartan stops connecting the city centre with its major residential districts are both a 5-minute walk away.

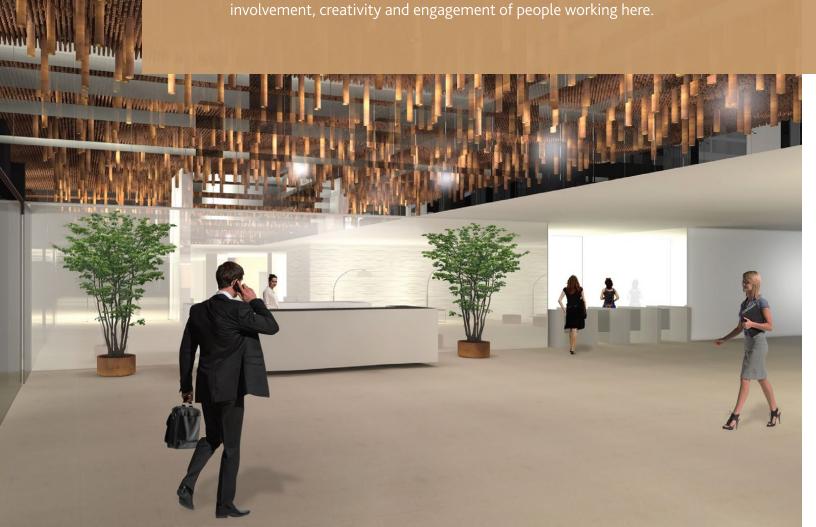
ISHO will also have its own water bus station, thus taking advantage of the city's newest public transport option.

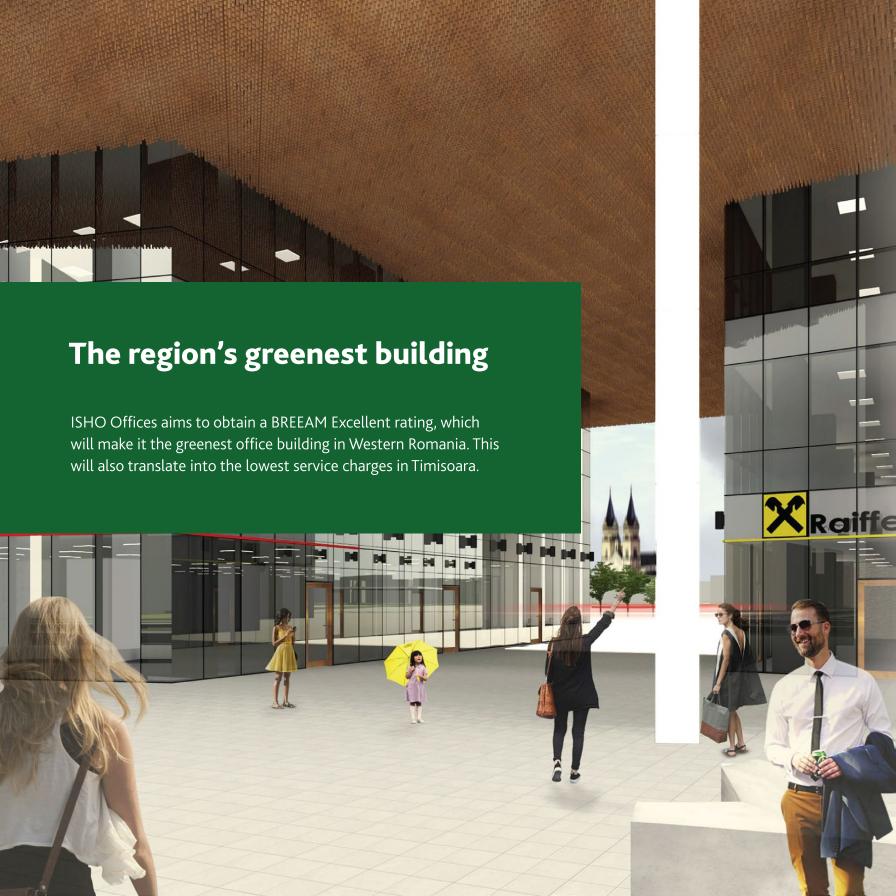
ISHO Offices

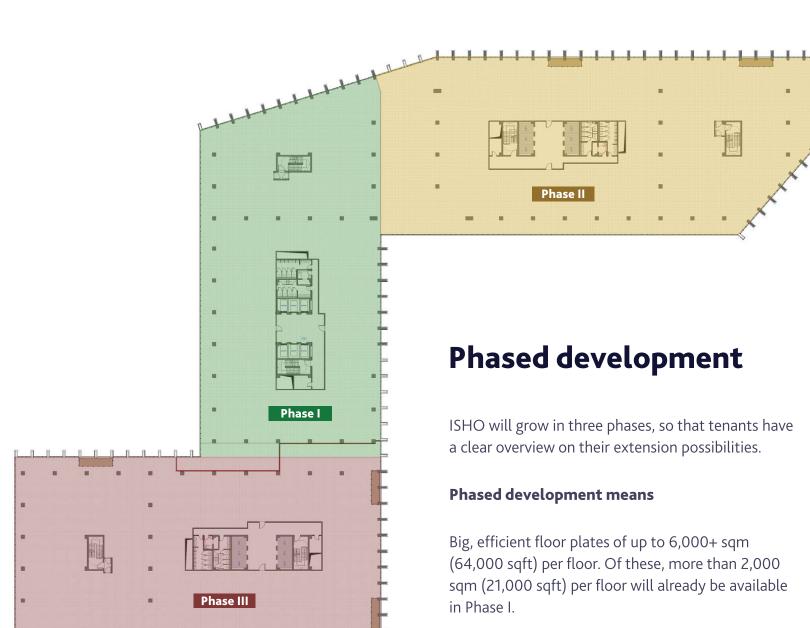
ISHO Offices aims to be a highly-desired workplace, so that your company will more easily attract and retain the professionals and talent it requires.

