



WYNDHAM GARDEN BUCHAREST AIRPORT HOTEL



ROMANIAN
PROPERTY
AWARDS
DEVELOPMENT



ROMANIAN
PROPERTY
AWARDS
DEVELOPMENT

★★★★★
WINNER
2025-2026

**INNOVATIVE
HOTEL
CONCEPT**
2025-2026

Invest

Profit

Relax



BECOME AN OWNER OF A HOTEL ROOM

IN THE LARGEST HOTEL CHAIN

UP TO **15%** PASSIVE INCOME

HOTEL AMENITIES

4

MEETING ROOMS
AND CONFERENCE
HALL

276
ROOMS

24/7

LOBBY AND
RECEPTION

SPA

CAFE



GYM

**2 KIDS
ROOMS**

105

PARKING
SPACES



8 INVESTMENT PROJECT HIGHLIGHTS



WYNDHAM REWARDS PLATINUM

Global privileges
Bonus rewards



RCI

14 FREE NIGHTS INCLUDED

Exchange nights for free
travel to 4500 destinations



POOL-SHARING MODEL

Balanced revenue model
Stable distributions



GLOBAL BRAND

Professional
management
International standards



BUSINESS, NOT JUST REAL ESTATE

Income-producing asset
Operational from day one



QUARTERLY INCOME

Regular payouts
Predictable cash flow



FULL TRANSPARENCY

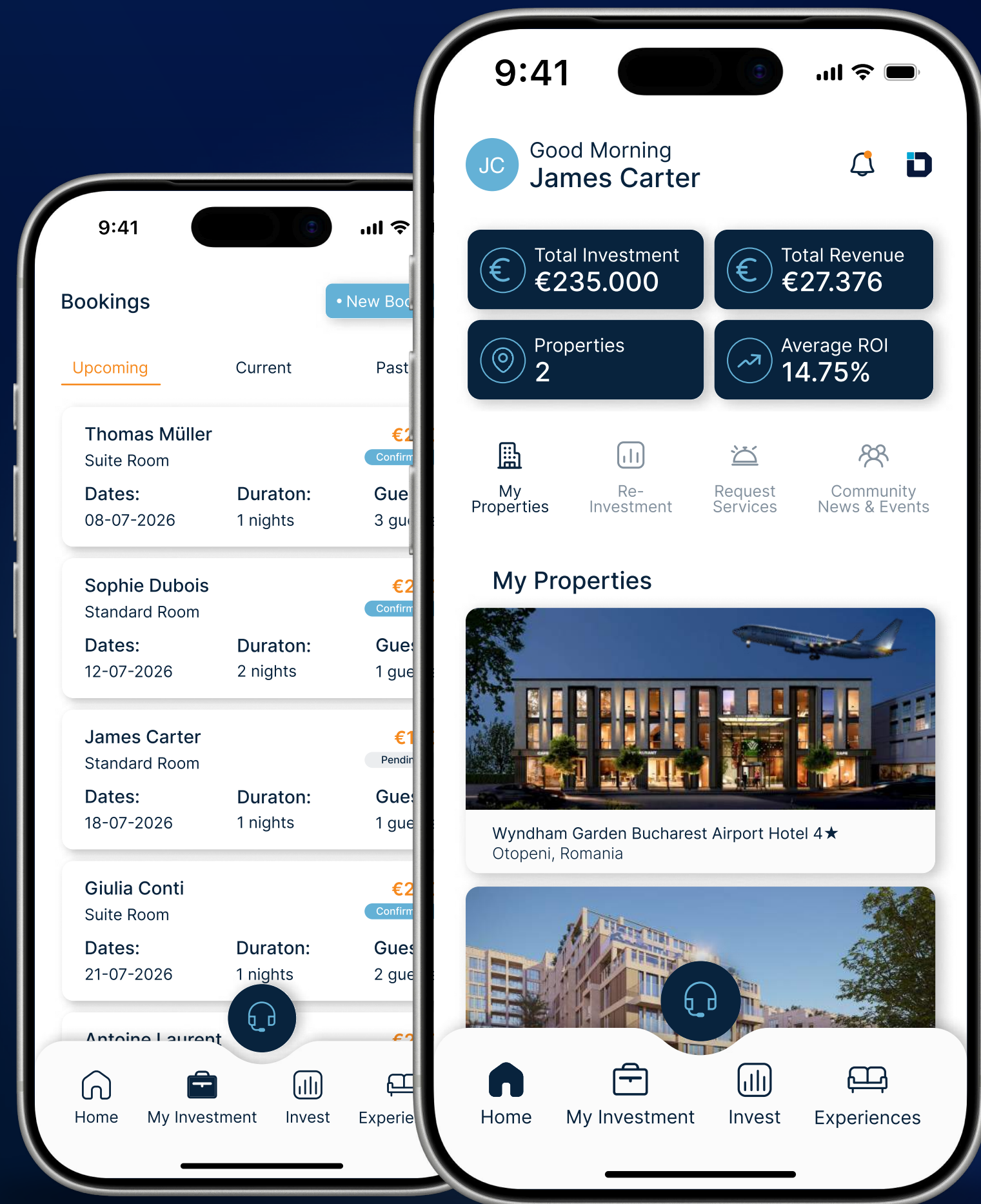
Audited financial data
Full visibility for investors



