Description

The Concept

Váci Greens is a large scale campus style development with over 130,000 sq m of exclusive “A+” class offices within an extensive green working environment.

The scheme consists of 6 buildings, built in two Phases (Phase I – Building A, B & C and Phase II – Buildings D, E, F). With the handover
of the first four buildings, 80,000 m² office space was leased to tenants, Buildings E & F are under construction. E & F will offer approx. 50,000 m² “A+” class offices and will be handed over in the middle of 2020.

Location

Located in the heart of one of Budapest’s most famous business districts on Váci Corridor, it is easily accessible thanks to the direct metro line connection.

Services

Besides its spectacular social spaces and park, Váci Greens provides a wide range of services. Duna Plaza Shopping Centre is located in the close vicinity of the project that offers several dining, sports and entertainment possibilities.

Váci Greens In-House Services:

- Restaurants (Building A: Gastro Greens canteen, Building D: Buddha Original Thai Wok and Sushi Bar, Salad Box, Bistrazda Italian restaurant, Building E: Bosporus Étterem)

- Cafés (Building A: Molinari Café, Building C: Frei Café, Building D: Spatial Data

<table>
<thead>
<tr>
<th>Office Building Category:</th>
<th>Green office buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Status:</td>
<td>Exist</td>
</tr>
<tr>
<td>Office Space in Total:</td>
<td>123108 m²</td>
</tr>
<tr>
<td>Available Office Space:</td>
<td>31,042 m²</td>
</tr>
<tr>
<td>Rentable Offices:</td>
<td>2603 m², 28438 m²</td>
</tr>
</tbody>
</table>

Financial Information

| Office Rental Fee:        | 17 - 18 €/m²/month + VAT |
| Service Charge:           | HUF 1,000/m²/month + VAT |
| Min. Rental Period:       | 5 years                 |
| Financial Guarantee:      | 3 month                 |

Parking
- Budapest Bank (Building A)
- Affidea-Főnix Medical Centre (Building B)
- Mod & Co Beauty Salon (Building A)
- Yatas Bedding Studió (Building A)
- Titem Men Suit Store (Building D)
- Unilever Shop (Building D)
- Főtáv Customer service (Building D)
- Kaiser Optics (Building D)
- Rossmann (Building E)
- Leasable parking lots, leasable storages, free bicycle storages and shower-changing room facilities in each of the buildings in the underground garages
- Terraces
- Internal piazza among the buildings

**Green Certification, Efficiency, Sustainability**

Váci Greens has been designed to combine the best architectural design with latest construction techniques and technological building systems. These results reduced operational costs. In

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Spaces</th>
<th>Parking Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Underground</td>
<td>1913 slots</td>
<td>€120 + VAT</td>
</tr>
</tbody>
</table>
addition to cost benefits these design considerations ultimately reduce the environmental impact of the project which is reflected by the BREEAM Excellent certification. Váci Greens is the first building in Hungary that has been awarded with the world-renowned environmental certificate. Phase II will provide efficient floor plates with numerous opportunities for subdividing individual floors for multiple occupation. When compared to other locations, this will lead to reductions in the area required to accommodate tenants' requirements as well as lower occupational costs.

Description of Location

METRO:

M3 - Gyöngyösi utca (300 meters)

M3- Forgách utca (500 meters)

TRAIN STATIONS:

BUDAPEST NYUGATI: 5 minutes by taxi, 15 minutes by public transport

BUDAPEST KELETI: 10 minutes by taxi, 30 minutes by public transport

BUDAPEST DÉLI: 15 minutes by taxi, 30 minutes by public transport

BUS AND TRAM STATIONS:

Árpád Bridge: 5 minutes by public transport
Népliget: 30 minutes by public transport

MOTORWAYS:
M0: 5 mins
M1: 20 mins
M3: 20 mins
M5: 25 mins
M6: 20 mins
M7: 20 mins

AIRPORT:
Liszt Ferenc Airport: 30-35 minutes by car

Services
✓ Bank
✓ Canteen
✓ Fitness
✓ Restaurant
✓ Wellness & Spa
✓ Bike parking place
✓ Car wash
✓ Hair Stylist
✓ Retail Gallery
✓ Public Parking
✓ Boutiques
✓ Cashpoint (ATM)
✓ Locker room including showers
✓ Showers
✓ Public transport
✓ Cafe
✓ Commercial Area
✓ Medical Center
✓ Parking nearby
✓ Storage space in garage
## Specifications

### Technical details

<table>
<thead>
<tr>
<th>✓ Wall partitioning</th>
<th>✓ Access control</th>
<th>✓ Switchboard</th>
<th>✓ Access control divided into zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Attractive design of common areas</td>
<td>✓ Smoke/heat detectors</td>
<td>✓ Mechanical ventilation</td>
<td>✓ District-heating</td>
</tr>
<tr>
<td>✓ Fire-safety system</td>
<td>✓ Suspended ceiling</td>
<td>✓ Storage areas on the underground level</td>
<td>✓ Sprinklers</td>
</tr>
<tr>
<td>✓ HVAC</td>
<td>✓ Fibre optics</td>
<td>✓ Closed Circuit Television (CCTV)</td>
<td>✓ High quality finishes</td>
</tr>
<tr>
<td>✓ Raised floors</td>
<td>✓ Modern telecommunication system</td>
<td>✓ Sound-proof</td>
<td>✓ Carpeting</td>
</tr>
<tr>
<td>✓ Utility meters</td>
<td>✓ Individual energy consumption meters</td>
<td>✓ Alarm system</td>
<td>✓ Building Management System (BMS)</td>
</tr>
</tbody>
</table>

### Meters

| ✓ Utility meters | ✓ Individual energy consumption meters |

### Windows

| ✓ Wooden doors | ✓ Tilt windows | ✓ Openable windows |

### Building provided services

| ✓ Gardening services | ✓ Reception desk | ✓ Cleaning windows on the outside |
| ✓ Security | ✓ 24-hour security | ✓ Real estate administration and management |

### Accessibility for disabled people

| ✓ Gardening services |

### Power Supply

| ✓ UPS power supply | ✓ Additional power supply from generator | ✓ Auxiliary power supply | ✓ Emergency power supply |
| ✓ Additional power supply from generator | ✓ Auxiliary power supply | ✓ Main power supply |

### Lift

| ✓ High-speed lifts |