

LEGAL LANDMARK IN ROMANIA: Popescu & Asociatii Secures First Full Expropriation Compensation – Over 60 Million Lei Granted to Viorelo International

Bucharest, June 2, 2025 - Popescu & Asociatii has achieved an unprecedented legal victory that fundamentally transforms expropriation law in Romania. Acting for Viorelo International, a strategic investor in certified organic agriculture with majority European capital, the firm successfully upheld compensation exceeding 60 million lei, the largest award ever granted by a Romanian court in expropriation proceedings. The ruling sets a new benchmark in how such disputes are handled in the national legal system.

For the first time in Romania, a court has acknowledged that compensation for expropriation must cover not only the nominal value of the land, but also the full extent of the business losses incurred. This decision marks a paradigm shift in Romania's approach to expropriation, underscoring the obligation to uphold property rights and fully compensate sustainable investments, particularly in sectors of public interest such as organic agriculture.

"The ruling represents a positive jurisprudential shift in Romanian case law on expropriation, particularly given the European Court of Human Rights' numerous recommendations in this area. It must be recognized, even at a conceptual level, that Romania, as a member of the European Union, has a duty to protect all forms of investment. The principle of fair and equitable compensation in cases of expropriation - providing restitution that truly reflects market realities and the seriousness of the loss - is a fundamental standard for ensuring stability, sustainability, and continued attractiveness to foreign investors.", stated **Octavian POPESCU, Managing Partner at Popescu & Asociatii**.

"This ruling is a genuine turning point for Romanian justice," said **Andreea MIHALACHE, Partner at Popescu & Asociatii**. *"It not only corrects a deeply unfair practice but establishes a clear standard: expropriation cannot mean sacrificing an investment's true value, especially in cases of strategic and sustainable projects."*

This outcome is the result of a rigorous legal strategy, carefully designed and implemented by an interdisciplinary team of specialists in complex litigation, real estate law, economic valuation, and administrative law at Popescu & Asociatii. Coordinated by Octavian POPESCU, Managing Partner, and Andreea MIHALACHE, Partner, the team succeeded in proving the severe negative impact on a long-term investment and secured substantial compensation that accurately reflects the full extent of the client's losses.

This victory reinforces Popescu & Asociatii's position as a leader in complex litigation, with a clear commitment to protecting private investments within Romania's evolving legal landscape.

About POPESCU & ASOCIATII

Established as a full-service law firm, POPESCU & ASOCIATII is one of Romania's most respected law firms, delivering top integrated services to companies in various industries, both in local and cross-border transactions and cases, in all relevant practice areas and, in particular, in all industries of interest to active economic actors.

POPESCU & ASOCIATII and its lawyers are included in the elite of Romanian business law in areas such as **Corporate/M&A, Litigation, Public-Private Partnerships and Public Procurement, Restructuring and Insolvency, Tax and Criminal Business Law**, based on their outstanding capabilities in the legal sector and client accolades, recognized by the most recent editions of all the renowned legal directories such as **Chambers & Partners, IFLR 1000, Benchmark Litigation and Legal 500 EMEA**.

In 2024, POPESCU & ASOCIATII received, for the 2nd consecutive year, the title of **Firm of the Year in Eastern Europe at the Women in Business Law Awards EMEA** in London and the "**Best in Business Law Women Empowerment**" award at the **Romanian Top Lawyers Gala**.

In 2023, at the **Top Lawyers Gala**, the Litigation team received the special award "**Excellence in Dispute Resolution**". In 2022, POPESCU & ASOCIATII was named **Law Firm of the Year in Romania** at the **Romanian Legal Awards**. In the same year, the firm was designated, for the 2nd consecutive year, **Highly Commended Law Firm in South Eastern Europe**, at **The Lawyer European Awards**, with this achievement POPESCU & ASOCIATII being positioned among the most important names on the European legal market. The distinction continued the path initiated in 2021, when POPESCU & ASOCIATII was the first law firm in Romania, with less than 3 years of activity at that time, to obtain the above mentioned title.

The firm was also nominated by Europa Property, the leading publisher and organizer of online events in Central, Eastern and South-Eastern Europe in the commercial real estate field, for the **Real Estate Law Firm of the Year** in Romania at the 15th edition of the **SEE Real Estate Awards**, and by **Benchmark Litigation Europe** - the definitive guide to the world's leading litigation firms and lawyers - for the **Litigation Law Firm of the Year in Romania**.

The Best Real Estate Law firm in Romania, Best Litigation Law Firm in Romania, Best White-Collar Crime Romanian law firm, at the **Legal Awards Gala**, were obtained on the basis of the firm's outstanding experience and recognition in the Romanian market, as well as **Best Banking and Finance Law Firm in Romania**, and **Best Real Estate Law Firm in Romania**, by **Legal Marketing's Legal Innovation Awards**.

In addition, **Octavian POPESCU**, Managing Partner of POPESCU&ASOCIATII, received the highest recognition a Romanian lawyer can receive in his career - **Lawyer of the Year in Romania** - at the **Benchmark Litigation Europe Awards 2020**, and **Loredana POPESCU**, Partner, was awarded **Equity Capital Markets Capital Markets Lawyer of the Year** at the **Women in Business Law Awards EMEA 2024**. Also, **Adrian CHIRVASE**, Partner, received the **White Collar Crime Lawyer of the Year** award at the **LMG Life Sciences Awards Gala EMEA 2024**.

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