



## **INTERNAL CONDUCT RULES APPLICABLE TO VISITORS OF "BUCUREȘTI MALL" SHOPPING CENTRE**

"Bucuresti Mall" Shopping Centre intends to create a safe and friendly environment for all of its visitors and to improve the services and facilities provided to them. To that end, for the provision of a civilized environment, the visitors of Bucuresti Mall must adhere to the following Rules of Internal Conduct. "Bucuresti Mall" Shopping Centre is a private property, and these regulations apply to all visitors of the Shopping Centre, in all of its areas (including, without being limited to the inside and outside of the Shopping Centre, the parking facility of the Shopping Centre, streets and pedestrian walkways of the Centre).

Bucuresti Mall reserves the right to escort outside the Shopping Centre any visitors that do not meet the provisions of this Regulation. Visitors can be held liable for direct or indirect damages incurred by the Shopping Centre, owner, employees and their collaborators, as well as by the other visitors.

The Shopping Centre is under video surveillance, according to the provisions of Law no. 333/2003 as amended. Information related to the images recorded by the video cameras are made available exclusively to competent authorities based on an official request according to the law.

### **Art. 1 OPEN HOURS:**

- 1.1 The Shopping Centre is opened for public 12 months a year (including any legal holidays), 7 days a week, 10.00 a.m. to 10:00 p.m. (hereinafter referred to as "Open Hours").
- 1.2 The Open Hours can be amended in case this is required by the legal or local applicable regulations, or in case it shall be reasonably decided so by the Owner or in agreement with the open hours of similar shopping centres.
- 1.3 Leased Spaces used for activities such as restaurant, food catering services or casinos with external access for clients to the respective Leased Spaces, will be entitled to have open hours after the closing of the Shopping Centre but in compliance with the legal or local applicable regulations.
- 1.4 Similarly, in case of force majeure or special events or in order to adapt to customer needs, "Bucuresti Mall" may amend at its discretion the general Open Hours of the Shopping Centre. This measure shall be notified to the visitors by any appropriate means.

### **Art. 2 ACCESS:**

- 2.1 Access of visitors/clients is performed via access roads of the Shopping Centre.
- 2.2 Access in the Shopping Centre after the closing hours will only be allowed to Authorized Persons, provided there is an appropriate inspection performed by



security services. Visitors/Clients are prohibited from entering the Common Spaces and Parts or the technical areas, such as rooftops, basins, etc., without the approval of "Bucuresti Mall" and unaccompanied by an authorised technician for the Shopping Centre.

The central and local public authorities may impose additional measures regarding the access of visitors to the Shopping Center, which Bucharest Mall is obliged to implement, so that the access may be conditioned according to the legislation in force or other applicable local regulations.

### **2.3 The Shopping Centre cannot be entered by:**

- a. Persons under the age of 14, unaccompanied by an adult;
- b. Persons under the influence of alcoholic beverages, drugs, hallucinogenic substances, opium, etc.;
- c. Persons with indecent, dirty, inappropriate clothes that incite to violence or promotes racist messages;
- d. Persons with clothing items or other items that include fascist, racist or xenophobic symbols;
- e. Persons with indecent, aggressive, recalcitrant behavior, which disturb the order and peace of the other visitors;
- f. Persons with any sort of armament, ammunition, blunt objects, except for personnel of state authorities or authorized staff;
- g. With toxic, explosive, flammable, irritating-tear-exciting materials or other substances/materials considered as hazardous by the legislation in force;
- h. During the period legally imposed by the Authorities the access of the visitors in the Commercial Center is conditioned by the observance of the norms related to temperature control, of the mandatory wearing a protection mask and of the observance of the social distancing.