INDEPENDENT VALUATION

~€221,000 per room
~€59.7M total hotel value

D.CLUB MEMBER PRIVILEGES



1

D.CLUB APP

A digital platform for investors to manage and monitor their assets all in one place



Investment tracking



Booking overview



Reports

2

WYNDHAM REWARDS®

A global loyalty program by Wyndham Hotels & Resorts, offering members exclusive benefits, points accumulation, and access to nearly 9,000 hotels worldwide.

3

RCI

A global vacation exchange network, established in 1974, allowing members to exchange their stays and travel to destinations around the world

Own the Property. Manage it From Everywhere



WYNDHAM REWARDS OWNER BENEFITS



PLATINUM STATUS

Exclusive privileges for Wyndham
Garden Bucharest owners

→  Early Check-in

 Preferred Room Selection

←  Late Check-out

 Priority Guest Service

Benefits are subject to Wyndham Rewards® program terms and conditions

This status is provided as part of **D.CLUB Vacation by D.GROUP** an exclusive program created to provide additional privileges and global travel advantages for property owners.



GLOBAL TRAVEL EXCHANGE PRIVILEGE



D.CLUB BENEFITS



Join D.CLUB Vacation

Become part of an exclusive ownership program by D.GROUP



Own your stay

Enjoy your annual stay at Wyndham Garden Bucharest (e.g. 14 nights per year)



