

FUTUREAL

Leading the Way in CEE Real Estate Development



Our team



Futureal in
numbers

220+
projects

77	COMPLETED
42	UNDER DEVELOPMENT
109	IN PIPELINE

4+ million
m² developments

1,400,000 m²	COMPLETED
400,000 m²	UNDER DEV.

6+ billion

EURO
DEVELOPMENT VALUE

600+

REAL ESTATE
PROFESSIONALS

10+

Successful partnerships

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

COMPLETED	projects	GLA	gross m ²	value mEur
office	15	176 674	296 443	585
retail	7	192 582	344 171	717
residential	48	451 719	679 853	922
logistics	1	46 000	46 000	46
investments	6	59 419	79 460	51
TOTAL	77	926 394	1 445 926	2 323
UNDER DEVELOPMENT	projects	GLA	gross m ²	value mEur
office	6	87 302	137 688	311
residential	19	142 327	210 381	342
investments	15	71 899	81 200	138
logistics	2	103 000	103 000	103
TOTAL	42	404 528	532 269	894
IN PIPELINE	projects	GLA	gross m ²	value mEur
office	6	100 947	201 263	403
residential	96	884 083	1 196 313	2 136
logistics	3	730 000	730 000	730
hotel	1	6 250	10 000	35
investments	3	91 570	-	-
TOTAL	109	1 812 850	2 137 576	3 305
GRAND TOTAL	228	3 143 772	4 115 771	6 521

Active in **8 countries**





Projects

Large-scale Urban Renewal Projects	6
Office Developments	16
Retail Developments	36
Hotel Development	44
Residential Developments	46
Industrial Developments	62



