

The background of the image is a light gray grid of thin lines. Overlaid on this are several thicker, darker gray lines that intersect at various angles, creating a dynamic, geometric pattern. The lines vary in thickness and orientation, some running parallel to the grid while others cut across it.

FUTUREAL

Integrity, Creativity, Perseverance, Teamspirit

FUTUREAL

Leading the Way in CEE Real Estate Development



Our team



Future real in
numbers

180+
projects

66 COMPLETED

43 UNDER DEVELOPMENT

88 IN PIPELINE

3+ million
m² developments

1,000,000 m² COMPLETED

2,000,000 m² UNDER DEV.

5+ billion

Euro

DEVELOPMENT VALUE

600+

real estate

PROFESSIONALS

10+

Successful partnerships

with institutional investors,
private developers, land owners,
banks and municipalities.

COMPLETED	projects	gross m ²	net m ²	value mEur
office	15	296 443	176 674	586
retail	6	207 171	137 582	447
residential	39	524 411	363 998	719
investments	6	79 460	59 419	51
TOTAL	66	1 107 484	737 673	1 803
UNDER DEVELOPMENT	projects	gross m ²	net m ²	value mEur
office	6	137 688	87 302	311
retail	1	136 000	55 000	270
residential	22	319 200	193 179	468
investments	14	81 200	71 899	128
logistics	2	92 000	92 000	73 600 000
TOTAL	43	674 088	407 380	1 177
IN PIPELINE	projects	gross m ²	net m ²	value mEur
office	5	201 263	100 947	411
residential	79	890 991	1 397 681	1 624
logistics	3	405 000	405 000	324
hotel	1	10 000	6 250	35
TOTAL	88	1 507 254	1 909 878	2 400
GRAND TOTAL	197	3 288 826	3 054 931	5 376
SOLD TOTAL		1 041 361	682 957	1 752

Active in **8 countries**





Projects

Large-scale Urban Renewal Projects	7
Office Developments	17
Retail Developments	37
Hotel Development	45
Residential Developments	47
Logistics	63