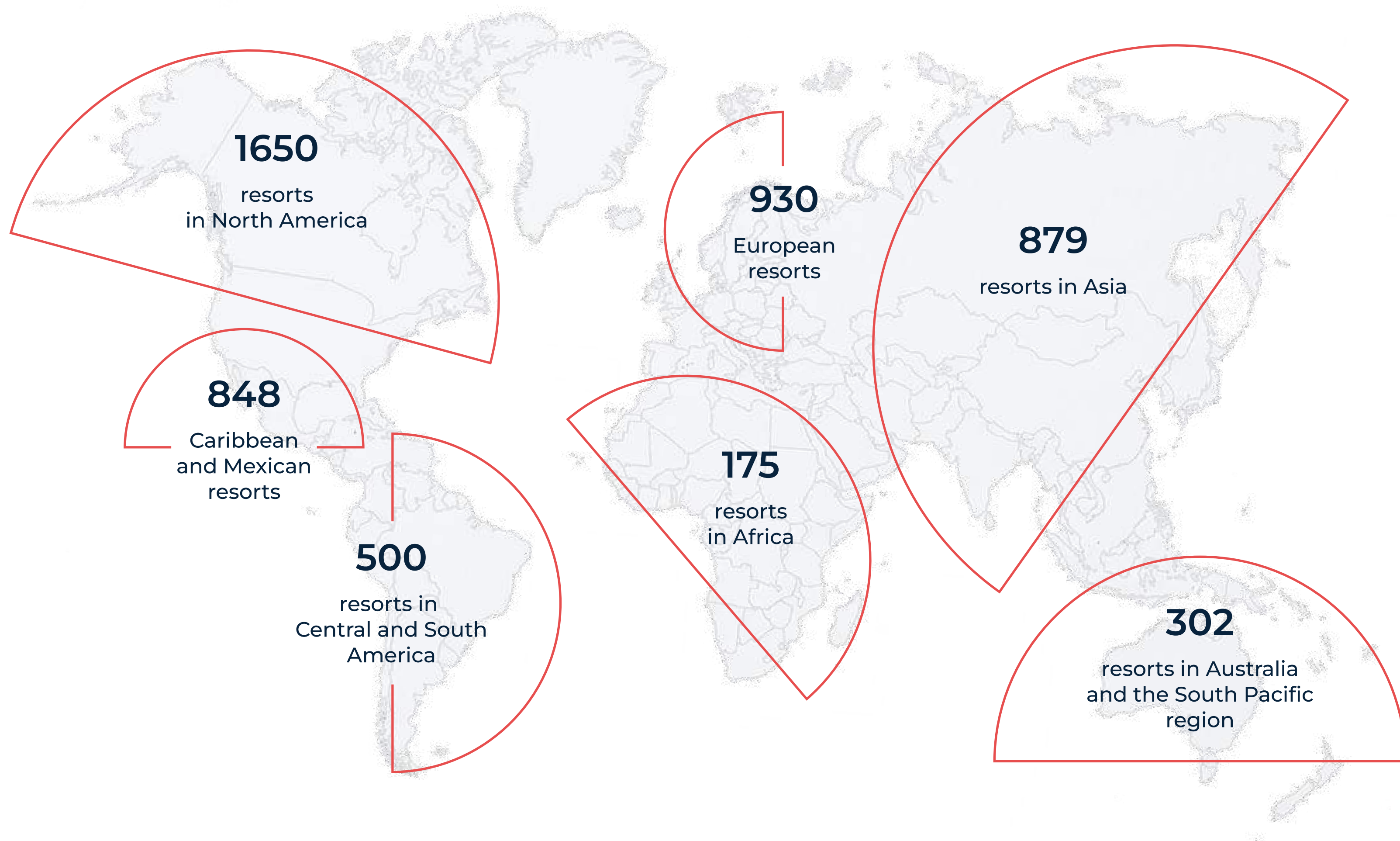
Exchange your stay

Deposit your stay into the RCI global exchange network



Travel worldwide

Use your stay to travel across 4500+ resorts globally



Visit [RCI.com](https://www.rci.com)

or contact us for more details

**Exchange fees may apply according to RCI terms and conditions*

3.8M

happy members

4500+

premium resorts worldwide

100+

countries to explore



AWARDED PROJECT

Recognised at Romanian Property Awards 2025-2026

Nominated in the **DEVELOPMENT CATEGORY,**
INNOVATIVE HOTEL CONCEPT and received two awards
★★★★★ & AWARD WINNER



WHAT MAKES THIS HOTEL SO PROFITABLE?



BRAND SUPPORT

A trusted hotel operator name improves visibility and ensures the trust of international guests



INDEPENDENCE FROM SEASONALITY

Year-round airport traffic reduces seasonal fluctuations, ensuring stable revenue



HIGH PASSENGER TRAFFIC

Millions of passengers ensure high and stable demand for hotel services throughout the year.



