

MIRELA COVAȘĂ

BUCHAREST, ROMANIA

PROFESSIONAL EXPERIENCE

- December 2024 - Present **CPI Property Group** **Luxembourg**
CPI Property Group is a company founded more than 30 years ago, which owns and manages income-generating real estate. It is registered in Luxembourg and listed on the Frankfurt stock exchange. CPIPG owns a property portfolio valued at over €18 billion, focused on the Czech Republic, Germany, Italy, Poland and the CEE region.
Non-executive Director
- Also, member of the Audit Committee and of the ESG Committee.
- April 2024 - Present **Premier Energy** **Cyprus**
Premier Energy is a vertically integrated energy and power infrastructure group in the SEE region, actively contributing to the renewable energy sector's expansion. As the third-largest natural gas infrastructure distributor and supplier in Romania and the largest electricity infrastructure distributor and supplier in Moldova, the group plays a pivotal role in ensuring reliable energy distribution across the region.
Non-executive Director
- Also, Chair of the Audit Committee and member of the Remuneration Committee.
- May 2023 – Present **ETOS Academy** **Romania**
Startup looking to become the largest K-12 private education group in Romania through acquisitions and organic growth, focused on providing excellent and affordable education. The company owns and operates four kindergartens and schools in large Romanian cities, and is currently negotiating additional acquisitions.
Partner & Co-Founder
- One of three partners and shareholders, all actively involved in the venture.
 - Responsible for defining the overall strategy, financial management of existing portfolio, building and financial assessment of the acquisition & development pipeline, identifying and negotiating funding agreements.
 - Also overseeing IT, group HR, internal processes and procedures, corporate governance and investor relations.
- Feb 2012 – Feb 2022 **NEPI Rockcastle** **CEE**
Leading commercial property investor, developer, and operator, present across 9 markets in CEE. Listed on Euronext Amsterdam and Johannesburg Stock Exchange (ticker: NRP)
- Feb 2015 – Feb 2022 **CFO and Member of the Board of Directors**
- Contributed to NRP's significant growth, tripling total assets to €6.7 billion and growing the property portfolio from 22 properties in 3 countries to 56 properties in 9 countries.
 - Member of the Management team since 2012; CFO and member of the Board since 2015; participated in all significant decisions, including M&A, developments, HR, asset management.
 - Changed the funding profile from 100% secured to 90% unsecured debt; placed €2.9 billion of unsecured bonds and contracted €0.6 billion of revolving facilities; contracted secured loans where the cost was favourable.
 - Obtained BBB- credit ratings in 2015, later improved to BBB and maintained during the pandemic.
 - Raised €1.2 billion of equity and maintained good relationships with shareholders, as reflected in the share price vs NAV ratio.
 - Drove investor relations activities, including organising roadshows, representing the company at various conferences, overseeing IR materials.
 - Together with the CEO, drove the 2017 merger process between NEPI and Rockcastle, and subsequent integration of the teams.
 - Successfully steered NRP through highly transformative periods, such as activist attacks, shareholder crises and the COVID-19 disruption, while maintaining strong performance.
 - Built and managed a finance team of 120 people spread across 9 countries, covering accounting, reporting, forecasting, tax, treasury, capital markets and investor relations.

- Held direct responsibility for IT (2015 – 2020) and HR (2015 – 2017) departments, subsequently handed over to new managers as the company grew.
- Drove the implementation of internal controls (for purchasing, leasing, developments and other significant processes).
- Drove ESG initiatives, which includes certifying a large part of the portfolio and obtaining group-wide ESG ratings (e.g. Sustainalytics); launched the green framework in 2020, followed by the issue of a €500 million inaugural green bond; converted all revolving facilities to ESG-linked facilities; member of the Sustainability Committee of the Board of Directors.

Feb 2012 – **Group Reporting Manager**

Feb 2015

- Managed the group-wide reporting function, which included IFRS consolidation of over 50 entities, statutory accounting, financial and operational reporting within the group, to its Board of Directors and shareholders, ERP implementation (contract management, billing, and accounting) across multiple jurisdictions.
- Managed the funding activities, at that time focused mostly on secured debt, and investor relations activities.
- Member of the Management team - participated in all significant decisions, including M&A, developments, HR, asset management.
- Contributed to equity raising transactions (accelerated book builds, rights issues, scrip dividends) and managed capital markets aspects (e.g. compliance with stock exchange rules).

Aug 2004 –
Feb 2012

PwC

Romania and Slovenia

Leading global network of firms delivering assurance, advisory, and tax services.

Audit Senior Manager

- Part of the CEE Key Talent Group, working with regional PwC leading partners on strategic projects.
- Managed complex audit assignments for large multinationals across multiple industries such as telecom, FMCG, energy, retail, real estate. Also managed internal project economics and collection.
- Involved in business development activities; also, participated in the recruitment and training of new hires.
- During Q2-Q3 2010 participated in an audit quality review with PwC India, which included reviewing the audit process and documentation for high-risk clients and also coordinating the Mumbai reviewers team of approximately 15 directors.
- Part of the PwC methodology leadership team which coordinated new audit software implementation.
- Managed staff planning and allocation for PwC Slovenia.
- Delivered various audit methodology trainings in Croatia, Hungary, Romania, Russia and Slovenia.

EDUCATION & CERTIFICATIONS

- 2010 Member of **Chamber of Financial Auditors of Romania (CAFR)**
- 2009 Member of **Association of Chartered and Certified Accountants UK (ACCA)**
- 2000 – 2004 BA in Finance from **Academy of Economic Studies (ASE)** in Bucharest, Romania

LANGUAGES

English (Fluent), Romanian (Native), Spanish (basic), French (basic), Italian (basic)

PERSONAL INTERESTS

Avid reader, traveller, and runner. Novice kickboxer.