



**MEDCITY**  
HEALTHCARE BUILDING DEVELOPMENT

# MEDICAL REAL ESTATE DEVELOPMENT





# A LEGACY OF SUCCESS, **DEDICATED TO HEALTHCARE**

MEDCITY represents the unique Real Estate developer in Europe, exclusively focused on the healthcare sector.

Over the last 15 years, MEDCITY has developed the largest network of specially designed buildings dedicated to healthcare services and related activities.

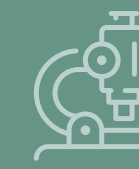
The company's main objective is to establish high-standard and innovative healthcare ecosystems by developing top-quality, energy-efficient, and sustainable medical facilities in proximity to major urban areas.



# THE MEDICAL HUB CONCEPT

A PREMIUM ECOSYSTEM AND SYNERGY PLATFORM

• Where  
**TOP MEDICAL OPERATORS**



• Offer  
**INNOVATIVE HEALTHCARE SERVICES**



• Creating in this way  
**A UNIQUE MEDICAL DESTINATION**



• That generates  
**A SOCIAL IMPACT FOR THE LOCAL COMMUNITIES**



# VALUE PROPOSITION

Being part of a group of companies that is active exclusively in the healthcare environment, in several fields such as medtech, medical services, and education, combined with the company's focus on medical real estate, grants MEDCITY the privileged position of understanding the specific needs of the industry, thereby providing a unique value proposition.



## **Location**

Visible, accessible and close to key urban amenities



## **Safety**

Commitment to safe and secure developments



## **Conformity**

Healthcare facilities designed to meet the latest legal standards



## **Synergy**

A synergistic platform for medical operators



## **Quality**

Buildings reflecting high standards of excellence



## **Sustainability**

Prioritizing environmental responsibility and operational efficiency



## FOOTPRINT

MEDCITY's current network of medical buildings, consisting of 11 properties in Romania and 2 in Greece, coupled with its expansive development plan, reflects the company's commitment to providing widespread access to high-standard medical facilities across the region.

## CURRENT BUSINESS KEY FIGURES



**13**

Properties



**2**

Countries  
(Romania, Greece)



**12**

Cities

**20,000**

sqm GLA

**97%**

Occupancy Rate

**€30 mil.**

Investment Value

## DEVELOPMENT

2024-26



**2**

New Projects  
(Timisoara, Bucharest)



**1**

Extension  
(Craiova)

**9,000**

sqm GLA

**€16 mil.**

Investment Value



# MEDCITY TIMISOARA

The company strategically chose to develop a new project in Timisoara, one of the most dynamic economic centers in Romania.

The new development is emerging to become a high-standard medical hub, where top healthcare operators will provide their innovative medical services in a compliant and safe environment.

Location:

**14 Ave. Corneliu Coposu, Timisoara**

GLA:

**1,200 sqm**

Delivery:

**2024**





# PORTFOLIO

**Bucharest**

75 Nicolae G. Caramfil Street  
2017\*

**Constanta**

20 Nicolae Iorga Street  
2019\*

**Craiova**

39 Gheorghe Chitu Avenue  
2014\*

**Iasi**

23 Iancu Bacalu Street  
2023\*

**Timisoara**

14 Corneliu Coposu Avenue  
2024\*

**Buzau**

7 Stadionului Avenue  
2013\*

**Braila**

21 Danubiului Street  
2008\*

**Galati**

156 Brailei Street  
2009\*

**Focsani**

2 Calea Moldovei Street  
2009\*

**Calarasi**

117 Bucuresti Street  
2011\*

**Petrosani**

137A 1 Decembrie 1918 Street  
2010\*

**Athens | M201**

Michalakopoulou Street,  
City Center

**Athens | K133**

Kifisias Avenue,  
Marousi



\* Year of completion



# THE SCOPE CONCEPT ADDRESSABILITY

Aiming to become unique destinations, where innovative healthcare services are provided by top operators in high standard facilities, MEDCITY developments are addressed to any medically related activity.

