

FUTUREAL

Leading the Way in CEE Real Estate Development



Our team



Futureal in numbers

220+
projects

79	COMPLETED
48	UNDER DEVELOPMENT
118	IN PIPELINE

4+ million
m² developments

1,400,000 m²	COMPLETED
700,000 m²	UNDER DEV.

6+ billion

EURO
DEVELOPMENT VALUE

500+

REAL ESTATE
PROFESSIONALS

10+

Successful partnerships

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

COMPLETED	projects	GLA	gross m²	value mEur
office	15	176 674	296 443	585
retail	7	192 582	344 171	717
residential	49	461 464	698 464	941
logistics	2	92 093	92 093	96,5
investments	6	59 419	79 460	51
TOTAL	79	982 232	1 510 630	2392

UNDER DEVELOPMENT	projects	GLA	gross m²	value mEur
office	6	87 302	137 688	311
residential	23	189 706	298 623	518
investments	4	71 899	81 200	138
logistics	4	173 293	173 293	195,3
TOTAL	48	522 200	690 804	1162

IN PIPELINE	projects	GLA	gross m²	value mEur
office	7	108 281	201 263	417
residential	89	826 959	1 089 460	1 941
logistics	18	549 940	549 940	643,6
hotel	1	6 250	10 000	35
investments	3	91 570	-	-
TOTAL	118	1 584 000	1 850 663	3 036

GRAND TOTAL	245	3 088 432	4 052 097	6 591
-------------	-----	-----------	-----------	-------

Active in 7 countries





Projects

Large-scale Urban Renewal Projects	6
Office Developments	16
Retail Developments	38
Hotel Development	46
Residential Developments	48
Industrial Developments	64



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

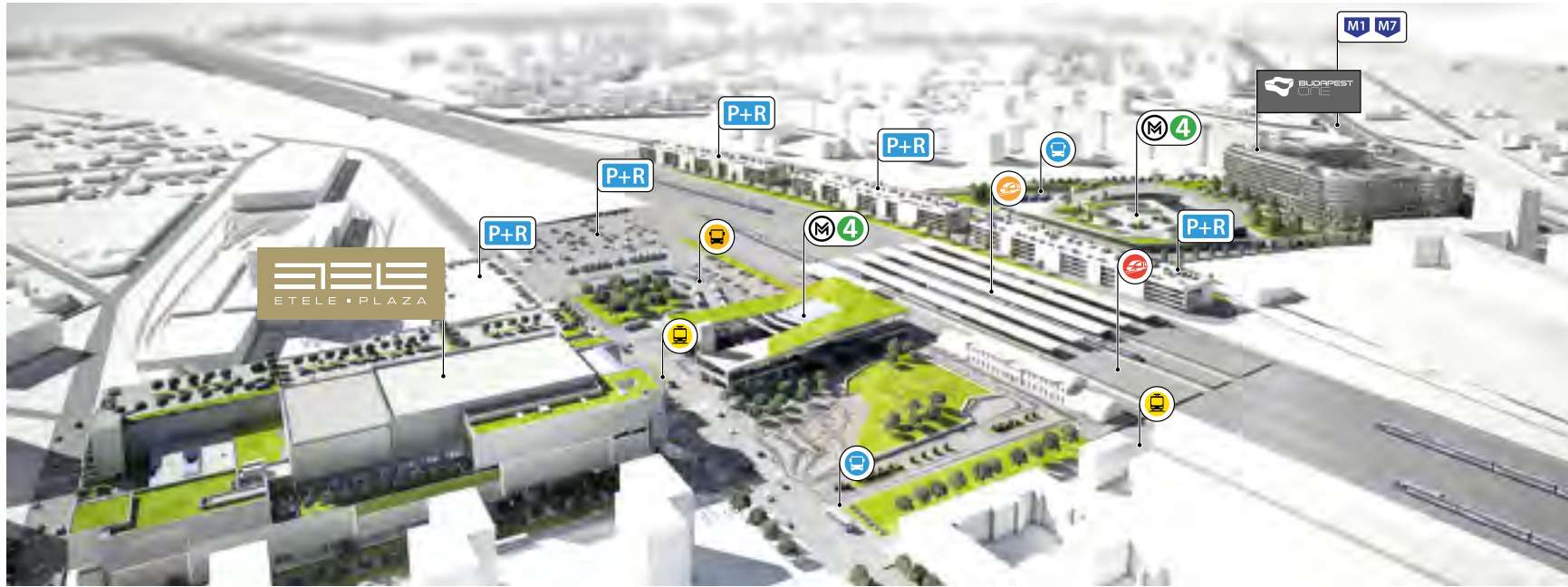
Hungary's largest multimodal transport intersection