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





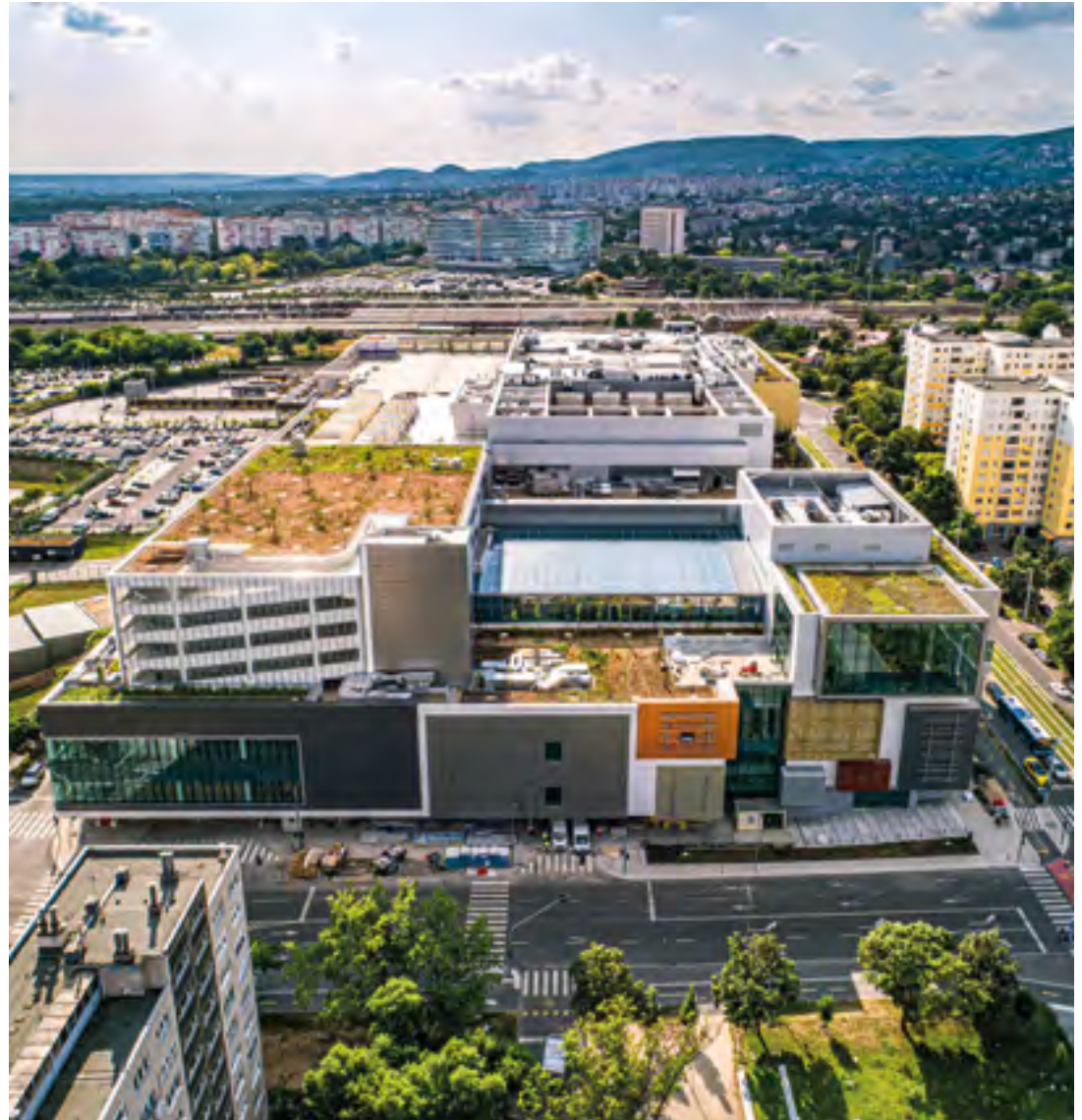
South-Buda City Center

Hungary's largest multimodal transport intersection