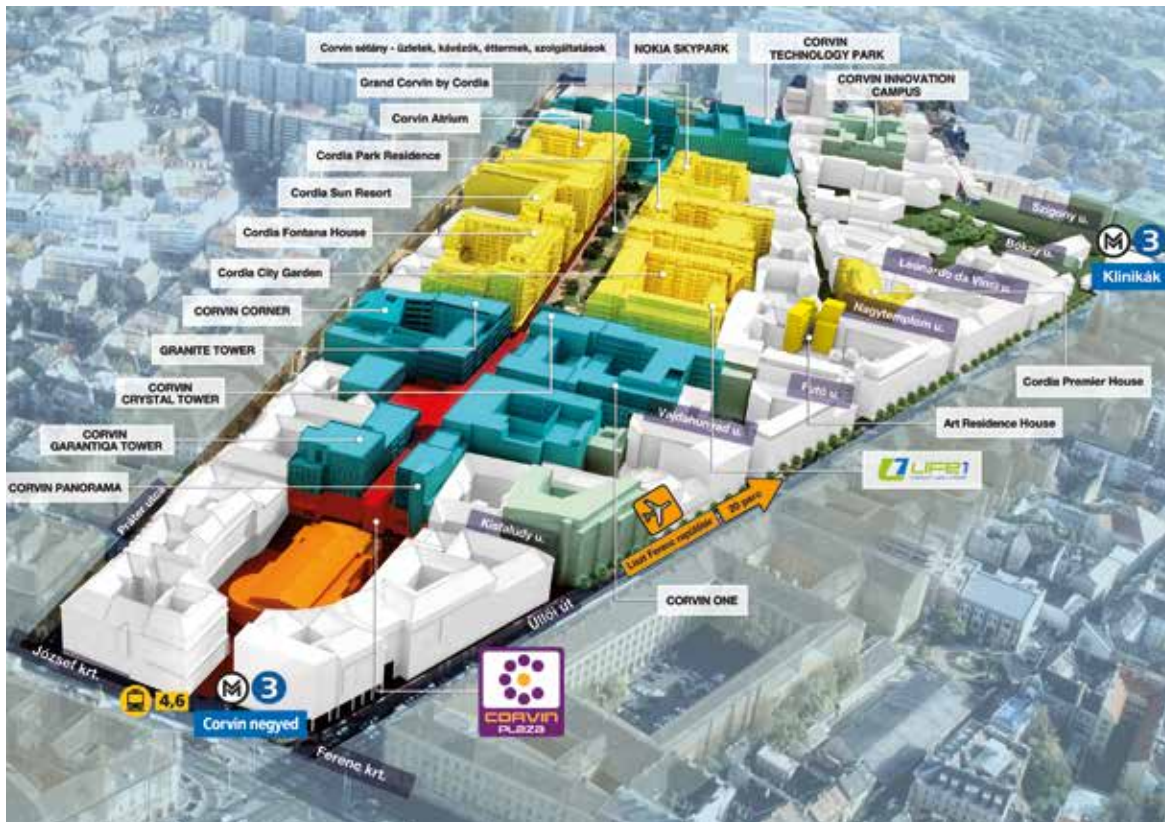
Large-scale Urban Development Projects



Corvin Quarter Urban Regeneration

- **500 000 m²** newly built area
- **920 M EUR** development value
- **72 M EUR** spent on public programs
- **1000+ families** relocated
- **3000+ new apartments**
- **100 000 GLA** of office buildings
- **50 000 m²** of retail areas
- **56 buildings** renovated





South-Buda City Center

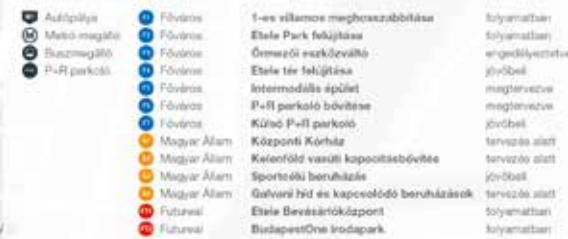
Hungary's largest multimodal transport intersection

- Kelenföld Railway Station
- M4 metro station
- several bus and tramlines
- M1-M7 motorways - direct exit

