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IULIUS

ABOUT IULIUS

IULIUS is a Romanian developer and operator specializing in large-scale, mixed-use urban regeneration projects. With 25-plus years of real estate experience, the company is active in four major cities in Romania: Iași, Timișoara, Cluj-Napoca, and Suceava.

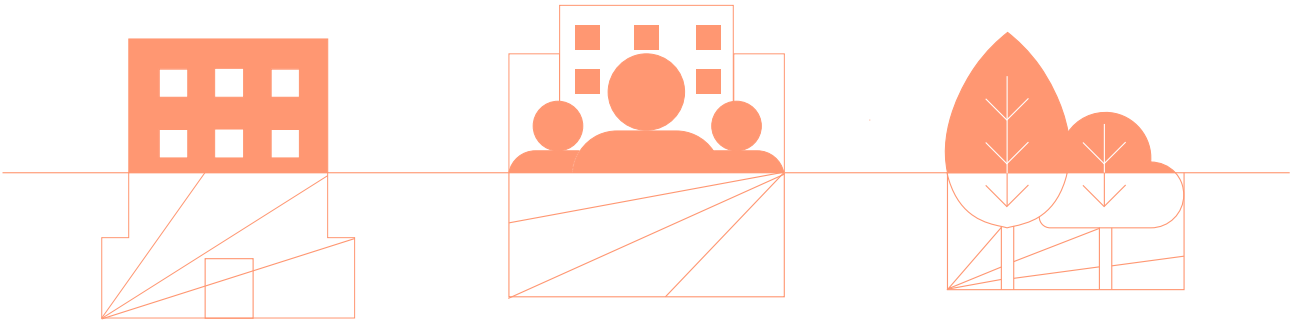
The market value of the investments made in Romania exceeds two billion euros.

The mission of IULIUS is to redefine Romania's urban landscape by delivering sustainable, integrated, and community-driven projects.

€1,200,000,000+
Total investment

73,000,000+
Total annual retail visitors

322,000 sqm
Gross Leasable Area GLA (retail)



240,000 sqm
Gross Leasable Area GLA (office)

29,500
Total office employees

180,000 sqm
Green space area

	Key data – IULIUS Group	
	Total investment	€ 1,200,000,000
	Market value	€ 2,000,000,000
	Retail	322,000 sqm GLA
	Class A office buildings	15 buildings, 240,000 sqm
	Green spaces	180,000 sqm 4 urban gardens

	Projects in operation	• Mixed-use projects:
		  ○ Palas Iași
		  ○ Iulius Town Timișoara
		• Office:
		  ○ Palas Campus Iaşi
		• Iulius Mall Network:
		  ○ Iași
		  ○ Cluj-Napoca
		  ○ Suceava
		• Family Market Network:
		  ○ Family Market Bucium
		  ○ Family Market Miroslava

	Projects in development	• RIVUS Cluj-Napoca
		  ○ Mixed-use type
		  ○ Deadline: 2027
		  ○ www.rivus.ro
		• IULIUS Constanța
		  ○ Type: mixed-use
		  ○ Deadline: 2028
		  ○ www.constanta365.ro
		• PALAS Iași
		  ○ Type: Expansion & Upgrade
		  ○ Deadline: 2028
		  ○ www.palasiasi.ro

	Main Financiers	• Erste Bank • Unicredit

	Sustainability	
	Iulius Parks	• More than 18 hectares of urban gardens in Iași, Timișoara, Cluj-Napoca and Suceava, featuring more than 80,000 mature trees and shrubs. • At Palas Iași, green spaces cover 46% of the total site, making it a landmark for urban regeneration in Central and Eastern Europe. • The urban gardens host over 1,000 cultural and community events annually.
	High-performance and sustainable buildings	All buildings are LEED or EDGE certified or in the process of certification; over 500,000 sqm of space is already LEED-certified.
	Urban mobility and green infrastructure	• EUR 190 million invested in connectivity and sustainable urban mobility, infrastructure and public amenities: bicycle lanes, pedestrian sidewalks, new road links in the vicinity of the projects, parking facilities, utility networks, 1,000+ bicycle parking spaces, and lockers and showers for employees. • 74% of circulation routes at Palas are pedestrian; 43% of access routes at Iulius Town Timișoara are dedicated to pedestrians. • A network of 100 electric vehicle charging stations installed to date.
	Energy efficiency and emissions reduction	• Deployment of photovoltaic panels across all properties, generating approximately 12% savings in own energy consumption and reducing emissions by over 1,000 tons of CO_2 per year. • In 2024, electricity consumption intensity decreased by 22% compared to 2019. • A 42% reduction in carbon emissions intensity (Scope 1 and 2) in 2024 compared to 2019.
	Waste and resource management	• Implementation of the "IULIUS – Zero Waste to Landfill" programme and a pilot project for composting organic waste in shopping centers. • A 34% increase in the amount of recyclable waste collected in 2024 compared to 2019. • A 42% decrease in water consumption intensity in 2024 compared to 2019.
	Decarbonization Strategy and Partnerships	• In 2022, a partnership with IFC (a member of the World Bank Group) to develop a decarbonization strategy for the entire portfolio and to achieve the net-zero emissions target. • Commitment to reduce the carbon footprint across Scope 1 and 2 emissions and energy consumption intensity by 78.9% per sqm by 2030, and to achieve net-zero status by 2050.

IULIUS GROUP – FISCAL IMPACT IN ROMANIA		
	Direct taxes and duties	The IULIUS Group contributes over EUR 50 million annually to local and national budgets in the form of corporate income tax, VAT, property taxes and other fiscal contributions.
	Indirect taxes and duties	The activity of tenants and suppliers within the Group's projects generates more than EUR 100 million annually in indirect taxes and duties, including social security contributions and VAT.
	Property and construction taxes	Building taxes: For its 15 Class A office buildings and related retail spaces, the IULIUS Group pays significant annual local taxes, contributing to the municipal budgets of Iași, Timișoara, Cluj-Napoca and Suceava.
	Contributions through employment creation	• Direct employment: The IULIUS Group has more than 1,650 direct employees, for whom it pays social security contributions and income taxes. • Indirect employment: Its network of tenants and partners supports an estimated 40,000+ jobs, generating significant additional fiscal contributions.