EXTENSIVE INFRASTRUCTURE

Spa, restaurant, conference rooms, and kids' area generate additional revenue streams



CORPORATE EVENT HOSTING

Convenient location attracts conferences and events



PARTNERSHIPS WITH AIRLINES

Collaboration with airlines to accommodate crews and delayed passengers





ROMANIA



GROWTH IN GDP

twice the EU average rate, ranked among the top 3 in the EU over the last five years



EU MEMBERSHIP

economic stability



SCHENGEN ZONE

easy travel and business



CORPORATE TAX

the lowest in Europe



BUSINESS HUB

stable tech & development growth



HOTEL SECTOR

turnover over €2B

BUCHAREST – CAPITAL

ONE OF THE FASTEST-GROWING CITIES IN EUROPE



BUSINESS

TOP 10 IN EU

the largest IT hub, attracting international companies



CULTURE & LEISURE

200+

parks and a nightlife ranking in Europe's top 5



INVEST

80%

of the investment in Romanian real estate went to Bucharest

BUCHAREST AIRPORT IN NUMBERS



4.4M / YEAR

travelers experience flight delays at this rate annually



5.3M / YEAR

travelers take night flights between 10:00 PM and 6:00 AM

17.7M
TRAVELERS/YEAR

Bucharest — N°2 in CEE by passenger traffic



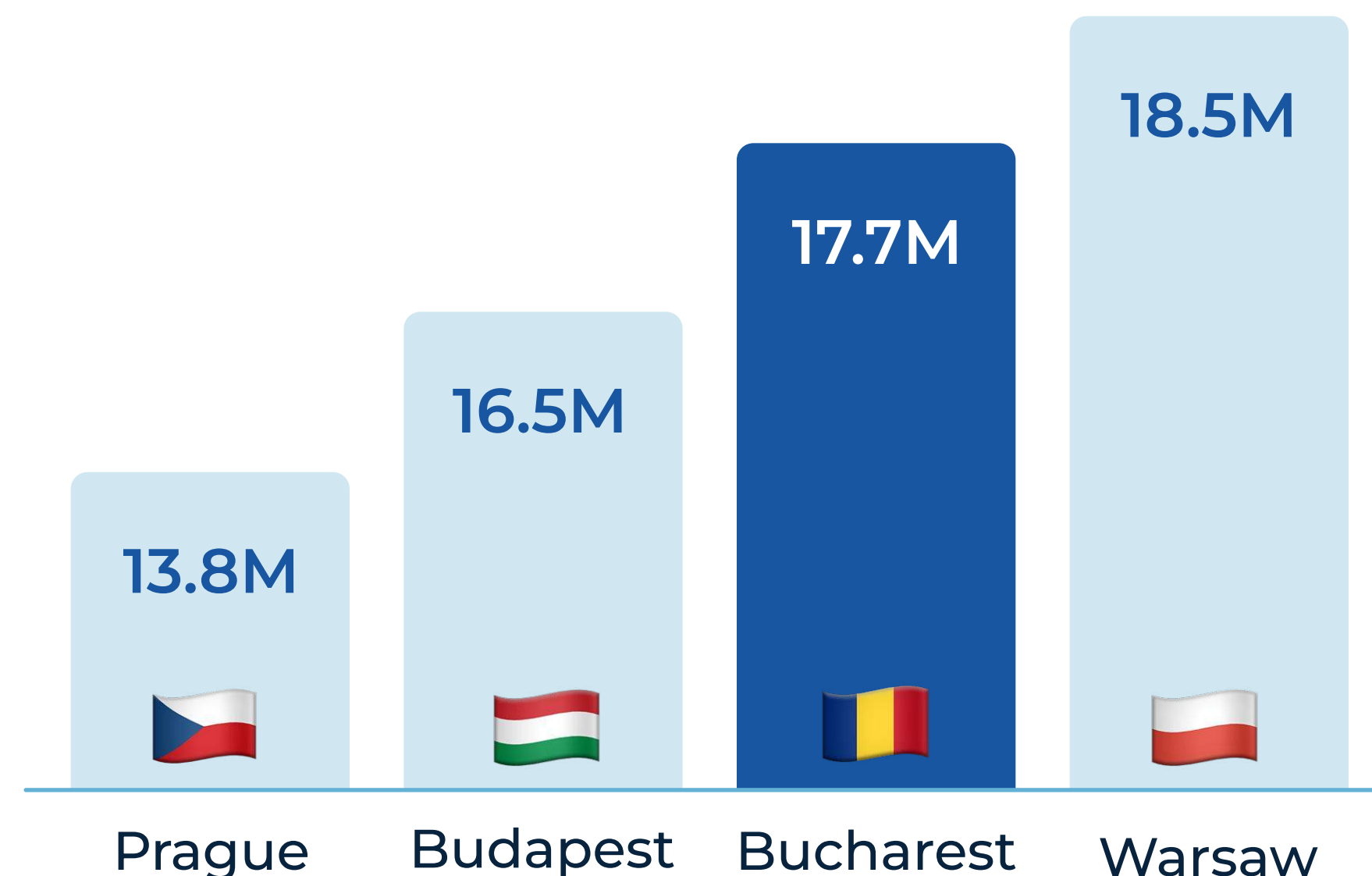
3.5M / YEAR

travelers experience long layovers on connecting flights



355K / YEAR

travelers face delays due to flight cancellations



BUCHAREST AIRPORT AIRLINES

EUROPE		MIDDLE EAST AND ASIA	ROMANIA