ICONIC NEW OFFICE HUB

*Last dominant shopping center
of Hungary*







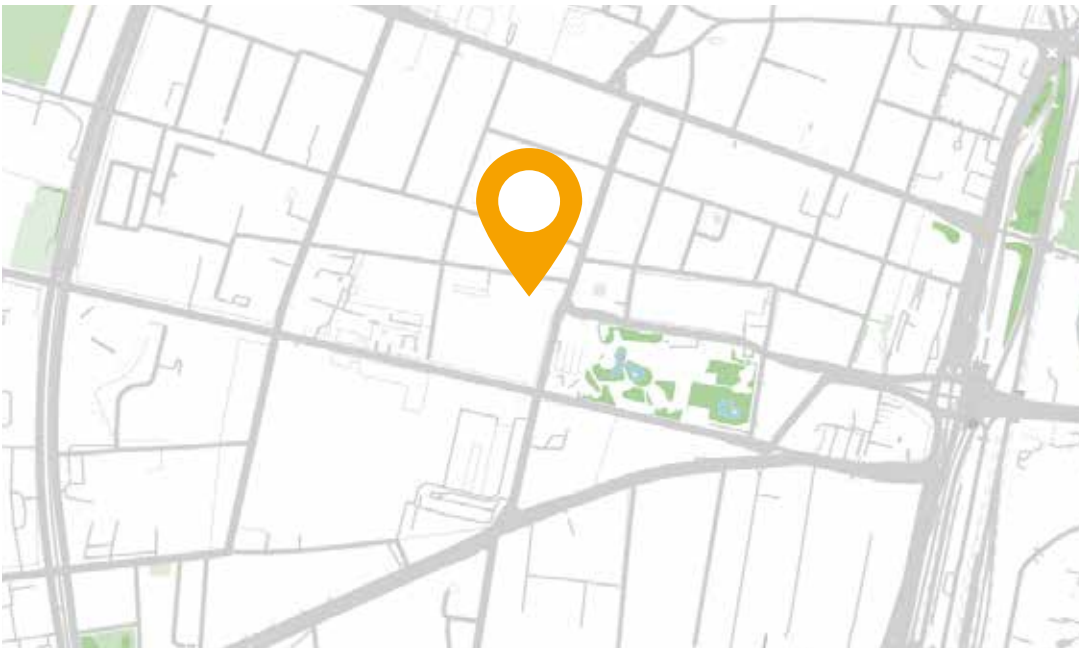
ETELE

ETELE • PLAZA





Modena Urban Development



- Residential: 39,063 m²



Office developments



Budapest One Phase 2-3

Total:
66,500
m² GLA





Corvin Innovation Campus



31,800
m² GLA

Antares
Warsaw, Poland

10,116
m² GLA





Spectrum
Glasgow, Scotland

6,800
m² GLA

Budapest ONE Phase 1

66,500
m² TOTAL GLA

Completion date
2019





Adwance Tower
Phase 1-2



20,000
m² GLA

Completion date
2018





Corvin
Technology Park
Phase 1-2



27,400
m² GLA

Completion date
2019

Nokia R&D
Headquarters

NOKIA

25,000
m² GLA

Completion date
2016





Vision Towers North
KPMG Headquarters

11,100
m² GLA

Completion date
2014





Vision Towers South
TEVA Headquarters

9,100
m² GLA

Completion date
2015

Corvin Offices
Corvin One

17,900
m² GLA

Completion date
2008





Corvin Offices
Panorama Tower



7,400
m² GLA

Completion date
2010

Corvin Offices
Crystal Tower

6,900
m² GLA

Completion date
2010





Corvin Offices
Granite Tower



6,600
m² GLA

Completion date
2010

Corvin Offices
Garantiqa Tower

3,400
m² GLA

Completion date
2010





Corvin Offices
Corvin Corner



6,200
m² GLA

Completion date
2015



Retail developments



Etele Plaza



55,000
m²

Etele Plaza





Corvin Plaza
*in partnership
with Klépierre*



33,900
m²





Nova Park
*in partnership with
Caelum Development*



33,000
m² GLA

Gold Plaza
*in partnership
with Immofinanz*



34,500
m²



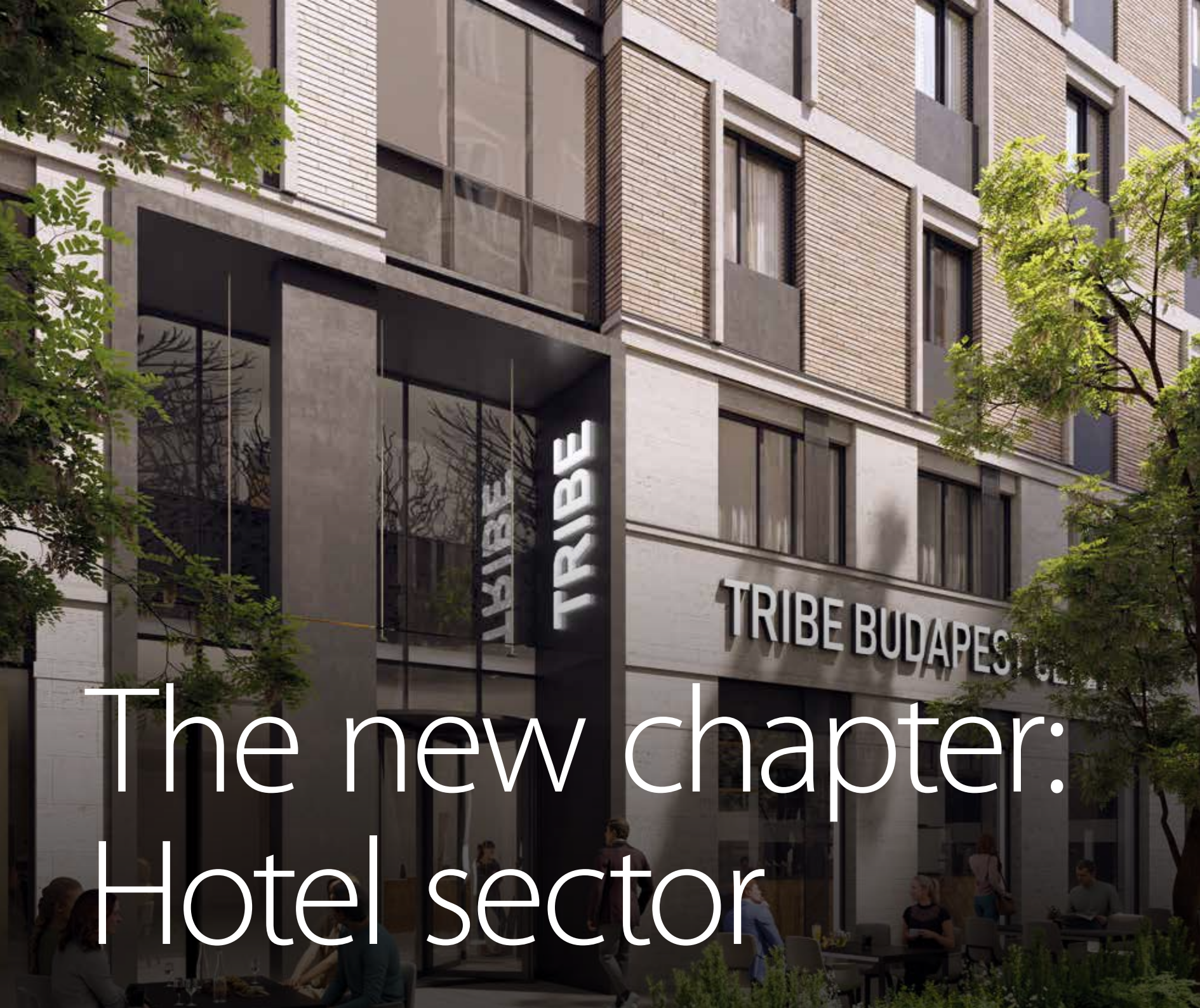


Corvin Promenade

Urban Regeneration



10,000
m²



The new chapter:
Hotel sector



TRIBE Budapest Central

6,250
m²



Residential developments



CORDIA

Cordia is the residential property investor and developer member of the Futureal Group and has 20 years of industry experience. Our partner company is one of the largest property developer and investor groups in the Central and Eastern European region. We have a strong and well-known brand and presence in the mid- and mid-to-high segments of the for-sale market in Hungary, Poland and Romania, while we are also undertaking two pilot projects in Spain.

