



EXCLUSIVE
PROPERTIES

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*Real Estate & Investment
Transactions – Romania*

ABOUT US

Real Estate & Investment Transactions – Romania

Exclusive Properties focuses on originating and executing real estate and asset-backed investment transactions across Romania.

We operate across both on-market and off-market environments, identifying opportunities where access, timing and positioning are critical.

Our role is to bridge local market access with investor execution, supporting transactions from initial opportunity identification through to completion.

We work with investors, developers, financial institutions and business owners seeking access to opportunities requiring local insight and structured execution.

SERVICES

- sourcing on-market and off-market opportunities
- evaluating investment feasibility and positioning
- connecting investors, owners and capital providers
- supporting execution through negotiation and transaction process

FOCUS

We focus on assets where real estate plays a central role in investment value

Development land

Land suitable for logistics, residential or mixed-use projects, particularly in areas with strong infrastructure and long-term growth potential.

Commercial and investment properties

Income-producing or repositioning assets, including office, retail, industrial and mixed-use properties.

Hospitality and repositioning assets

Hotels, historic buildings and heritage properties with redevelopment or operational potential.

Asset-backed business opportunities

Businesses where real estate forms a core part of the underlying value, including operational properties and land-linked ventures.



WHY WORK WITH US

Access to on- and off-market opportunities

Many relevant transactions occur outside public listings. Our network provides early visibility into such situations.

Local market understanding

We assess positioning, feasibility and transaction dynamics within the Romanian market environment.

Transaction-focused approach

Our involvement is aligned with execution, supporting opportunities from identification through to completion.

Alignment with investors and partners

We work alongside investors, developers and capital providers where timing, structure and positioning are critical.

BACKGROUND

Exclusive Properties was founded on a background combining banking and transaction experience.

Professional background includes:

- real estate valuation and asset analysis within a banking environment
- involvement in commercial and investment property assessment
- over a decade operating within the Romanian real estate and investment market
- participation in sourcing and executing both public and off-market transactions

This background provides a structured approach to evaluating and positioning investment opportunities.



NETWORK

Our work relies on an established network across the Romanian real estate and investment ecosystem.

Our network includes relationships with:

- banks and financial institutions
- developers and landowners
- investors and private capital
- legal and transaction advisors
- business owners and operators

These relationships provide access to opportunities that are often unavailable through public channels.

Our activity is primarily focused on Bucharest and key regional markets across Romania.

THANK YOU



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