

  
**PLOIEȘTI WEST PARK**  
an ALINSO GROUP development



**STRATEGIC LOCATION FOR  
DISTRIBUTION CENTERS**



## Demand for European distribution centers

### Current situation

- Pressure on distribution centers to be closer to the customer
- Rise of labour and transportation costs in Asia
- Lead times of 7 – 12 weeks from Asia
- Fewer boundaries for distribution centers due to EU's recent expansion

### Distribution trends

- Orientation towards “near sourcing”
- Creation of transport networks and logistics centers around economic “hot spots”
- Increase of goods arrivals into Europe via the Balkans



## Advantages of Romania for logistics operations

### Romania :

- Strategic location
- Substantial internal market
- Significant investments in transport networks

### Ploiești :

- Stable region
- Major hub to the North of Bucharest
- Highly skilled and competitive labour force





## Strategic location for distribution centers

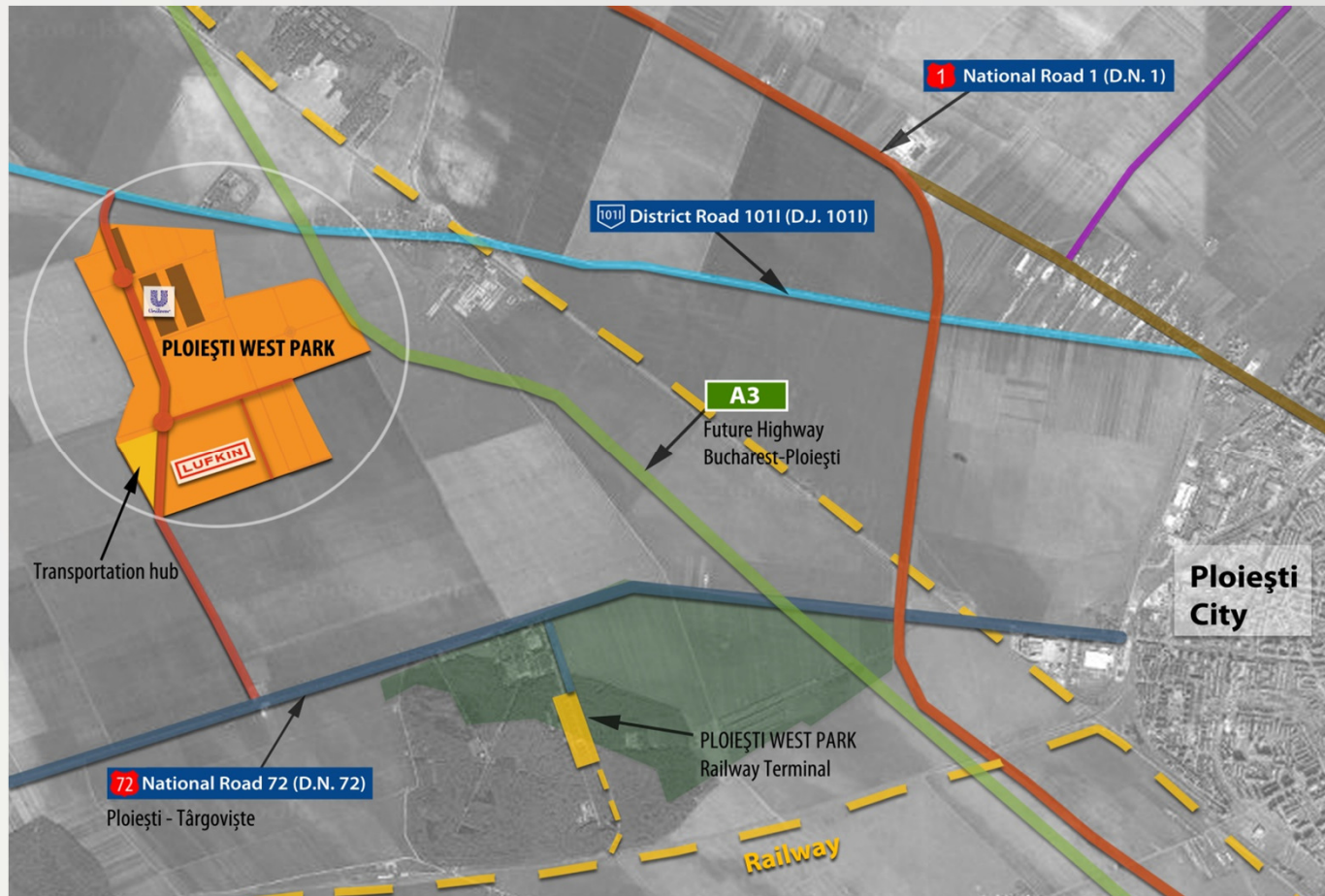


### Features of PLOIESTI WEST PARK

- Access routes:
  - Future A3 highway
  - DN 72
  - DJ 101 I
- Access to Intermodal Railway Terminal
- Transportation hub
- Units starting from 450 m<sup>2</sup>
- Eco friendly built to suit buildings
- Full access to all utilities
- Park management services
- Full relocation support