While you focus on finding the best employees, ISHO Offices will offer them the most attractive office environment in Timisoara.

The project relies on a smart mix of architecture, urban environment and complementary services to provide a comfortable work environment that boosts the involvement, creativity and engagement of people working here.







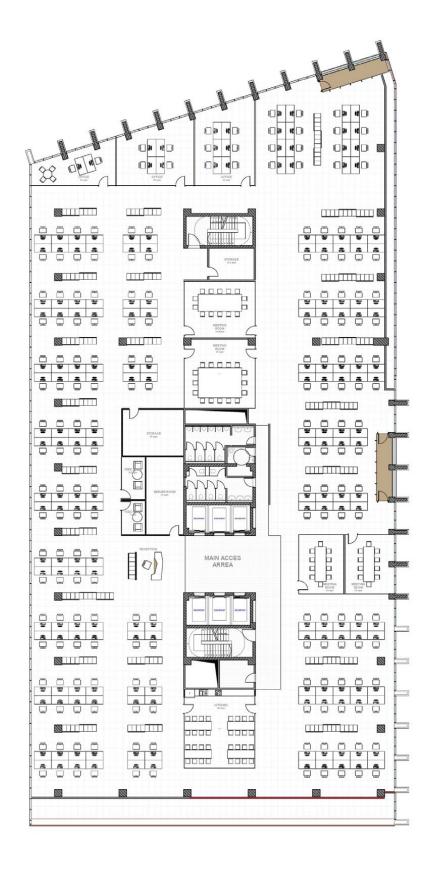
Clear extension possibilities

Up to 700 employees can be accommodated in a single open space, to facilitate an open and collaborative environment (up to 250 employees in Phase I).