- 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

We are proud to serve our partners

FUTUREAL | 17

AMD	ARM	BT	BIO-RAD	CALZEDONIA	CORDIA
DAS	DOKTOR 24	DSV	<epam>	FINEXT	Flow Pr
Garantiqa Hitelgarancia Zrt.	IPG MEDIABRANDS	KPMG	Lufthansa	MARSH & MCLENNAN COMPANIES	
NOKIA	Roche	ORACLE	ORIFLAME SWEDEN	OTIS	Paulinyi & Partners
P&G	PLAZMA SZOLGÁLAT	PQS INTERNATIONAL	Provident	Regus	
Systemax	TEVA TEVA PHARMACEUTICALS USA	TIENS	UNISYS	vodafone	



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



Budapest One Phase 2-3



Total:
66,500
m² GLA

Completion date
2022



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

Phase 1 Phase 2



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

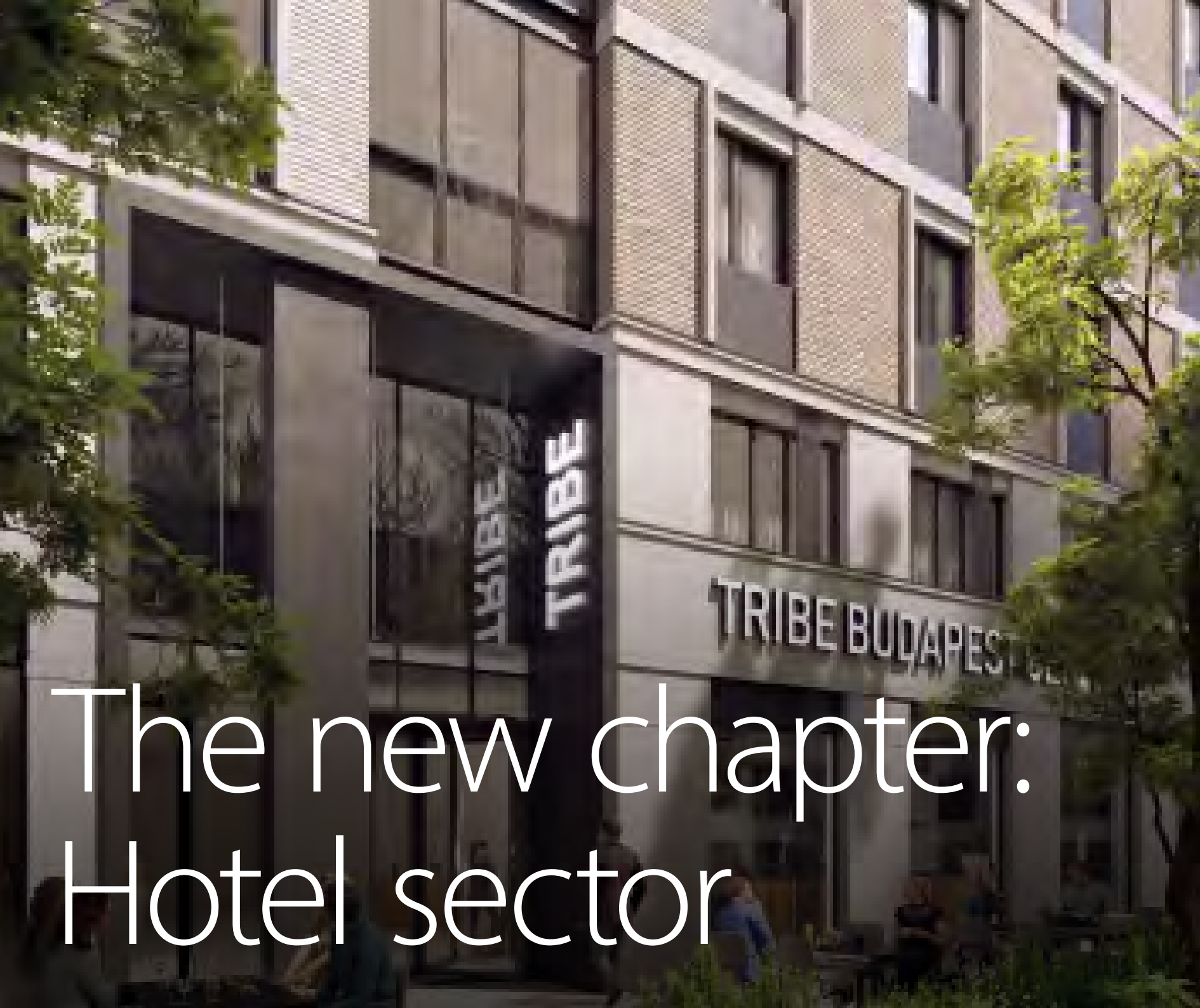


Corvin Promenade

Urban Regeneration

10,000
m²





The new chapter: Hotel sector



TRIBE Budapest
Central

6,250
m²



Residential developments

FUTUREAL / **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. 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 8600+ apartments", "an additional 3100+ units in 17 projects.