Cordia has acquired Polish residential developer Polnord S.A. and also owns 15.9% of the listed Dutch company ARGO Properties N.V., which is active in the German rental housing and urban regeneration market. In the United Kingdom, Our company has acquired Blackswan Property as well and will provide affordable housing services through registered housing providers in collaboration with its local strategic partner Matter Real Estate. Cordia has sold more than 7,000 apartments and is currently developing an additional 4,000 units in 19 projects throughout its markets.

The leading regional
residential developer
of CEE



La Siesta I.

6 300 m²



La Siesta II.

3 900 m²



Akadémia Garden

16 300 m²



Centropolitan

10 000 m²



Cordia Thermal Zugló 1

11 400 m²



Thermal Zugló 2

13 800 m²



Thermal Zugló 3

13 800 m²



Thermal Zugló 4

1 500 m²



Terrace Residence 1

8 000 m²



Terrace Residence 2

5 010 m²



Terrace Residence 3

4 984 m²



Terrace Residence 4

5 510 m²



Cordia Premier House

9 100 m²



Cordia Art Residence

2 900 m²



Cordia Fontana House

14 100 m²



Cordia City Garden

19 200 m²



Cordia Sun Resort

14 800 m²



Cordia Park Residence 1,2

26 100 m²



Corvin Atrium 1, 2

29 700 m²



Grand Corvin 1

9 346 m²



Young City 1

7 929 m²

Young City 2

11 607 m²

Young City 3

11 968 m²

Rózsa 55

9 500 m²



Marina Life 1

11 714 m²



Marina Life 2

13 255 m²



Marina Portside

19 300 m²



Marina Garden

16 100 m²



Sasad Resort Sun

6 700 m²



Sasad Resort Hill

7 600 m²



Sasad Resort Hilltop

9 200 m²



Kapás 21

6 900 m²



Grand'Or

5 700 m²



Zielone Bemowo - Warsaw, Poland

18 000 m²



SuperNova - Kraków, Poland

8 800 m²



Parcului 20 1st Phase - Bucharest, Romania

23 220 m²



Nightingale Park – Bucharest, Romania 16 188 m²



Zielone Bemowo 1, 2 - Warsaw, Poland 35 235 m²



Nowe Bochenka - Kraków, Poland 20 000 m²



Cordia Cystersow Garden 1, 2 - Kraków, Poland 18 200 m²



Universo

17 700 m²



Grand Corvin 2

19 200m²



Naphegy

3 400 m²



Millennium Residence

15 533 m²



Sasad Resort Panorama

10 832 m²

Sasad Resort Sunlight

5 210 m²

Parcului 20 2nd Phase - Bucharest, Romania

14 762 m²

The Gothic - Birmingham, UK

2 259 m²



Wiktoria&Wioletta – Warsaw, Poland POLNORD



Millennium Residence 1 9 817 m²



Horizont Praga- Warsaw Poland 8 611 m²



Villa Jaškowa Dolina 1 – Gdańsk, Poland 5 786 m²



Jade Tower, Fuengirola, Spain

11 190m²



i6 Residence

11 650 m²



Millennium Residence 2,3

22 971 m²



The Lamp Works - Birmingham, UK

9 061 m²



Member of
Futureal Group



The new
logistics brand

HelloParks is a new generation, innovative industrial and logistics real estate development company.