• London (LHR, LGW, LTN, STN) • Paris (CDG, ORY) • Berlin (BER) • Rome (FCO) • Madrid (MAD) • Vienna (VIE) • Amsterdam (AMS) • Frankfurt (FRA) • Munich (MUC)		• Athens (ATH) • Warsaw (WAW) • Barcelona (BCN) • Brussels (BRU) • Dublin (DUB) • Zurich (ZRH) • Stockholm (ARN) • Copenhagen (CPH) • Istanbul (IST)	• Doha (DOH) • Dubai (DXB) • Tel Aviv (TLV) • Beirut (BEY) • Amman (AMM) • Africa • Cairo (CAI) • America
			• Cluj-Napoca (CLJ) • Timișoara (TSR) • Iași (IAS) • Sibiu (SBZ)

 **RYANAIR**

 **TURKISH AIRLINES**

 **flydubai**

 **Lufthansa**

 **ישראל**

 **BRITISH AIRWAYS**

 **UNITED**

 **Blue Air**

 **AIRFRANCE**

 **AEGEAN**

 **Austrian**

 **vueling**  **easyJet**

 **PEGASUS**
AIRLINES

 **Emirates**

 **TAROM**

 **אל על**
הכי בבית בעולם

 **Wizz**
wizzair.com

 **arkia**
ארקיע

 **KLM**
Royal Dutch Airlines

 **QATAR**
AIRWAYS القطرية

LOCATION

**WYNDHAM GARDEN
BUCHAREST AIRPORT HOTEL**

SIXT RENTAL CAR

HILTON GARDEN INN

**BUCHAREST
AIRPORT**

↑
25-30 minutes

↓
CITY CENTER

**BUCHAREST
INTERNATIONAL AIRPORT**





VERY CLOSE TO MUST-VISIT PLACES

KEY PROJECT PARTNERS



VADIM DASHUT

Founder of D.GROUP, 15+ years of Real Estate experience

More than 2.5M m² completed

Project Developer



MENI BENISH

Founder of Benish Group, 25+ years of experience in real estate
Chairman of the Israe-Georgia Chamber of Commerce

Project Partner

OUR MISSION

We create hotel projects with investment transparency. Well-planned locations, efficient models, and stable demand ensure predictable income and long-term value.