CORDIA

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

Cordia Art Residence

2 900 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 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, 2

28 546 m²

Universo

17 700 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



Jade Tower, Fuengirola, Spain

11 190m²

Thermal Zugló 4

1 500 m²

Naphegy 12

3 400 m²

i6 Residence

11 650 m²

Sasad Resort Panorama, Sunlight

16 042 m²

The Lamp Works - Birmingham, UK

9 061 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

Sasad Resort Sunrise

12 626 m²

Corvin Next

5 122 m²

Millennium Residence 2,3

22 971 m²

Woodland

19 008 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

helloparks.com/en/





HelloParks Fót



HelloParks Maglód



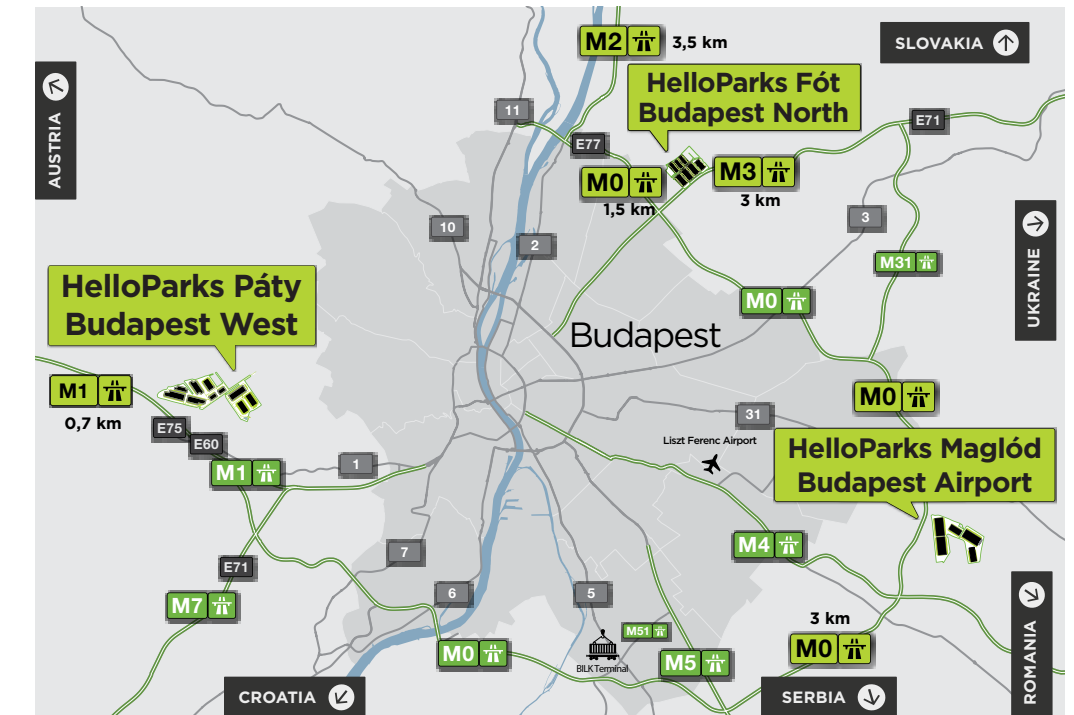
HelloParks Páty

Total park size: 76 ha
Total building potential: 330 000 m²
Completed building: 45 000 m² (FT1) Big Box
Under Development: 26 000 m² (FT6) City Flex
Minimum unit: 1 000 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


Total park size: 46 ha
Total building potential: 200 000+ m²
Completed building: 46 000 m² (MG1) Big Box
Under Development: 45 000 m² (MG3) Big Box
Minimum unit: 3 500 m²
Min.storage clear height: 10-12
Floor loading: 5-7 t/m²
Office & Sanitary size: as required
Column grid: 12 x 24 m (MG1: 12 x 22.6 m)


Total park size: 97 ha
Total building potential: 354 000 m²
Under Development: 58 000 m² (PT1) Big Box
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



Futureal Awards

FUTUREAL | 69



**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**
Futureal 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.

2022- BIG SEE
Architecture award, Public and
commercial building category
Corvin Technology Park

2022- CIJ Awards
The best Realized office
development
Budapest ONE Phase 2 and 3

2022- CIJ Awards
Winner of the Best Retail
Development and the Grand Prix
Etele Plaza

2022 - Master of Light
Sándor Bedécs Special Award and
Lighting Design Special Award
Etele Cinema

2022- CIJ Awards
Best Residential Development
Young City Phases 1 and 2

2021 - Planned Commercial
Project of the Year Special Award
HelloParks Maglód Megapark

2022- CIJ Awards
Planned Commercial Project
of the Year
HelloParks Maglód Megapark