

**INTERNAL REGULATIONS
INTENDED FOR THE VISITORS
OF "AFI BRASOV" SHOPPING CENTRE**

FOREWORD

- 1) AFI PALACE BRASOV S.R.L. is the owner of “AFI Brasov” Shopping Centre (hereinafter referred to as the “Owner”) located in Brasov Municipality, 15 Noiembrie Boulevard, no. 78, Brasov County (hereinafter referred to as “Shopping Centre”).
- 2) AFI Brasov Shopping Centre operates under these Internal Regulations (hereinafter referred to as the “Regulation”) which establish the rules of organisation to be followed by the visitors of the Shopping Centre in order to ensure the optimal operation of the commercial operations and the efficient use of the facilities of the Shopping Centre.
- 3) Visitors means all customers, clients, authorised persons and persons accessing the Shopping Centre.
- 4) The access for all the visitors to the Shopping Centre is permitted only in accordance with the rules set out in this Regulation, without any restrictions or reservations.
- 5) Any person who violates the provisions of this Regulation will be excluded from the Shopping Centre and will bear the consequences of their actions.
- 6) The Owner has the right to amend the Regulation unilaterally, whenever it deems necessary.
- 7) The Regulation is displayed inside the Shopping Centre and on the website <https://www.afibrasov.ro/> (hereinafter referred to as “the Site”).

GENERAL PROVISIONS

- 1) The visitors are required to use the facilities offered by the Shopping Centre in a manner appropriate to the activities carried out in it, in accordance with this Regulation, the applicable law, good morals and public peace, the instructions of the representatives of the Shopping Centre management, of the security staff and of the firefighters on duty.
- 2) As the Shopping Centre aims to ensure a pleasant and safe atmosphere, the visitors are obliged to comply with this Regulation. Afi Brasov reserves the right to select its visitors, to prohibit access or to drive visitors outside the Shopping Centre who do not comply with the provisions of this Regulation. The visitors may be held liable for direct or indirect damages caused to the Shopping Centre, to the Owner, to its employees and collaborators, as well as to other visitors.

STRUCTURE OF THE SHOPPING CENTRE

- 1) The structure of the Shopping Centre involves Leased Premises, Service Areas and Common Areas with the following destination:
 - a) **The Leased Premises** represent the premises destined for the commercial activity within the Shopping Centre and are operated by the traders for the purpose of selling goods and/or providing services.

- b) **The Service Areas** include, but are not limited to, the administrative offices of the Shopping Centre, the dispatcher, the control rooms, the security rooms, the elevator service cabin, the technical rooms, the technical spaces for the maintenance and storage of cleaning materials, the spaces for the personnel (toilets and lockers), the storage areas, the waste collection and selection areas, the cargo supply ramps, the ALA civil protection shelter, the fire escape stairs, the facades, the roofs and the fire exits.
- c) **The Common Areas** include pavements, public access roads, walkways, driveways and pedestrian ways, parking spaces, landscaped green spaces, information desk, elevators and escalators, stairs, public toilets, entertainment and recreation areas, and the common dining area.
- 2) The manner of the utilisation of the areas in the structure of the Shopping Centre is established by the Owner of the Shopping Centre and may be modified at any time by the Owner.
- 3) The visitors may use the areas within the structure of the Shopping Centre in accordance with their purpose and shall comply with the conditions and limitations set out in this Regulation.
- 4) The visitors will not do anything to cause damage and/or to prevent the legitimate use by others of the areas within the structure of the Shopping Centre.

ACCESS TO THE SHOPPING CENTRE

- 1) The access of the visitors to the Shopping Centre will be made through the access roads of the Shopping Centre.
- 2) The access of the visitors to the service spaces is strictly forbidden without the approval of the Owner and unaccompanied by an authorised technician, except for the fire exits, which will be accessed in emergency situations.
- 3) The visitors' access to the common areas is limited to the public places of the Shopping Centre.
- 4) It is forbidden for visitors to enter the areas marked with signs such as “Access denied for unauthorised persons”, “Entry denied for unauthorised persons”.
- 5) The way of accessing the areas in the structure of the Shopping Centre is established by the Owner of the Shopping Centre and may be modified at any time by him.
- 6) The Owner reserves by this document, directly or indirectly, the right to select the visitors of the Shopping Center.

OPERATING HOURS

- 1) The Shopping Centre is open 12 months a year (including the public holidays), 7 days a week, unless there are cases of force majeure, a decision of the Shopping Centre Owner or a legal provision to the contrary.
- 2) To consult the operating schedule of the units in the Shopping Centre, please visit the website <https://www.afibrasov.ro/contact/>.
- 3) The access to the Shopping Centre after the closing hours of the premises is allowed only to Authorised Persons.
- 4) It is forbidden for visitors to enter and/or stay in the Shopping Centre outside the operating hours.