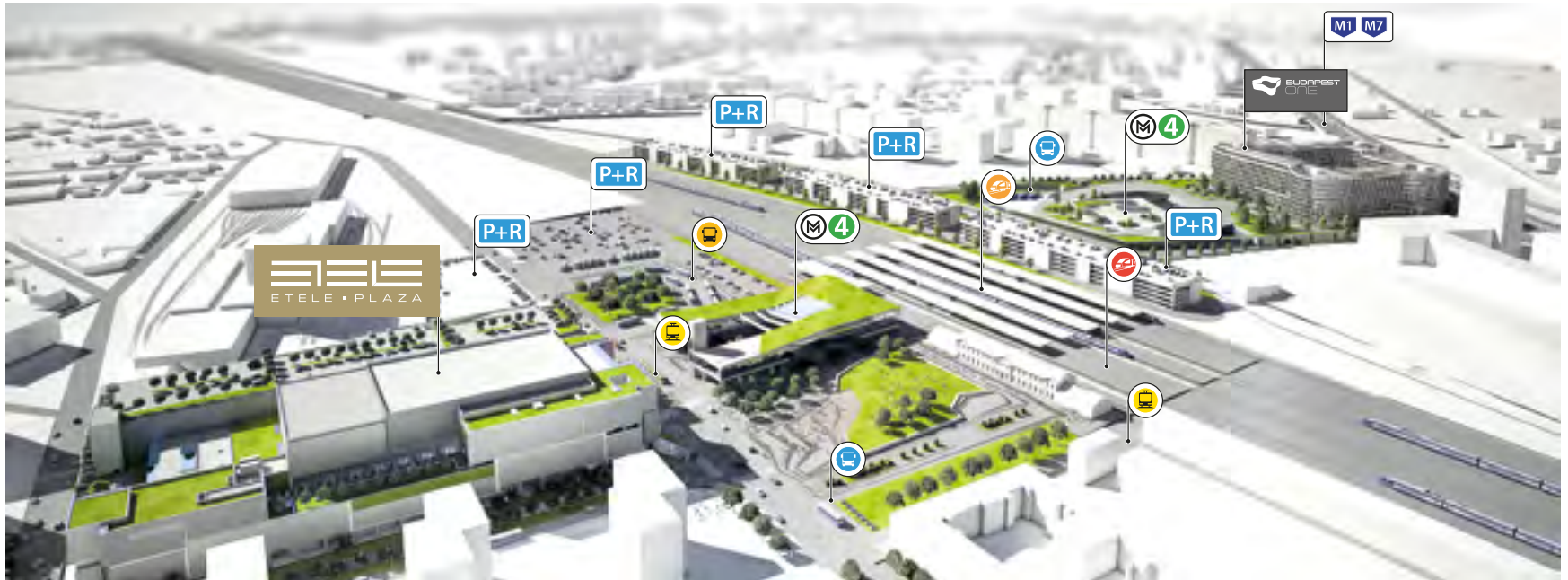
- Kelenföld Railway Station
- M4 metro station
- several bus and tramlines
- M1-M7 motorways - direct exit