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AMBULATORY  
CLINICS



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SPECIALIZED  
TREATMENT  
CENTERS



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DIAGNOSTIC  
LABORATORIES



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INVESTIGATION  
MEDICAL  
CENTERS



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PHYSICAL  
THERAPY  
CENTERS



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PHARMACIES

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## CLIENTS



**International renal care provider**  
(M42 - a global tech-enabled health company)

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**National leader in proctology, dermatology and MBST therapy**  
(Medicover Group)

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**National leading HC operator**  
(Mid Europa Partners)

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**National leader in lab diagnostics**  
(Medicover Group)

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**Romanian network of imaging medical centers**  
(Morphosis Capital)

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**Multispecialty medical center**

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**Romanian network of diagnostic laboratories**

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**Largest pharmacies network in Romania**

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**Integrated center for cardiovascular, neurological, and oncological diagnostics**  
(SOFMEDICA Group)

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**Center of excellence in Women Health**  
(Medicover Group)

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**Gastroenterology medical center**

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**Multispecialty medical center**

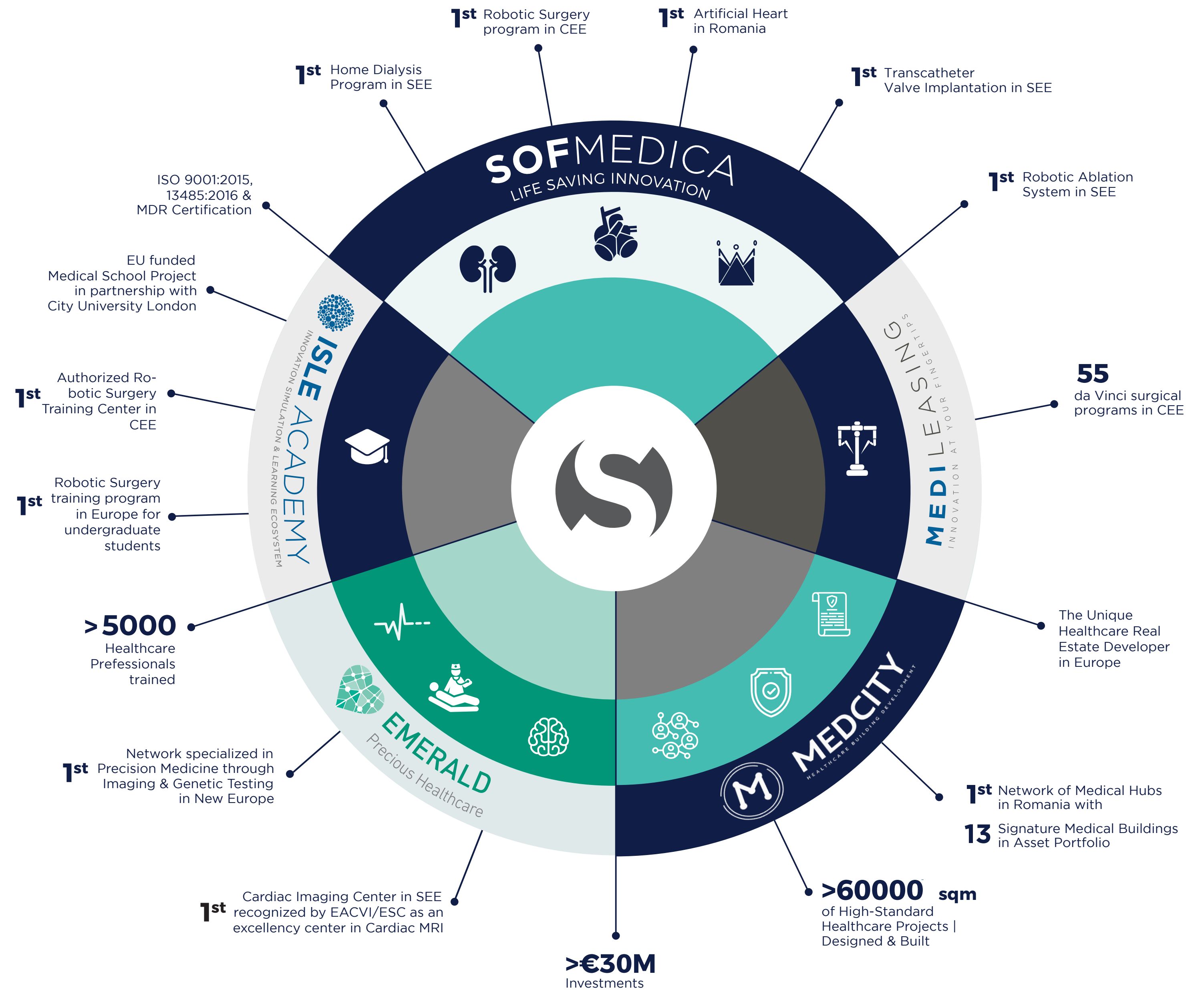
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## MEDCITY: **A PILLAR OF THE SOFMEDICA GROUP**

Being part of the SOFMEDICA GROUP, a leading organization in Europe focused on healthcare innovation since 1994 in several sectors such as MedTech, medical operations, and education, granted the team a 360° perspective, which combined with its unique expertise and dedication, enables MEDCITY to deal with any project related to healthcare infrastructure.







## ROMANIA

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## GREECE

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