PRESENCE IN THE SHOPPING CENTRE

1) Access to the Shopping Centre is prohibited to:

- a) any visitor whose presence or conduct is considered to be detrimental to the reputation or interests of the Shopping Centre.
- b) people who violate the rights of visitors and of the staff of the Shopping Centre;
- c) people who wear indecent, dirty, inappropriate clothing, who incite violence or promote racist messages;
- d) people with indecent, aggressive, recalcitrant behaviour, which disturbs the order and peace of other visitors;
- e) persons who have previously visited the Shopping Centre and who during previous visits have caused various incidents or misbehaviour, such as: theft, destruction, threats, indecent, aggressive, recalcitrant behaviour towards the visitors and the employees of the Shopping Centre;
- f) persons under the influence of alcohol, drugs and/or hallucinogens, narcotics, etc.;
- g) persons in possession of any kind of weapon - except for the personnel of the state authorities or the authorised security personnel, blunt objects, toxic substances, explosive substances, flammable substances, irritants - tear gas or other substances/materials considered to be dangerous by the legislation in force;
- h) persons under the age of 14 (fourteen) unaccompanied by an adult. If people under the age of 14 who are unaccompanied by an adult are found, they will leave the Shopping Centre under the escort of security personnel.
- i) with bicycles, scooters, rollers, sledges, skateboards and other means of travel, except for special equipment/devices used by people with disabilities or employees of the Shopping Centre used for interventions;
- j) with balls and other games/toys that can disrupt the safe movement of other visitors;
- k) access or presence of pets, such as dogs, cats, etc., except in areas allowed by the management of the Shopping Centre, if applicable (excluding the presence of pets that have utilitarian purposes for people with disabilities).

2) Within the Shopping Centre the following actions are strictly prohibited, without being limited to:

- a) carrying out any activity that endangers the safety and health of visitors and the staff of the Shopping Centre;
- b) Visitors' access to the storage spaces, the outbuildings or the technical spaces in the Shopping Centre;
- c) smoking in other places than those specially designed for this purpose, in accordance with the provisions of Law no. 349/2002, as subsequently amended;
- d) audio and video recording without the prior written consent of the Shopping Centre management;
- e) the consumption of alcoholic beverages outside the areas specially designed for this purpose;
- f) use of drugs, narcotics and other hallucinogenic substances;

- g) damage, vandalism (scratching, writing, painting, dirt, degradation, dismantling, breaking), destruction and/or removal of any equipment, decorative objects, furniture and/or construction elements;
- h) begging, selling or collecting products of any kind, public, political or religious events or gatherings, protests, auctions, tasting, exhibitions, shows, organizing charities, artistic performances (by actors, orchestra, choirs, acrobats, dancers, etc.), improvisations, flash mobs, games or any other events intended for the public, without the prior written authorization of the management of the Shopping Centre.
- i) use of open fire;
- j) the use of means of transportation (including, but not limited to, roller skates, rollerblades, skateboards, sledges, scooters, bicycles, motor vehicles or electric vehicles of all kinds), except for prams and disabled people;
- k) any type of activity that may harm the Shopping Centre, the Owner and its collaborators, boycotting the activities of the economic agents present in the Shopping Centre and/or promoting competition;
- l) access to the corridors of the Shopping Centre with shopping carts belonging to the hypermarket on the premises, except for the area in the immediate vicinity of the hypermarket located along the hypermarket;
- m) conducting market research, except for those conducted in the interest of the Shopping Centre and authorised by the management of the Shopping Centre;
- n) distribution of advertising materials (including, but not limited to, brochures, promotional materials) without the written consent of the Shopping Centre management, even if the advertising materials are distributed free of charge.
- o) display of advertising materials without the written approval of the management of the Shopping Centre.
- p) itinerant sale of goods without the written consent of the management of the Shopping Centre;
- q) the use of the tables destined to the visitors of the Shopping Center, located in the area of restaurants located in the Shopping Center and on the outdoor terrace of the Shopping Center, for purposes other than consuming products sold by economic operators in the restaurant area of the Shopping Center.

3) **In all areas of the Shopping Centre, visitors are required to:**

- a) not leave their personal belongings unattended, as the Shopping Centre will not be responsible for their disappearance. AFI Brasov Shopping Center is not responsible for any disappearance of any visitors' goods, including goods stored in the spaces specially arranged for the visitors of the Shopping Center.
- b) dispose of packaging, debris, cigarette butts and rubbish of any kind exclusively in specially designed cans or ashtrays.
- c) keep the Shopping Centre clean.
- d) Prevent or refrain from actions that may produce dust or odours that may affect other visitors.
- e) Prevent or refrain from loud vibrations or noises by shouting, noise or other disturbing sounds or by using loudspeakers, telephones, toys or other audio/video equipment at a high sound level, unless there are organized concerts or events authorised by the management of the Shopping Centre.