ICONIC NEW OFFICE HUB

*Last dominant shopping center
of Hungary*







ETELE

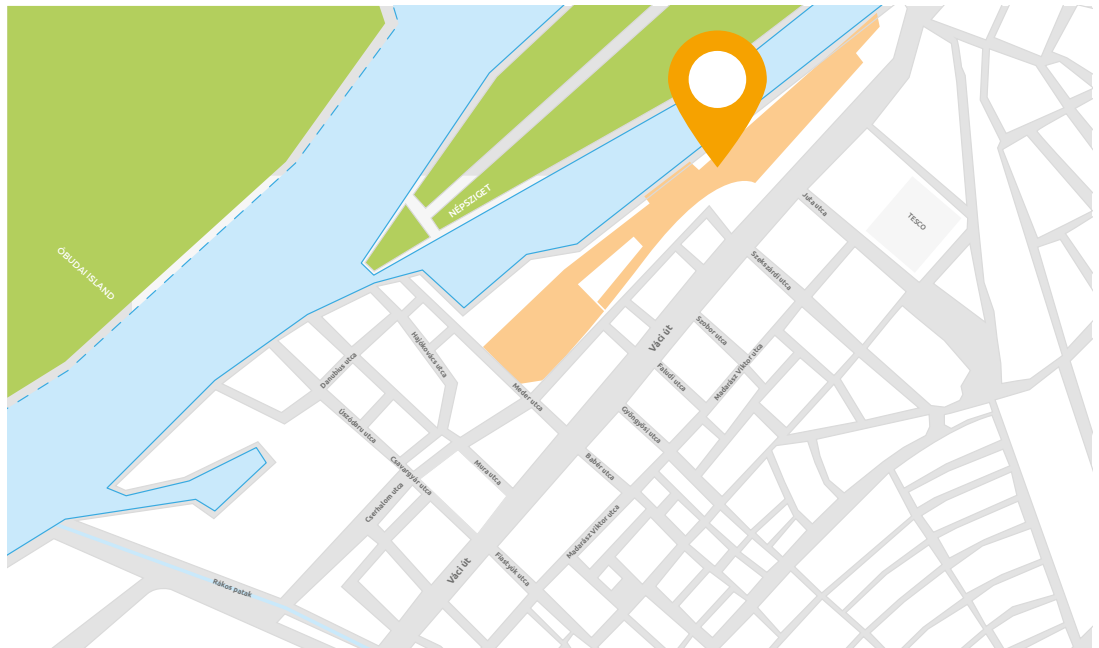
ETELE • PLAZA



Marina City Urban Development



- Residential: 192,430 m² GLA
- Office: 100,947 m² GLA







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

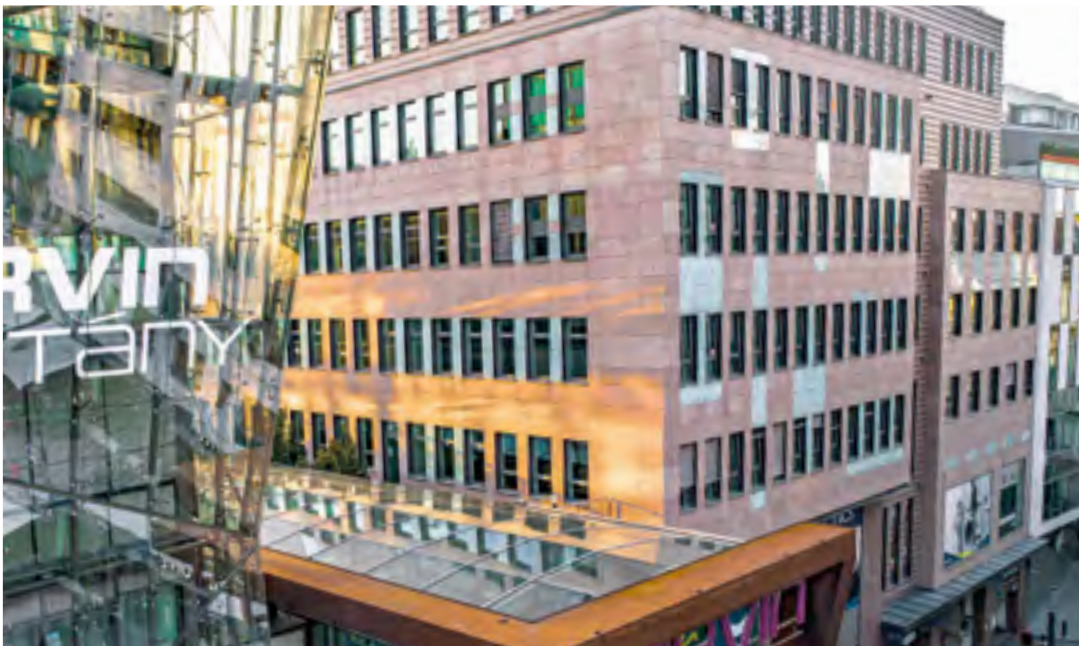
6,900
m² GLA

Completion date
2010





Corvin Offices
Granite Tower



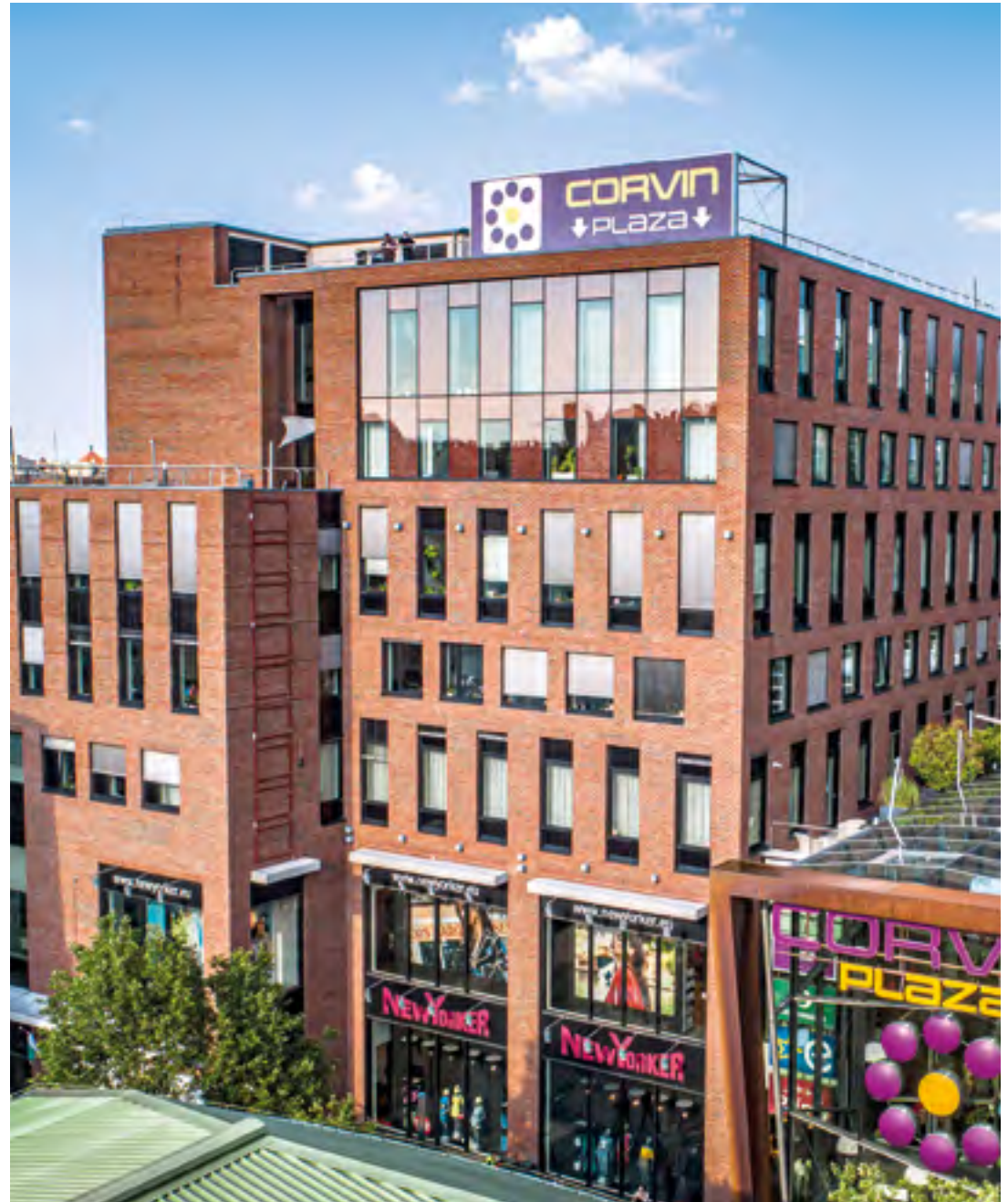
6,600
m² GLA

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 12

3 400 m²



i6 Residence

11 650 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



The Lamp Works - Birmingham, UK

9 061 m²



Millennium Residence 2,3

22 971 m²



hello!
PARKS

Member of
Futureal Group

Industrial
developments

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

helloworldparks.com/en/





HelloParks Fót

Total park size: 76 ha
Total building potential: 330 000 m²
First building size: 45 000 m² (FT1)
Minimum unit: 3 500 m²
Min.storage clear height: 8-12 m
Floor loading: 5-7 t/m²
Office & Sanitary size: as required
Column grid: 12 x 24 m