### **Art. 3 USE OF SPACES AND COMMON AREAS OPEN TO THE PUBLIC:**

#### **3.1 Use of Common Spaces and Areas:**

- a. Common Spaces and Areas are intended to be used jointly by operators and clients of the Shopping Centre;
- b. Each visitor/client can use the Spaces and Common Areas according to their intended use and shall observe the conditions and limitations specified in this Regulation;
- c. Visitors/clients shall take no actions likely to generate damages or prevent the legitimate use of Common Spaces and Areas by other persons;
- d. The Owner shall not be held liable for any limitation of access in the Shopping Centre, Common Spaces and Areas, provided that the Owner meets all obligations specified by this Regulation;
- e. Bicycles can be parked only in the special areas designed and marked;
- f. Information on the images captured by the video cameras are only disclosed to competent authorities based on an official application.

#### **3.2 Common Spaces and Areas open to the public:**

- a. Areas intended for pedestrians, access roads in the Shopping Centre shall be considered as spaces open to the public. Such spaces must observe the laws and regulations applicable to spaces open for public, which may be requested by the administrative authorities or by any other government or local authorities. Also, health and safety regulations shall be applicable, and the visitors and clients shall not generate any inconveniences (noise, smells, excessive or violent behaviour, etc.)



which may disturb or generate inconveniences to other persons, or shall interfere with the operation of the Shopping Centre;

- b. Cycling, roller skating, hoverboarding, skateboarding and traffic of motorised and electrical vehicles of any type are prohibited in the Common Spaces and Areas;
- c. Any person with a presence or conduct considered detrimental to safety, reputation or interests of the Shopping Centre can be prevented from entering the Shopping Centre;
- d. Ambulant actors, singers, and music bands are prohibited from performing activities inside the Shopping Centre, except for promotions or commercial events, provided that there is a prior written approval from Bucuresti Mall or in case of events organised by Bucuresti Mall as Marketing activities.

### 3.3 Dogs and other pets:

- a. For health and safety reasons, dogs and other animals are not permitted access in the Shopping Centre and/or Leased Spaces, except for Leased Spaces designed for the sale of animals (house pets) and the provision of services for animals (house pets) (such as pet shops) and with the exception of guide dogs for the vision impaired or security dogs used for security services.

### 3.4 Safety and protection against fire:

- a. It is strictly prohibited to perform inappropriate use or damage of fire extinguishers even when such devices are located in the Leased Areas occupied by Lessees.
- b. Bucuresti Mall shall not be held liable for any accident generated by any error, imprudence or negligence of the users of the Shopping Centre Spaces.
- c. In case of blockage of emergency exits or in case of interventions in any way in the operation of the fire extinguishing equipment (smoke detectors, sprinkler heads, etc.), the visitor/client is responsible for the blockage or destruction thereof, shall be held responsible and cover all consequences of such acts.
- d. This Regulation could be modified at any time in view of its compliance with the requests of the security responsible.

### 3.5 Photographs – Films – Notifications – Publicity:

- a. The Shopping Centre represents a private property open to the public. Therefore, the market research and questionnaires (except for those performed in the interest of the Shopping Centre and authorized by the Manager of the Shopping Centre), taking of photographs and recording of sounds, as well as the distribution of any documents are prohibited on the premises of the Shopping Centre, unless such activities are expressly approved by Bucuresti Mall. Events or congregations of political or religious nature are prohibited, inclusively within the Leased Areas.
- b. Any person that fails to observe the provisions mentioned above shall be excluded from the premises of the Shopping Centre.
- c. It is prohibited to display unauthorized posters or images, and any poster applied or displayed in any other way that is not authorized, any image or advertisement performed within the Common Spaces and Areas shall be stopped immediately and any unauthorized poster, image or advertisement shall be withdrawn by Bucuresti Mall on the expense of the party (parties) that disregarded the provisions above.
- d. Any sort of activities, such as: sale, collection, commercial events or distribution of posters, leaflets or any other promotional materials (even if distributed free of charge) performed within the Common Spaces and Areas, is prohibited without the prior written consent of Bucuresti Mall.