It offers comprehensive, client-centred solutions from land development through building construction to site maintenance.

HelloParks uses environmentally friendly, sustainable and high quality engineering solutions to create futuristic mega parks that provide long-term value for our partners.

We believe it is essential to create a liveable, human-centred and user-friendly environment in our developments. As Part of Futureal Group, HelloParks aims to obtain a leading position of this dynamically growing segment, as a first step in Hungary, later on in the whole CEE market.

Knowledge of the needs and business activities of our clients is central to the implementation of our developments. Which is why we always take these expectations into account, from the planning stage onwards.

What we can offer our partners:

- Environmentally friendly, energy-efficient industrial parks and projects
- Recreational and community services
- IoT and smart solutions
- Favourable rental and maintenance fees
- Flexible contract conditions
- Dynamic, client-centred expert team

helloparks.com/en/





HelloParks Fót

Total park size: 76 ha
Total building potential: 330 000 m²
First building size: 46 000 m² (HF1)
Minimum unit: 3 200 m²
Min.storage clear height: 10 m
Floor loading: 5 t/m²
Office & Sanitary size: as required
Column grid: 12 x 22.5 m



HelloParks Maglód

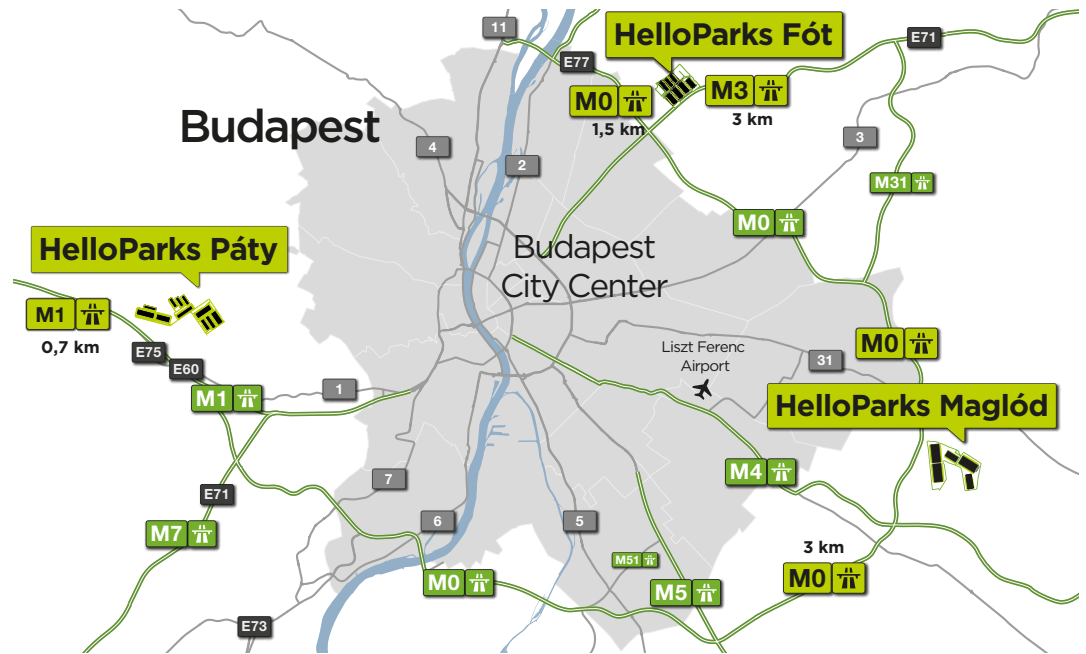
Total park size: 46 ha
Total building potential: 193 000 m²
First building size: 46 000 m² (HM1)
Minimum unit: 3 200 m²
Min.storage clear height: 10 m
Floor loading: 5 t/m²
Office & Sanitary size: as required
Column grid: 12 x 22.5 m



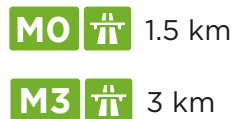
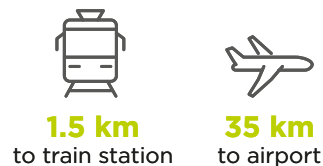
HelloParks Páty