HelloParks Maglód

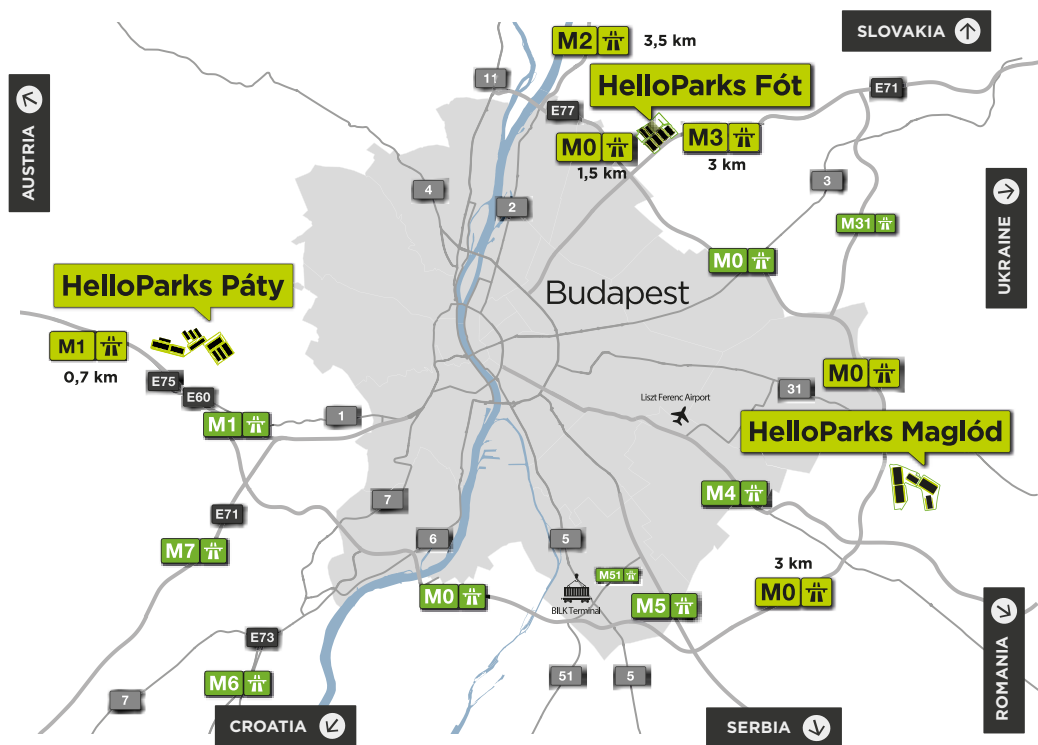
Total park size: 46 ha
Total building potential: 200 000+ m²
First building size: 46 000 m² (MG1)
Minimum unit: 3 300 m²
Min.storage clear height: 10-12 m
Floor loading: 5-7 t/m²
Office & Sanitary size: as required
Column grid: 12 x 24 m (MG1: 12 x 22.6 m)



HelloParks Páty



Total park size: 97 ha
Total building potential: 354 000 m²
First building size: 58 000 m² (PT1)
Minimum unit: 3 500 m²
Min.storage clear height: 8-12 m
Floor loading: 5-7 t/m²
Office & Sanitary size: as required
Column grid: 12 x 24 m

- Environmentally friendly, innovative facilities designed in line with the BREEAM sustainability standards
- Energy efficient LED lighting
- Using renewable energy: solar panels
- Roof lighting and smoke extraction system
- Hot air blowers
- Smooth loading: level and docking gates with hydraulic ramp dock levellers
- Modern fireproofing solutions: Early Suppression Fast Response (ESFR) sprinkler system
- Complete property protection: security surveillance, CCTV
- Smart solutions: BMS and IoT technology
- Flexible layout: customisable office and communal areas
- Sustainable mobility: tenants can travel round the park on electric golf cars
- On-site Facility- and Property Management services
- Further tailored solutions available on demand



HelloParks Fót

 **1.5 km**
to train station
  **35 km**
to airport



M0  1 km
M3  1.5 km

HelloParks Maglód

 **2 km**
to train station
  **9 km**
to airport

M0  0 km
M4  4 km

HelloParks Páty

 **3 km**
to train station
  **40 km**
to airport

M0  6 km
M1  0 km



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

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
together with ETELE Plaza

Property Awards 2020
Office Lease Deal of the Year
Portfolio
Budapest ONE

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

CEE Investment Awards 2021
Commercial project of the Year
Etele Plaza

Property Awards 2021
Special Award of the year
Portfolio
Etele Plaza

Property Awards 2021
Concept of the Year
Portfolio
TRIBE Budapest Central

Property Awards 2021
Real Estate M&A business
of the year
Portfolio
Auxesia Homes

CEE Retail Awards 2021
Retail project of the Year
Large category
Etele Plaza

FIABCI 2021
Special Award
Budapest ONE, Phase 1.