



VÁCIGREENS



SUCCESS STORY CONTINUES





VÁCI GREENS

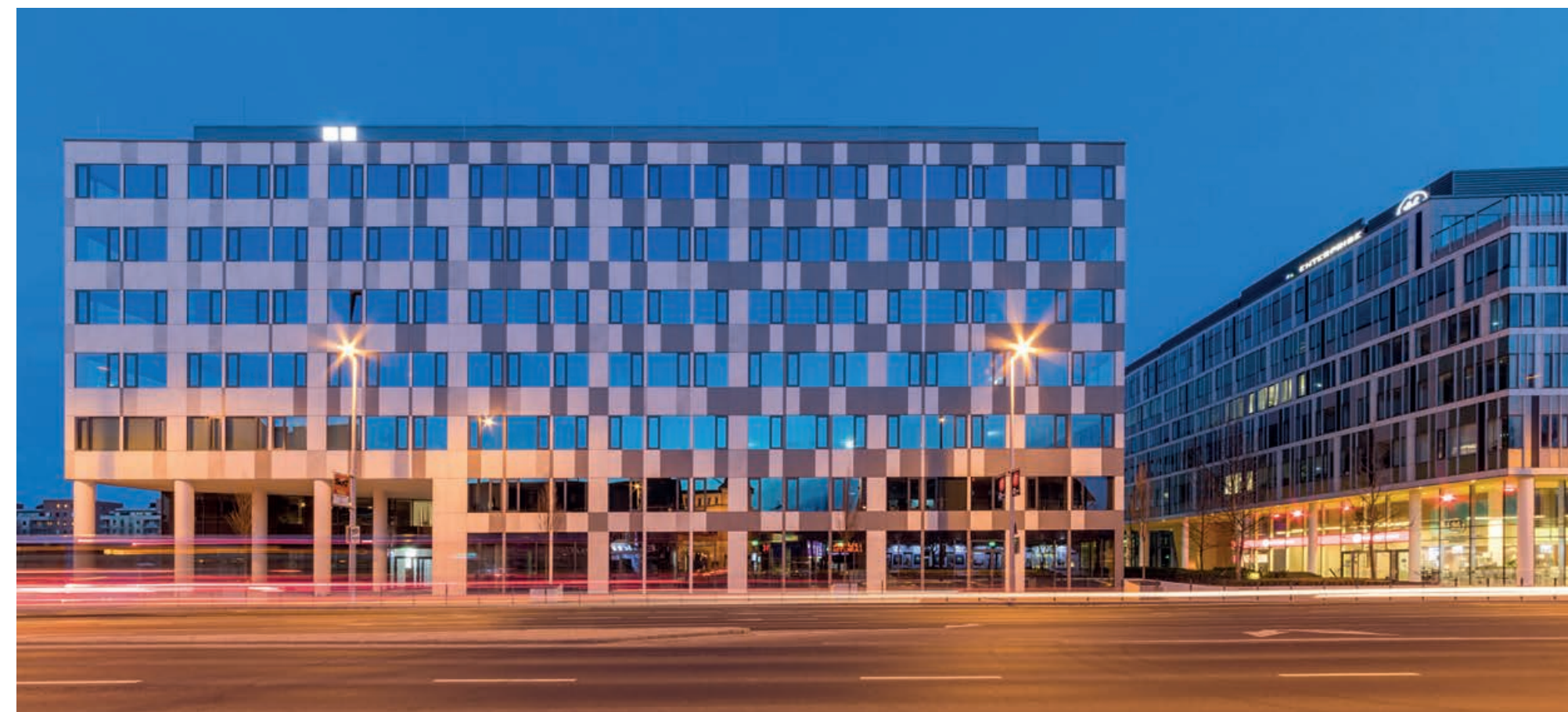
SUCCESS STORY CONTINUES



VÁCI GREENS

WWW.VACIGREENS.HU

Váci út 117-133,
Budapest
H - 1138



THE DEVELOPER

ATENOR is a real estate development company listed on Euronext Brussels. Its mission is to provide suitable answers to new challenges created by transformations in urban and professional life. Thanks to its capacity to capture the evolution of urban changes, ATENOR proposes residential, offices or large mix real estate projects which meet very strict criteria in terms of location, mixed use, diversification, technical quality, economic efficiency, and sustainable development, while taking into account the specificities and major assets of each city where we are present.