WHY OUR APPROACH WORKS



LOCATION

Demand
Traffic
Potential



MODEL

Transparency
Manageability
Control



RESULT

Stable income
Capital protection
Value growth

UNDER THE BRAND OF THE WORLD'S N°1 HOTEL CHAIN

~9000

HOTELS

25 GLOBAL
BRANDS

from economy
to luxury

869K

ROOMS

138M+

guests annually

\$1.6B

in annual revenue

 **WYNDHAM GRAND®**

REGISTRY
COLLECTION HOTELS

VIENNA HOUSE
Easy

WYNDHAM®

RAMADA®
BY WYNDHAM

VIENNA HOUSE
BY WYNDHAM

DOLCE
HOTELS AND RESORTS®
BY WYNDHAM

 LA QUINTA
BY WYNDHAM

TRYP
BY WYNDHAM

WYNDHAM *Alltra*
ALL-INCLUSIVE

 Days Inn®
BY WYNDHAM

 **WYNDHAM
GARDEN®**

 Howard Johnson®
BY WYNDHAM

 RAMADA
encore
BY WYNDHAM

TRADEMARK
COLLECTION BY WYNDHAM

Super 8
BY WYNDHAM

 HAWTHORN®
SUITES BY WYNDHAM

MASTER PLAN



BUILDING B

BUILDING A

THE HOTEL CONSISTS OF TWO BUILDINGS

BUILDING A	GROUND+2
BUILDING B	GROUND+1
GROSS BUILDING AREA	13,570 m ²

WITH TWO TYPES OF LAYOUTS

STANDARD (25 m ²)	70% OF ROOMS
SUITE (30 m ²)	30% OF ROOMS
TOTAL ROOMS	276

276 ROOMS WITH TWO TYPES OF LAYOUTS



STANDARD ROOM

25 m²

for 2 guests

190 rooms



SUITE ROOM

30 m²

up to 4 guests

86 rooms



*All renders are for illustrative purposes only and are not representative of the final product





LOBBY

*All renders are for illustrative purposes only and are not representative of the final product





CAFE. LOUNGE BAR

*All renders are for illustrative purposes only and are not representative of the final product





RESTAURANT

*All renders are for illustrative purposes only and are not representative of the final product





GYM

*All renders are for illustrative purposes only and are not representative of the final product





GYM

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WELLNESS

*All renders are for illustrative purposes only and are not representative of the final product





MEETING ROOMS



***All renders are for illustrative purposes only
and are not representative of the final product**





KIDS ROOM

*All renders are for illustrative purposes only and are not representative of the final product



BUILDING PERMIT

HOTEL BRAND CONFIRMATION

LAND OWNERSHIP

ROMANIA
JUDETUL ILFOV
PRIMARIA ORASULUI OTOPENI
Nr. 37640 din 17.11.2022

AUTORIZATIE DE CONSTRUIRE
Nr. 929 /37640 din 16.12. 2022

Ca urmare a Cererii adresate de societatea AC PARC INVEST S.R.L., cu domiciliul/sediul în județul 2, municipiul/orașul/comuna București, sectorul 1, cod poștal 2, Bulevardul G-ral Gh. Magheru nr. 1-3, bl. 2, sc. 2, et. 2, ap. spațiul "a", biroul 2, telefon/fax, e-mail, înregistrată la nr. 37640 din 17.11.2022, în conformitate cu prevederile Legii nr. 50/1991, privind autorizarea executării lucrărilor de construcții, republicată, cu modificările și completările ulterioare,

SE AUTORIZEAZĂ

EXECUTAREA LUCRĂRIILOR DE CONSTRUIRE PENTRU: continuarea lucrărilor de construire pentru care au fost emise Autorizațiile de construire nr. 254/7364/12806 din 09.09.2013, nr. 88/4917 din 21.03.2016 și nr. 240A/8806 din 25.04.2018 (prelungită)

În următoarele condiții: Construcțiile se autorizează în baza Regulamentului PUG Otopeni, aprobat prin HCL nr. 36/10.07.2000 a cărui valabilitate a fost prelungită prin HCL nr. 8/29.01.2016, terenul fiind situat parțial în zona cu caracter central, parțial în zona mixtă de locuințe și servicii, a Certificatului de Urbanism nr. 220A/6515 din 20.05.2010 și a Autorizațiilor de construire nr. 254/7364/12806 din 09.09.2013, nr. 88/4917 din 21.03.2016 și nr. 240A/8806 din 25.04.2018 (prelungită).