### 3.6 Ambulatory commerce and begging:

- a. Ambulatory merchants, occasional salesmen, beggars and vagabonds will not be allowed to enter the premises of the Shopping Centre and shall be excluded systematically by the security services.



#### Waste Management:

- a. Visitors/Clients shall store their own waste material in the special designed areas provided by Bucuresti Mall. Waste disposal must take place in spaces that shall meet the legal regulations applicable in this field.
- b. It is expressly prohibited to dispose of/burn waste material inside or on the land of the Shopping Centre.

#### 3.7 Temporary closure:

- a. In case it is necessary (in case of disturbance of activity, brawls, crowds, etc.) it may be decided to temporarily close the Shopping Centre or part thereof, provided that Bucuresti Mall notifies the Visitors/Clients with regard to such decisions.
- b. Bucuresti Mall may also close temporarily the Common Spaces and Areas, entirely or partially, for the performance of works required for the repair, renewal, maintenance or reorganization of the Shopping Centre.
- c. The Shopping Center could be closed, partially or totally, for certain periods of time and as a consequence of the decisions imposed by the Authorities and of the legislation in force.

#### 3.8 Smoking:

- a. Due to the fact that the Shopping Centre is open for public, Common Spaces and Areas and Parking facilities will be considered areas where smoking is prohibited. Fire Safety and Prevention Service shall make sure that Authorized Persons and their clients observe the special regulations specified for such areas where smoking is prohibited. Smoking is allowed only in the areas marked to this purpose as smoking areas, outside the Shopping Centre.

#### **Art. 4 PARKING SPACES:**

- 4.1 The parking facility of the Shopping Centre is intended for the use of the clients and is subject to a separate regulation applied in addition to the rules below (valid both for indoor parking and for outdoor parking).
- 4.2 The parking facility of the Shopping Centre shall apply the traffic regulations in force added with rules and penalties specified by the "Parking Regulation of Bucuresti Mall Shopping Centre"
- 4.3 Bucuresti Mall may move any vehicle that infringes the parking or traffic regulations or the Parking Regulation, on the expense of the vehicle driver who failed to observe the specified regulations. Similar regulations shall be applicable with regard to any vehicle parked for a longer period than necessary for the delivery or loading of goods, as well as for any sort of unauthorized vehicles parked during the night (after 12:00 p.m.).
- 4.4 Parking is prohibited for a long period within the parking areas, and Bucuresti Mall may relocate any unauthorized vehicle on the expense of the responsible person.
- 4.5 Parking of recreational vehicles, camping, picnic, cultural and sporting events, racing or test of vehicles and exhibitions or competitions are expressly prohibited within the parking spaces and adjacent Common Spaces and Areas.
- 4.6 Speed and traffic are strictly limited and controlled on the premises of the



Shopping Centre.

- 4.7 Maximum driving speed is: indoor parking: 5 km/h and outdoor parking lot: 10 km/h.
- 4.8. The maximum permitted height of vehicles under passages is of 1.7 meters.



- 4.9. The maximum permitted length of vehicles is of 5.5 metres.
- 4.10. Parking spaces reserved for disabled persons can be used only by vehicles with the display of the card-registration released by competent authorities, which includes the representative international sign:



- 4.11. The management of the Shopping Centre reserves the right to notify competent authorities in case of abusive parking on the spaces intended for vehicles of disabled persons, marked accordingly by Bucuresti Mall Shopping Centre, in case the parked vehicle does not display in a visible place the card/identification document for disabled persons according to art. 65 of Law no. 448/2006, for the application of penalties, according to Art. 100 of Law no. 448/2006.
- 4.12. The Shopping Centre is not responsible for potential damages incurred by the parked vehicles.