Its portfolio is currently distributed between offices, residential and mixed-use projects, adding up to 790,000 m² in Belgium, Grand Duchy of Luxembourg, Romania

Hungary, France, Poland, integrating brilliant architecture designs into the urban environment.

Its goal goes beyond simply creating office space for rent. It is to enrich the urban landscape with world-class, sustainable buildings.

Váci Greens is ATENOR's first Hungarian development, and one of the largest office developments in Hungary.

Please visit www.atenor.be for further information.



Showing not final building visualisations as well.

THE CONCEPT

Váci Greens is a large scale campus style development with over 130,000 square meters of exclusive "A+" class offices within an extensive green working environment. The scheme consists of six buildings, built in two Phases (Phase I – Building A, B & C and Phase II – Buildings D, E & F).

Located in the heart of one of Budapest's most famous business districts, Váci Greens is definitely the office solution to local or international companies willing to minimize their costs while offering their employees a comfortable, sustainable and friendly working

environment. Easily accessible by any kind of transportation, this office complex provides for its tenants with all the benefits that they would expect at work.

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 addition to cost benefits these design considerations ultimately reduce the environmental impact of the project which is reflected by the BREEAM Excellent certification.



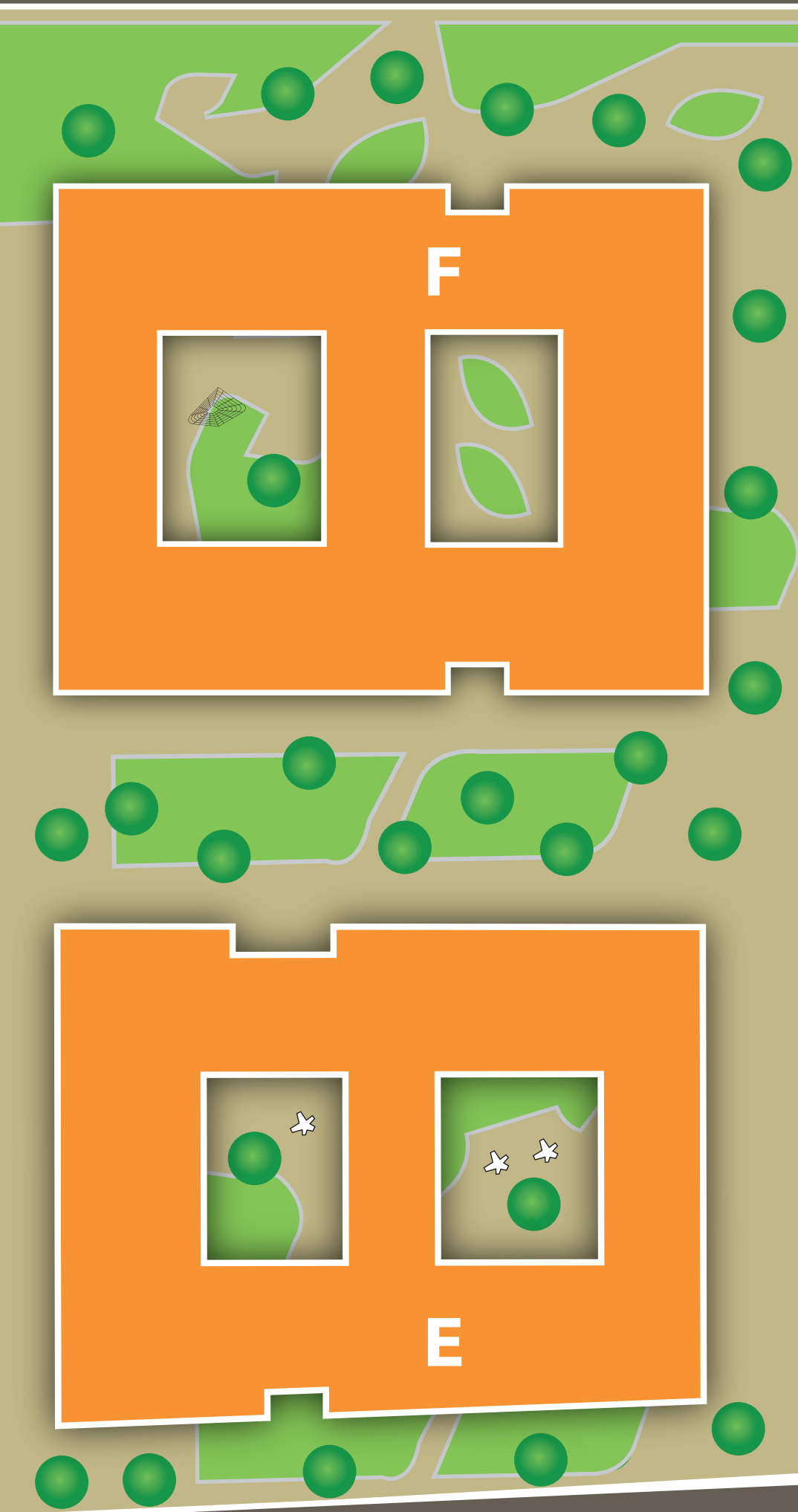
THE PROJECT

The Phase I of Váci Greens, which comprises four Grade "A+" office buildings and extends to nearly 80,000 sqm has been the success story of the Budapest office market over the last seven years. Using the most permanent technologies and designs, ATENOR has developed all buildings, complete with BREEAM Excellent sustainability ratings – the highest rating available. The first four buildings are 100% leased to international tenants.