Total park size: 97 ha
Total building potential: 354 000 m²
First building size: 38 000 m² (PT1)
Minimum unit: 3 300 m² (PT1)
Min.storage clear height: 8-12 m
Floor loading: 5-7 t/m²
Office & Sanitary size: as required
Column grid: 12 x 24 m

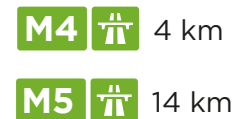
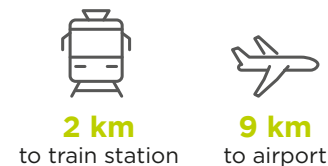
- Drive-in gates and hydraulic docks
- LED lighting
- Skylights and smoke vents
- ESFR sprinkler system
- Hot air blowers
- Solar cell system
- BMS & IoT
- Security system, CCTV
- Automatic licence plate recognition
- Racking system upon request
- BIM based planning
- Bus stops, bicycle storages, driver rest areas, vending machines
- Park Center services
- Customized solutions and services available (including VIP offices, electric golf cars)



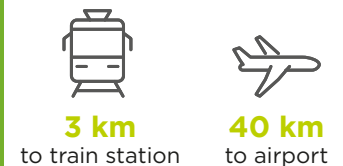
HelloParks Fót



HelloParks Maglód



HelloParks Páty





Awards



**Best Mixed Use Development Europe
European Commercial Property Awards**
International Property Awards
by Bloomberg TV, The New York Times,
Frankfurter Allgemeine Zeitung
Corvin Promenade, 2010



**Best Purpose Built Project Worldwide
Fiabci Prix d'Excellence Awards**
International Real Estate Federation
**Corvin Promenade phase 1
2011**



**ULI Global Awards
for Excellence**
Urban Land Institute
**Corvin Promenade,
2014**



**World Silver Winner in Office Category
Fiabci World Prix d'Excellence Awards**
International Real Estate Federation
**Nokia Skypark
2018**

**Best Residential Development
of the Year 2016**
Construction
and Investment Journal (CIJ)
CORDIA Park Residence

**Best Mixed Use Development Hungary
European Commercial Property Awards**
International Property Awards
by Bloomberg TV, The New York Times,
Frankfurter Allgemeine Zeitung
Corvin Promenade, 2010

**Fiabci Property
Development Award**
FIABCI Hungary
**Corvin Promenade,
2010**

**Developer of the year—
newly built residential units—
Budapest**
survey by Ecorys
**Cordia Magyarország Zrt.,
2006–2007–2008**

**Best Shopping
Centre Development**
Construction & Investment Journal
**Corvin Shopping Centre,
2010**

**International Quality
Crown Award London**
Futoreal Group,
2011

Shopping Development of the Year
Construction & Investment Journal
**NoVA PARK Shopping Center,
Poland, 2012**

Best Residential Development
Construction & Investment Journal
**Nightingale Park,
Romania, 2010**

EB OVO Award

Ebovo Civic Organization
Corvin Promenade,
2014

Property Awards 2016

Best property development in Pest
in the projects of a large number
of apartments category
Portfolio
Thermal Zugló 2

Property Awards 2017

Best property development in Buda
in the investments of 100 apartments
or less category
Portfolio
Kapás 21

Property Awards 2018

Pest's best development
in the category of developments
with more than 100 apartments
Portfolio
Marina Life

Planned Project of the Year 2016

Tenant Voting
www.office.hu
Budapest ONE Business Park

Property Awards 2015

Project of The Year
Portfolio
Corvin Corner

Property Awards 2015

Transaction Deal of The Year
Portfolio
Corvin Technology and Science Park

Fiabci Real Estate Development

Award Special Award 2015
FIABCI Hungary
Vision Towers

Public Awarded Office

Building of the Year
iroda.hu
Corvin Offices,
2011

Certificate of Merit of Construction

Industry Award for Excellence
The National Federation
of Hungarian Building Contractors
Vision Towers, 2015

European Property Awards 2018

Mixed-use Development category
International Property Awards
Budapest ONE Business Park
together with ETELE Plaza

Property Awards 2020

Office Lease Deal of the Year
Portfolio
Budapest ONE Business Park

**Office and Sustainable
Development category 2020**

FIABCI Hungary
Corvin Technology Park

Real Estate Awards 2020

**Planned Commercial Project
of the Year**
Etele Plaza

Real Estate Awards 2020

**Planned Residential Project
of the Year**
Naphegy12