**Art. 5 THE FOLLOWING ACTIVITIES ARE PROHIBITED ON THE PREMISES OF BUCURESTI MALL SHOPPING CENTRE:**

- 5.1. Access with shopping carts outside the supermarket area.
- 5.2. Bearing of weapons of any kind, except of staff of state authorities or security staff authorized to bear the respective weapons according to the law.
- 5.3. Inappropriate use of elevators and escalators or leaving minors unattended in their proximity.
- 5.4. Consumption of food and beverages, other than those marketed and consumed in the food court area at the second floor or on the premises of coffee shops/restaurants that sell this type of products.
- 5.5. Play of any sort of games (ball games, with rackets, game cards, society games, kendama/pill games, games of chance, etc.) on the Common Spaces and Areas Open to the Public Begging, spitting, insulting of visitors or any other behavior considered anti-social, uncivilized, which come against the rules of public order and proper manners or fall under the incidence of the criminal law.
- 5.6. Donning of clothing that covers the face or the absence of clothing items (T-shirt, shirt, etc.).
- 5.7. Playing of music or other sounds by means of electronic equipment.
- 5.8. Organization of charity activities without the approval of the management of Bucuresti Mall.
- 5.9. Disposal of waste in other areas than the special bins intended for this purpose.
- 5.10. Access of unauthorized persons on the technical halls of Bucuresti Mall, in storage areas or annexes.
- 5.11. Access with flammable materials or substances, or which are considered hazardous by the legislation in force.
- 5.12. Support on handrails provided with glass panes, climbing on them or climbing on their protection/support kerbs.
- 5.13. Access of minors under the age of 14 within the Shopping Centre, unaccompanied by a person over 18.



- 5.14. Access of unattended minors by their companions in the proximity of escalators or handrails
- 5.15. Access with roller skates, bicycles, tricycles or any other wheeled means of transportation that may endanger the safety of Visitor traffic, except for wheelchairs for disabled persons or any other such means of transportation adapted to the needs of disabled persons.
- 5.16. The failure to observe parking regulations and the traffic laws in force.
- 5.17. Audio and video recording without the prior written consent of Bucuresti Mall management;
- 5.18. It is prohibited to walk dogs or other pets on the green areas outside the Shopping Centre;
- 5.19. Access to the Shopping Centre or to the common spaces is prohibited for workers in dirty work equipment;

**Art. 6 ON THE PREMISES OF THE SHOPPING CENTRE, VISITORS MUST:**

- 6.1. Not leave their personal items unattended, as the Shopping Centre will not be held responsible for their disappearance;
- 6.2. Maintain cleanliness in the Shopping Centre;
- 6.3. Not remain inside Bucuresti Mall after the end of the open hours;
- 6.4. Visitors are advised to lock their vehicles and not let children, pets, valuables inside them, responsibility resting entirely with the visitors as the Shopping Centre does not provide security services for the vehicles;
- 6.5. Vehicles, including taxis (regardless of their waiting for ordering customers or not), shall stop and park in observance of existing marking and signage, without blocking exits or the carriageway; drivers must not take two parking spots for a single vehicle, must not park on the carriageway, on green areas, on sidewalks, next to access ways, next to pedestrian crossings, on areas intended for disabled persons and anywhere outside the developed spaces, marked as parking spaces;
- 6.6. Must not leave children unattended as the Shopping Centre shall not be held liable for their injuries; also, if children are found unaccompanied by adults, Bucuresti Mall reserves the right to notify the authorities.
- 6.7. Clients/Visitors must identify with a legal identification document (identity document/passport) in case of requests to collect particular items lost/forgotten on the premises of Bucuresti Mall.
- 6.8. Must keep the parking access ticket and check it prior to leaving the parking lot and not block the traffic on the exits from the premises.

In the spirit of this Regulation, the term "Bucuresti Mall" includes the Shopping Centre with the same name and the parking facility related thereto.

This Regulation can be amended by the management of Bucuresti Mall whenever considered necessary and shall be notified to the visitors by placing it in a visible location and information points.

Thank you for visiting us!

Management of « Bucuresti Mall »