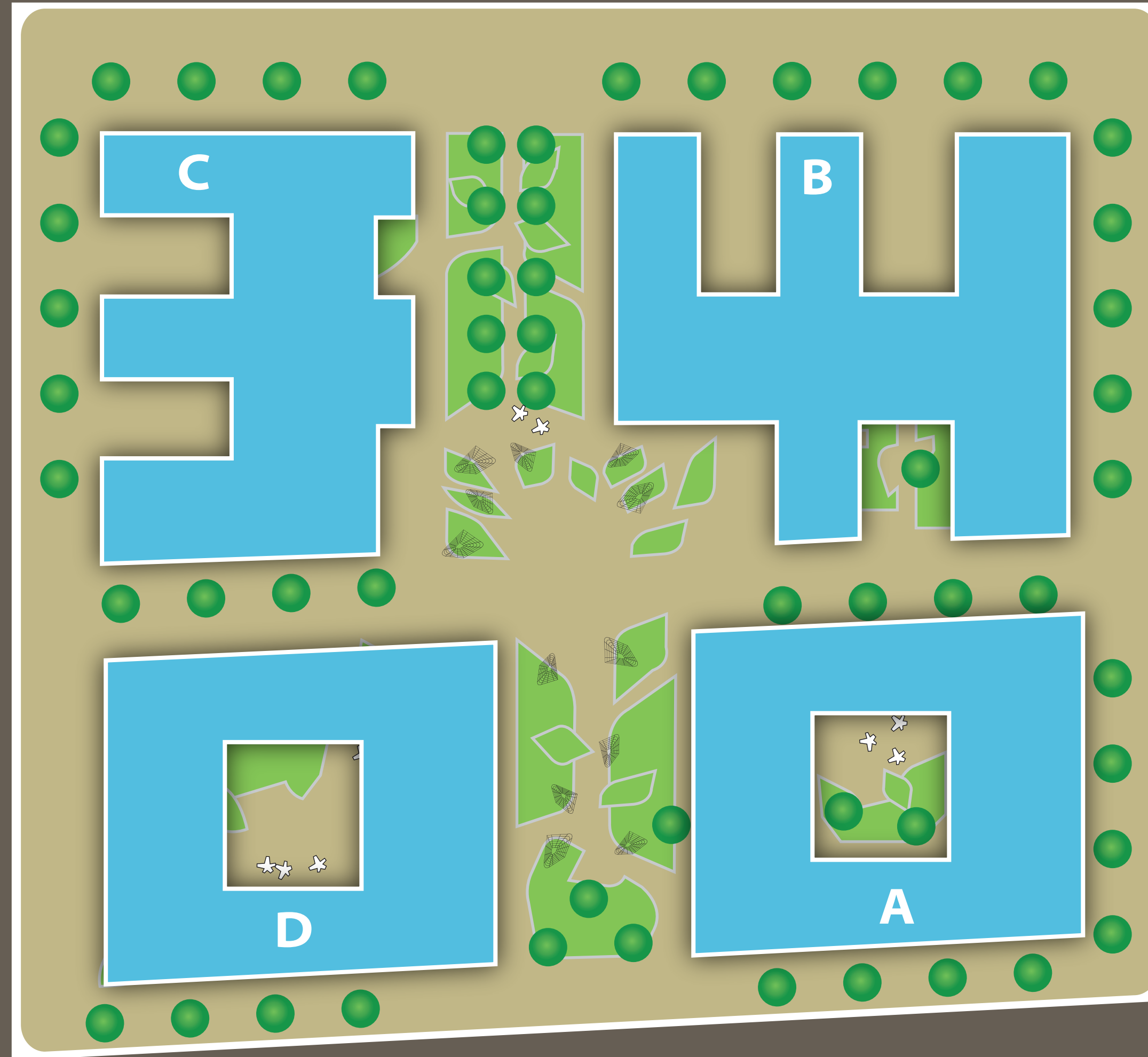
Váci Greens success is down to the thoughtful design and superior technologies that were built into the scheme. Each occupier saw the huge benefits from being located in a campus style office location. The efficiencies of the buildings floor plates, the huge array of amenities on-site, as well as the long-term benefits from being located in a best in class and top rated sustainable building. In today's competitive labor market, occupiers recognize the need to retain and recruit staff, and Váci Greens is the perfect destination to respond to this critical challenge.

ATENOR has started the construction of the last two buildings E and F – which will provide Grade "A+" office spaces, and extend to a further circa 50,000 sq m. ATENOR continues to use the latest construction techniques and technological building systems which will result in reduced operational costs and a continued improvement on minimizing the environmental impact of the project.

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.



FIASTYÚK UTCA



VÁCI ÚT

FÖVÉNY UTCA

Building **A**

Let and sold.
Built: in 2013
Sold: in 2016

Building **B**

Let and sold.
Built: in 2016
Sold: in 2017

Building **C**

Let and sold.
Built: in 2015
Sold: in 2016

Building **D**

Let and sold.
Built: in 2018
Sold: in 2017

Building **E & F**

50,000 m².
Large sufficient floor plate.
Completion: 2020.



GREAT LOCATION, NUMEROUS SERVICES IN THE NEARBY

Váci Greens in-house

Services:

- Restaurants (in each of the buildings - A: Gastro Greens, B & C GE Canteens, D: Buddha Original, Salad Box, Italian, Future Canteens in E & F)
- Cafés (in each of the buildings - A: Molinari Café, B: GE Café, C: Frei Café, D: Costa Coffee, future café in E & F)
- Budapest Bank
- Internal piazza among the buildings
- Nice exclusively used terraces on office floors
- 24 hour reception service
- Bicycle storages and shower- changing room facility (in each of the buildings)
- Leasable parking lots in the underground garages
- Leasable storages in the underground garages
- Beauty Salon
- Medical Center
- Yatas Bedding
- Titem

Shopping Center:

1. Duna Plaza:

- Arena Fitness Center
- Alma Gyógyszertár
- Exclusive Change
- Neckermann Utazási Iroda
- MOL Benzinkút
- Media Markt
- Mister Minit
- Mezcon Autómosó
- Magyar Posta
- Provident
- CBA
- T-mobile
- Telenor
- Vodafone
- UPC

- Thai Masszázs Centrum
- Unicredit Bank
- MKB Bank
- Dm
- ISTYLE
- Libri
- Cinema City
- IBeauty Szépségszalon
- Tailors

Duna Plaza Food Court:

- A Tepertős- Magyar Kézműves Delikát
- Burger House
- Costa Café
- Daily Grill
- Jilba Frozen Jogurt
- KFC
- Mc Donalds
- Rasa Kebab
- Pek-Snack Látványpékség
- Piccolo Mondo Étterem és Kávézó
- Pizza Forte
- Pizza Hut
- Street Food Pont Take Away
- Salad Box
- Ázsia Lótusz

Gastro:

2. Center Gastro Restaurant
3. Marina Café
4. Melba Boat Harbour and Restaurant
5. Gastro Center
6. Babérlevél Restaurant
7. Kisbabér Restaurant
8. Manetti Café
9. Mc Donalds
10. Tamp & Pull Espresso Bar
11. Corner Restaurant
12. Reno Grill Restaurant
13. Mensa Trattoria
14. KFC

Sport:

15. Marina Gold Fitness & Gym
16. Hajós Alfréd Nemzeti Sportuszoda
17. Dagály Fürdő
18. Palatinus
19. Oxygen Wellness
20. Gym City
21. Gym City Office
22. Hot Yoga
23. Angyalföld Sport Centre
24. Center Fitness

Hotels:

25. Danubius Hotel Helia Budapest ****
26. Fortuna Szálloda és Étteremhajó ***
27. Park Inn By Radisson Budapest ****
28. Ibis Budapest Váci út ***
29. Danubius Health spa Resort Margitsziget ****

Other:

30. OMV
31. Tesco Hipermarket
32. Marina Part Luxury Apartments 1
33. Marina Part Dentist
34. Wiking Yacht Club
35. Reno Udvar Public Parking
36. Public Surface Parking
37. AXA Bank
38. Hertz Car Rental
39. Erste Bank
40. Danubius Patika

Nurseries:

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Schools:

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- 59.
- 60.

Hospital:

58.

Theatre:

59.
60.

IDEAL GREEN OFFICES



breeam
EXCELLENT
★★★★

- Intelligent BMS for outstanding cost efficiency
- Openable windows controlled by the BMS system
- Suspended ceiling
- Full access raised floor, 12 cm
- Chilled beam cooling system controlled by the BMS
- Liquid chiller
- District heating (no local pollution), heat pump, heat recovery system
- 50 m³/h/person cleaned fresh air supply
- High quality thermal and acoustic insulation
- BMS controlled dimmable office lightning
- Geothermic energy use
- Double connection network
- Diesel Generator for tenants
- Lighting controlled by presence sensor

EXCELLENT QUALITY OF TECHNICAL SPECIFICATION



GUARANTEE FOR LOW SERVICE COSTS



The development of Váci Greens aims to attain a highly environmentally aware construction and operational certification. All buildings in Váci Greens have BREEAM "Excellent" environmental certification. **BREEAM is the world's leading environmental assessment method and rating system for buildings, with 200,000 buildings with certified BREEAM assessment ratings and over a million registered for assessment since it was first launched in 1990.**