Phase I - Q1 2018

Phase II - Q1 2019

Phase III - Q1 2020

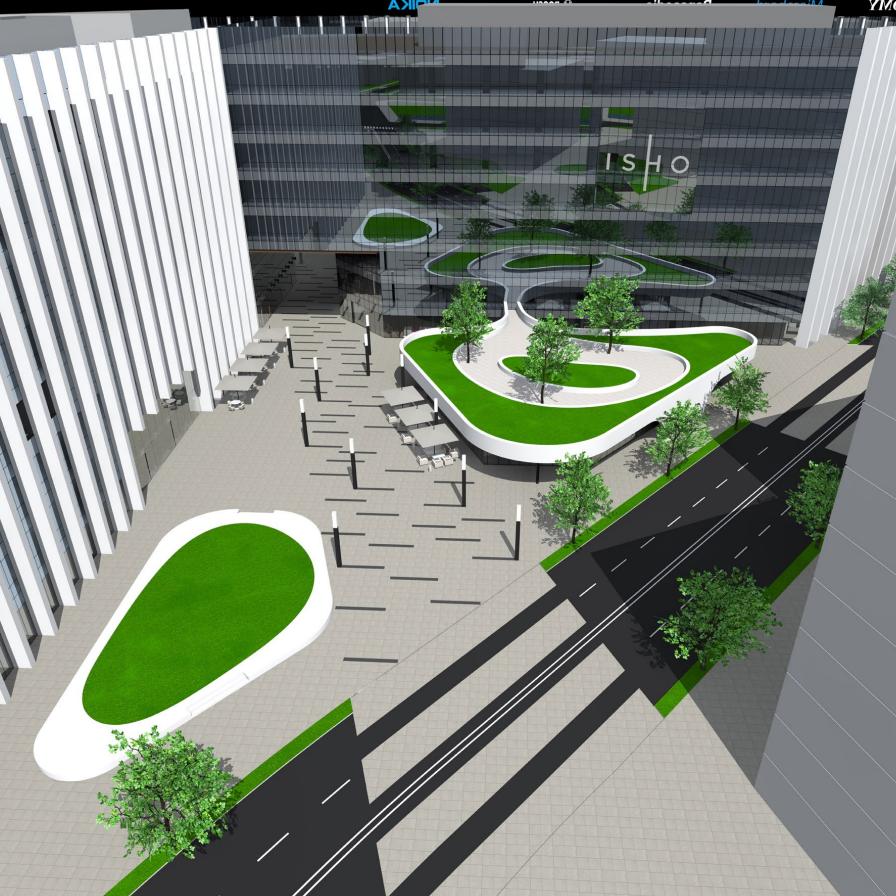




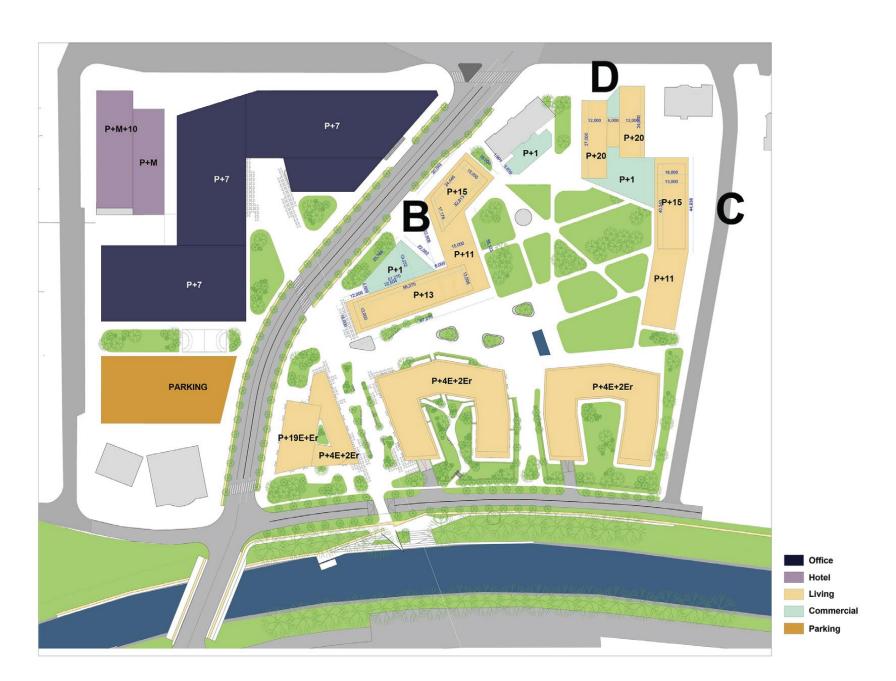
Amenities

ISHO provides all the amenities your company and employees expect to use on a regular basis. It thus creates a next-generation work and living environment that replaces the current shopping-as-lifestyle metaphor:

- Top conference centre
- International hotel franchise
- Multifunctional community and cultural centre
- Restaurants and coffee shops
- Gym, spa, swimming pool and other sports facilities
- Parks and green areas
- Secure racks for bikes and motorbikes, and showers for their users
- Flexible parking solutions
- Nearby educational institutions: three schools, four nurseries, after-school
- Several parks and playgrounds: Children's Park and the Bega River shoreline with walk/cycle lanes
- Proximity shops including supermarkets, pharmacies, banks, and bike shops.









ISHO Living

ISHO also comprises a new residential area, boasting 1,200 apartments within walking distance of downtown Timisoara. This contemporary alternative to old-style urban living combines harmony, progressive thinking and care for the physical and social environment.

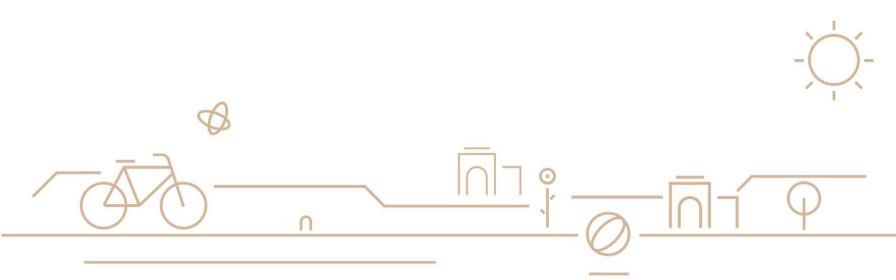
Located less than 10 minutes away from Piata Unirii, ISHO Living is the first truly multifunctional neighbourhood developed in the last few decades in Timisoara and it is certain to become one of its landmarks.

ISHO Living provides three types of apartments:

City - dynamic, affordable, studio to 3-bedroom

Riverside - elegant, comfortable, 1 to 3-bedroom

Supreme - large penthouses, the ultimate living alternative



ISHO, a well-rounded concept

new-generation offices / smart living top rated hotel / contemporary lifestyle

ISHO brings together many different functions that only a truly multifaceted real estate development can offer.

ISHO is a large, mixed project comprising smart offices, high-standard, highly desirable apartments, a world-class hotel, top rated services, as well as cultural and sports amenities.

It is a brand-new neighbourhood in its own right, with great visibility and a truly contemporary lifestyle.





Technical specifications

BREEAM Excellent certification

Building Management System

4 pipe HVAC system providing simultaneous cooling and heating with individual room control

Fresh air intake system

Raised floor and suspended ceiling with at least 3-meter clear height

Fire security system in line with the latest legal requirements;

High-quality, high-speed elevators;

Two independent power supply lines, with a diesel power supply system for emergency and backup

Modern security system and access control

Separate emergency staircases

All top national phone and internet providers present in the building.