Accesul în incintă se va realiza atât din str. Bd. Aeroportului, situată la sud, cât și din str. Aurel Vlaicu, situată în partea de est.

Autorizația de construire nr. 254/7364/12806/09.09.2013 are ca obiect edificarea unui grup de clădiri alcătuit din șase construcții, propuse a se edifica pe terenul în suprafață de 38.723,00 mp (nr. cad. 4192) după cum urmează:

- Clădire birouri, comerț - 01: cu spații comerciale, servicii, birouri și spații multifuncționale P+2E;
- Clădire multifuncțională Hotel – 02: cu restaurant, spații multifuncționale și grădină interioară, S+P+3E (spații tehnice și parcaje la subsol) – aceasta a fost finalizată și recepționată;
- Clădire birouri, comerț - 03: cu spații multifuncționale, servicii și birouri, P+2E;
- Clădire birouri, comerț - 04: cu spații multifuncționale și servicii, P;
- Clădire birouri, comerț - 05: cu spații multifuncționale, servicii și birouri, P+1E;
- Clădire tehnică - 06: demisol adăpostește postul trafo, tablourile generale și generatoarele și subsol cu rezervoarele intangibile de apă (a cărei temă de proiectare a fost modificată conform Autorizației de construire nr. 88/4917 din 21.03.2016) – structura acestei clădiri fiind deja executată.

Continuarea lucrărilor se propune pe suprafața de teren rămasă (urmare a dezmembrării și expropriilor CN AB SA) de 24.086,00 mp pentru următoarele construcții:

- clădirile 01 și 05 din proiectul inițial.
- clădirile 03, 04 și 06 din proiectul inițial.
- parcaje, circulații, spații verzi și spații tehnice necesare pentru deservirea complexului.

Lucrările se vor executa în conformitate cu documentația anexată și cu respectarea condițiilor impuse de avizatori.

NOTĂ: Prezentă autorizație de construire este emisă în baza Normelor Metodologice de aplicare a Legii 50/1991, aprobate prin Ordinul nr. 839/2009 al M.D.R.L.(art.54, alin.3) și completează autorizațiile de construire nr. 254/7364/12806 din 09.09.2013, nr. 88/4917 din 21.03.2016 și nr. 240A/8806 din 25.04.2018 (prelungită)

Pe imobilul - teren și/sau construcții -, situat în județul ILFOV, orașul OTOPENI, cod poștal 2, strada BULEVARDUL AEROPORTULUI nr. 11, Carte Funciară 119992 (provenită din CF 8061, 113198, 113200, 116065)/Otopeni, nr. Fișă cadastrală T 5, T 15, nr. topografic al parcelei: 15/10, 72, nr. cadastral al bunului imobil 119992 (provenit din dezmembrarea nr. cad. 4192 și alipirea nr. cad. 113198, 113200, 116065).

În valoare de: 31.617.137,19 lei.

A.C. 929 /37640 din 16/12/2022

Pagina 1

WYNDHAM
HOTELS & RESORTS

November 18, 2024
London, UK

Mrs. Anastasia Dashut
Director
AIRPORT HOTEL MANAGEMENT S.R.L.
Romania, Bucharest, Wolfgang Amadeus str., 8D, ap. 30

TO WHOM IT MAY CONCERN

RE: LICENSE AGREEMENT ("Agreement") FOR THE TRYP BY WYNDHAM BUCHAREST

Dear Mrs. Anastasia Dashut,

I am Director of Development - Israel, Central Asia & CIS countries for Wyndham Hotels & Resorts, responsible for hotel chain growth and business development for Wyndham Hotels & Resorts.