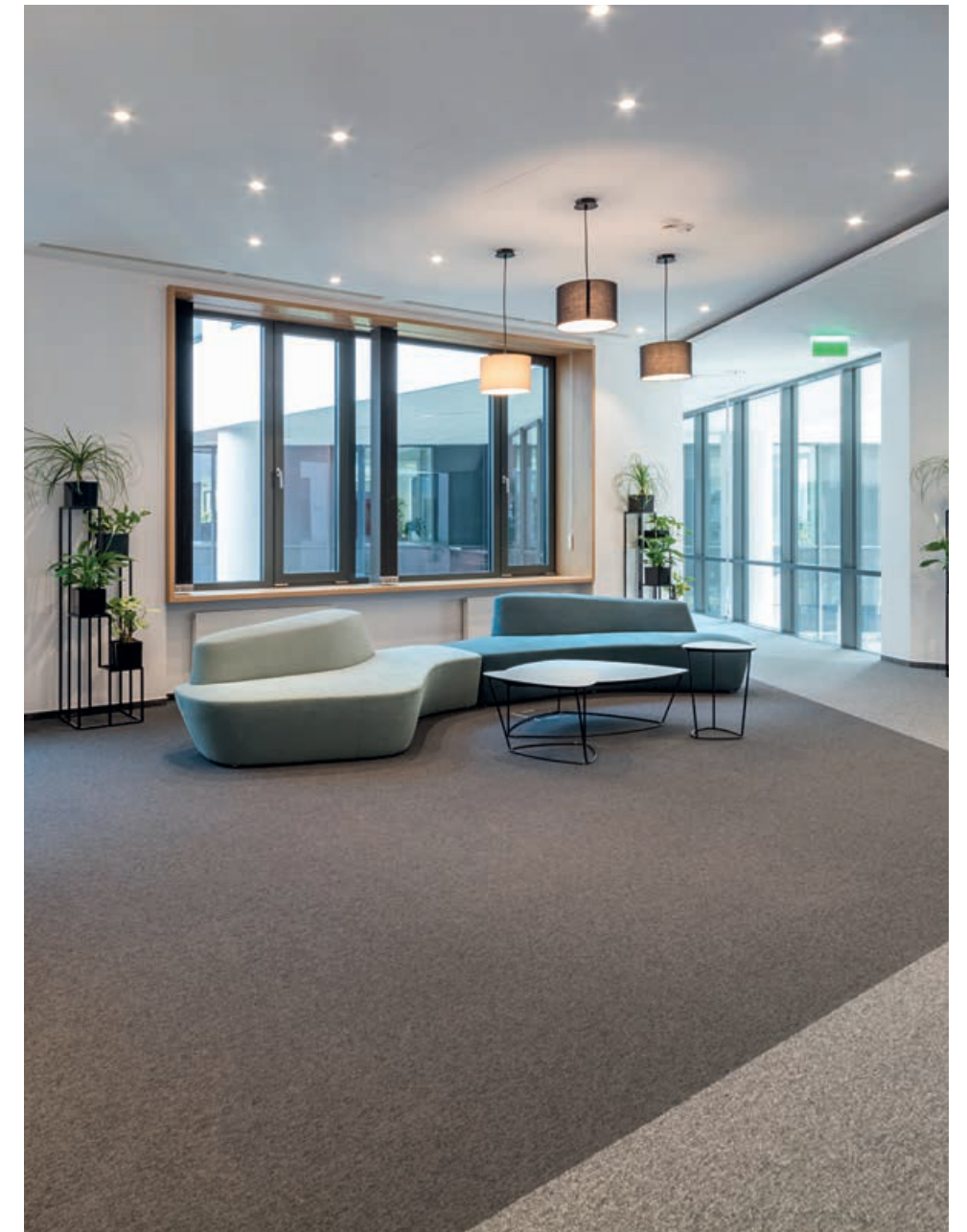
Efficient and sustainable features included in the buildings:

- High quality thermal and acoustic insulation
- District heating (no local pollution)
- Use of ground source heat pumps
- Low water consumption sanitary units
- Heat recovery system
- Optimized, intelligent building management system
- Architecturally optimized use of natural light
- Low energy lighting system
- Spare capacity within the cooling and ventilation systems
- Collecting, storing and using rainwater (e.g. for irrigation)
- Selective waste collection and disposal
- Bicycle storages and shower-changing room facilities in each building underground garage