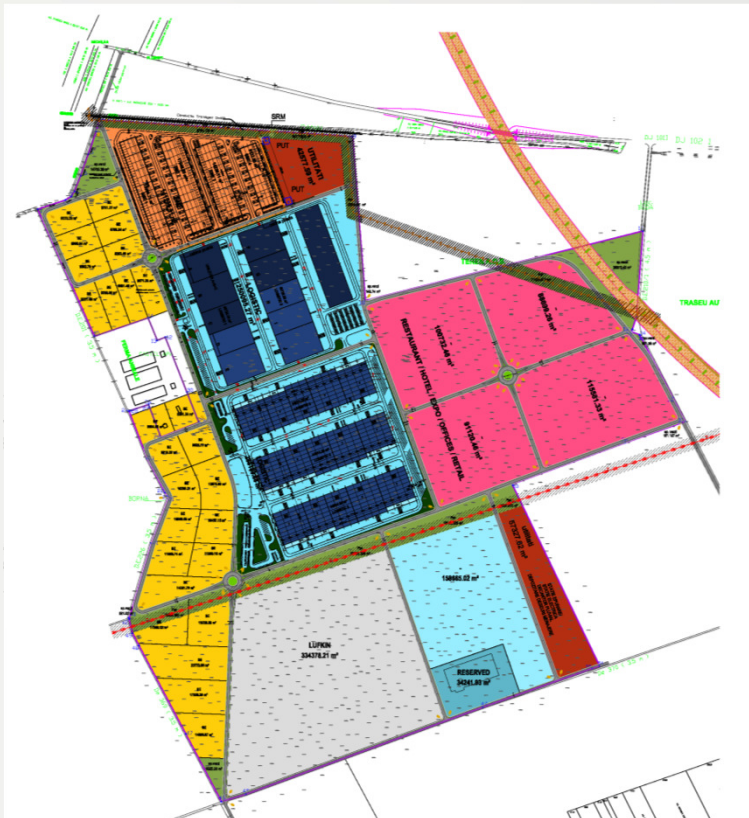


## PLOIEȘTI WEST PARK - Area overview





## PLOIESTI WEST PARK – Master Plan



Total project size:

+/- 1.000.000 m<sup>2</sup>

Logistics:

300.000 m<sup>2</sup>

SME:

100.000 m<sup>2</sup>

Industry:

350.000 m<sup>2</sup>

Office

Retail

Expo &

Hotel:

200.000 m<sup>2</sup>

Constructed surface as of 31/08/2010: 50.000 m<sup>2</sup>



## Quality & speed of construction



July 2009



End of July 2009



February 2010



June 2010



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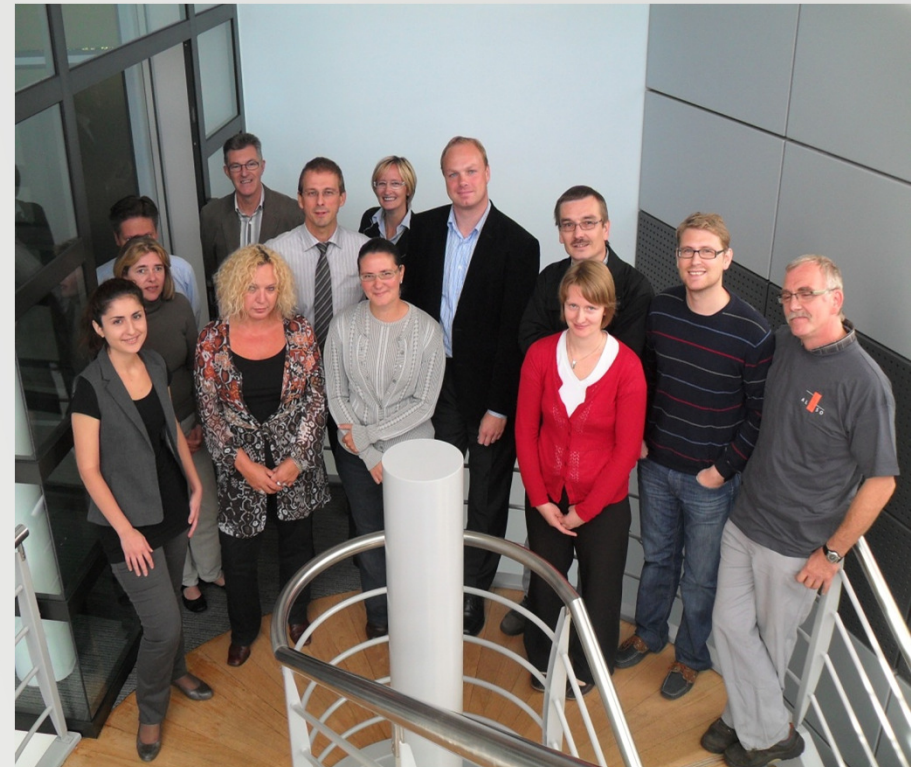




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## PLOIESTI WEST PARK – Team and contact



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