On behalf of Wyndham Hotel Group (UK) East Limited, I am pleased to confirm that the Wyndham International Approval Committee has granted TRYP® by Wyndham brand to AIRPORT HOTEL MANAGEMENT S.R.L. (Sole registration code: 48658176 of 22.08.2023; Legal Address: Romania, Bucharest, Wolfgang Amadeus str., 8D, ap. 30).

The Trade Mark Licence Agreement between AIRPORT HOTEL MANAGEMENT S.R.L. and Wyndham Hotel Group (UK) East Limited ("Licensor") for construction of the 310 rooms TRYP® by Wyndham, to be located in Romania, Bucharest, bulev. Aeroportului will be signed and executed shortly.

AIRPORT HOTEL MANAGEMENT S.R.L. is our key partner for development of TRYP® by Wyndham brand in Romania. We are looking forward to work with you as we continue to grow the TRYP® by Wyndham brand in Eastern Europe.

Sincerely Yours,

Sergey Egorov
Director of Development - Israel, Central Asia & CIS countries
Wyndham Hotels & Resorts
Mobile: +995 505 55 66 99
Email: sergey.egorov@wyndham.com

Wyndham Hotels & Resorts
4th floor, 3 Shortlands, Hammersmith, London W6 8DA,
United Kingdom. Registered in England and Wales No. 8263381
Tel: +44 (0) 208 762 6600. Fax: +44 (0) 208 762 6678



Cadastre and Real Estate Publicity Office ILFOV
Buftea Cadastre and Real Estate Office

Address. Otopeni, Bdul Aeroportului, Nr. 11,13, Jud. Ilfov

LAND REGISTER EXTRACT
FOR INFORMATION
Land Register No. 120704 Otopeni

Application No	499559
Day	07
Month	11
Year	2024

A. Section I. Building description

LAND Intravilan

Verification Code

No. Crt	Cadastral no. Topographic no.	Surface* (mp)	Comments / References
A1	120704	12.634	Land not enclosed; Fenced land 2-14-15-15-16-16-17-18-19-20-20-21-22, unfenced between 22-23-24- 25-26- 3-3-4-2

B. Section II. Owners and deeds

Entries concerning ownership and other rights in rem		References
499559 / 07/11/2024		
Notarial Act no. 1695, of 05/11/2024 issued by Mihai Sabina Mihai;		
B29	Intabulation, right of OWNERSHIP, acquired by Convention, 1/1 share	A1
1) AIRPORT HOTEL MANAGEMENT SRL, CIF:48658176		
Notarial Act no. 1694, from 05/11/2024 issued by Mihai Sabina;		
B30	Note the prohibition of alienation, mortgaging, renting, dismemberment, demolition, construction and encumbrance	A1
1) CLARET EURO CREDIT IFN SA, CIF:31617643		

C. Section III. ENCUMBRANCES

Registrations relating to ownership dismemberments, security rights in rem and charges		References
319335 / 16/08/2023		
Notarial Act no. 5121, from 06/12/2018 issued by Pelizaru Elisabeta Alexandra;		
C1	Intabulation, right of SERVITUDE of passage by foot and by any means of transport in favor of the real estate with cadastral no. 113199	A1
OBSERVATIONS: position transcribed from CF 119992/Otopeni, registered by incheierea nr. 412543 of 03/10/2022;position transcribed from CF 113198/Otopeni, registered by incheierea nr. 13641 of 18/01/2019;		
C2	Intabulation, right of SERVITUDE of passage by foot and by any means of transport in favor of the real estate with cadastral no. 113199	A1
OBSERVATIONS: position transcribed from CF 119992/Otopeni, registered by incheierea no. 412543 of 03/10/2022;position transcribed from CF 113200/Otopeni, registered by incheierea no. 13637 of 18/01/2019;		

TRANSLATED FROM ROMANIAN LANGUAGE

PROJECT ROADMAP



INVEST WITH D.GROUP

INTO THE GROWING MARKET OF BUCHAREST