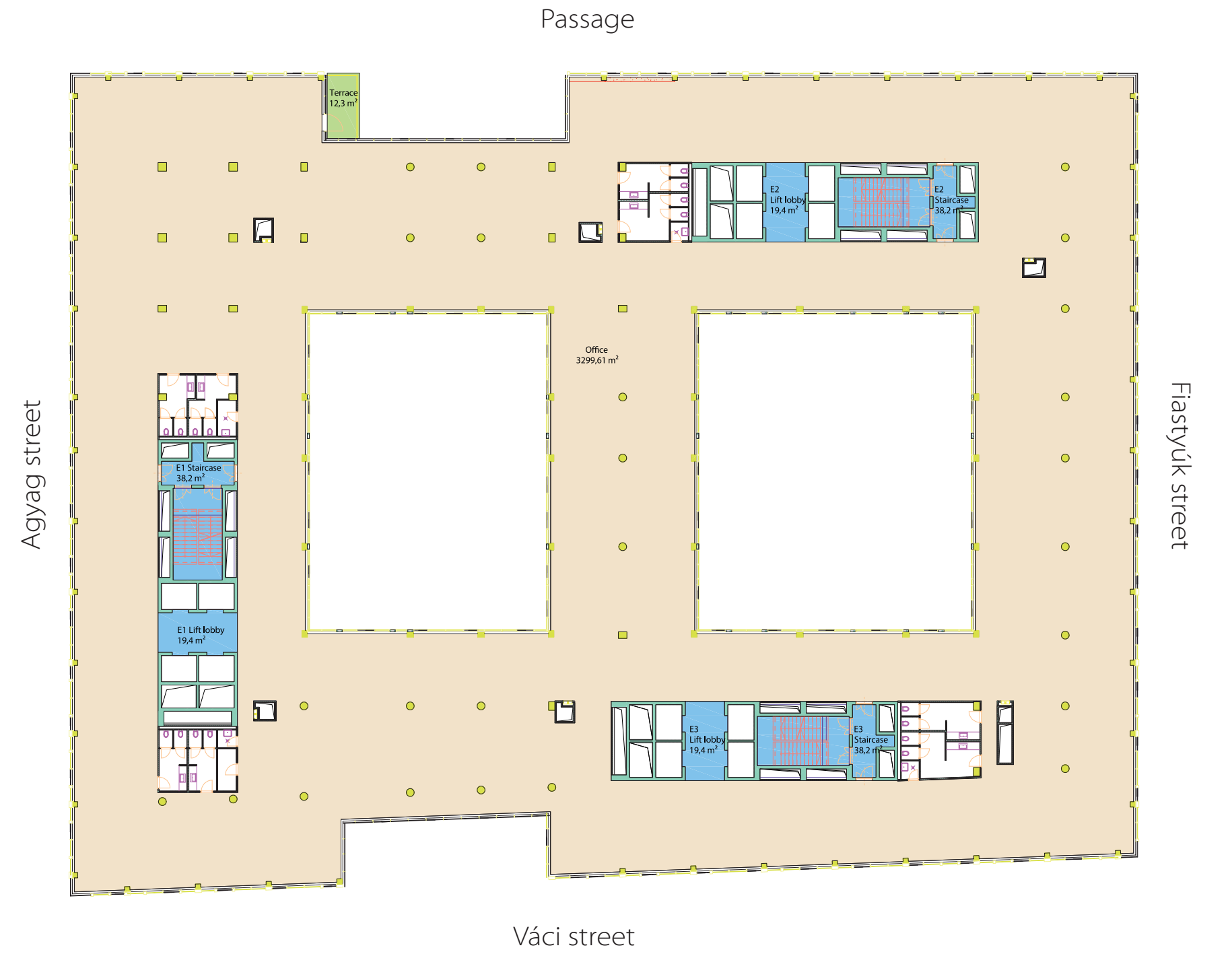
GOOD PRICE-TO-VALUE RATIO



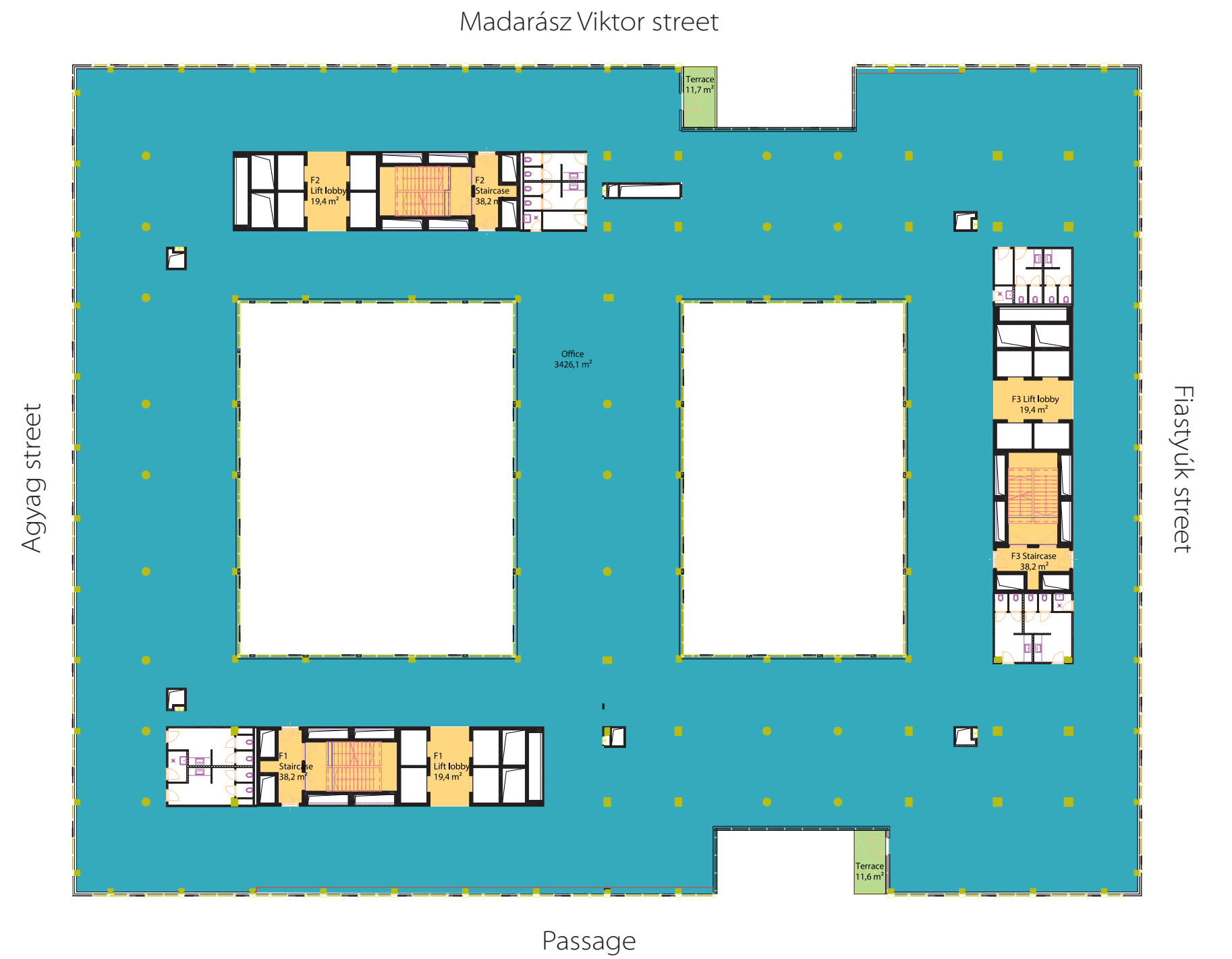
PHOTOS OF VÁCI GREENS



BUILDING E



BUILDING F



Leasing Agency



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