4) **Waste management:**

- a) The visitors of the Shopping Centre will deposit their own waste in the spaces specially arranged for this purpose by the management of the Shopping Centre.
 - b) It is forbidden to throw any kind of waste (including, but not limited to, cigarette butts) outside the spaces specially designed for this purpose.
 - c) It is forbidden to burn any kind of waste inside or on the land belonging to the Shopping Centre.
- 5) **Parking:**
- a) The parking of the Shopping Centre is intended for use by visitors and employed staff.
 - b) The management of the Shopping Centre can move any car that violates the parking, traffic regulations or the “Parking Regulations”, at the expense of the driver of the car who did not comply with the mentioned regulations.
 - c) Similar regulations will apply to any car that is parked for a longer period of time than it is necessary for the delivery or loading of goods, as well as to any unauthorised vehicles that are parked during the night (after 12.00 p.m.).
 - d) It is forbidden to park for a long time in the parking areas, and the Administrator of the Shopping Centre may relocate any unauthorised car at the expense of the responsible person.
 - e) Caravan parking, camping, picnics, cultural and sporting activities, racing or testing of motor vehicles and exhibitions or competitions are expressly prohibited within the parking spaces and adjacent Common Areas and Parts.
 - f) The speed and traffic are limited and strictly controlled inside the Shopping Centre.
 - g) The management of the Shopping Center has no responsibility for any parked car or for any damage that may occur to the cars parked in the parking lot of the Shopping Center.

SAFETY AND FIRE PROTECTION

- 1) Improper use or damage to fire extinguishers inside the Shopping Centre is strictly prohibited.
- 2) The Owner of the Shopping Centre is not responsible for any accident caused by any error, recklessness or negligence.
- 3) Emergency doors and emergency exit corridors are permanently unblocked.
- 4) In case of blocking the emergency exits or in case of improper intervention in the operation of the fire extinguishing equipment, the guilty person will be held responsible and will bear the consequences of these acts.
- 5) This Regulation may be amended at any time to bring it into line with the requirements of the security services.

SAFETY INSIDE THE SHOPPING CENTRE

- 1) The guarding and security service inside the Shopping Centre is provided by the specialised security personnel subcontracted for this purpose by the Owner, including by installing and observing the images captured through video surveillance cameras.

- 2) By accessing the Shopping Centre, subject to the compliance with Law no. 333/2003 on the protection of objectives, assets, values and protection of persons, republished, with subsequent amendments and completions, and of Law no. 677/2001 for the protection of individuals with regard to the processing of personal data and the free movement of such data, with subsequent amendments and completions, visitors agree to the use by the Owner and his subcontractors of any video evidence necessary for clarification, settlement and/or proof of any incident that occurred in the Shopping Centre.
- 3) The authorised personnel of the Owner may request the proof of identity of the visitors who disturb or prejudice the activity of the Shopping Centre and/or of other visitors, of the visitors who behave indecently, of the visitors who may harm the commercial interests of the Owner and his collaborators, contrary to the provisions of this Regulation.
- 4) For the reasons mentioned in the previous point, the Owner reserves the right to restrict or prohibit the access of certain persons to the Shopping Centre, subject to the compliance with the applicable legal provisions.
- 5) The security personnel designated by the Owner may at any time carry out the body control in justified cases and in accordance with the applicable legal provisions.
- 6) Visitors are required to comply, at all times, with any instructions received from security personnel, the firefighters and Shopping Centre staff.

SANCTIONS IN CASE OF NON-COMPLIANCE WITH THE PROVISIONS OF THE REGULATION

- 1) Visitors who cause damage, as a result of the non-compliance with the provisions of this Regulation, of the Shopping Centre, of the Owner, of its employees, in any form, by action, inaction or omission, directly or indirectly, will fully cover such damages, including but not limited to the coverage of the cost of repairing or replacing the damaged goods, the coverage of the image damage, respectively it shall attract the civil and/or criminal liability of the guilty ones, in accordance with the applicable legal provisions.
- 2) In case of non-compliance with any of the provisions of this Regulation, the Owner reserves the right to escort the visitors concerned out and to remove immediately any harmful material and/or objects that are threatening or inconsistent with this Regulation and public rules, at the expense of the perpetrator.
- 3) The Owner will notify the competent authorities in case of actions and/or inactions contrary to this Regulation, to the instructions of the Owner and to the applicable legal provisions.

AFI PALACE BRASOV S.R.L.