

CORVIN INNOVATION CAMPUS Office Building – Phase I.

BUILDING USER GUIDE



1083 Budapest, Szigony Street 24–32.

Hrsz: 36186/2

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HOW TO USE

This Building User Guide, designed to provide quick and easy guidance for those using the Budapest One Office Building. It summarizes the building's structure and how its systems work in day-to-day practice. Includes contact information for people who need to be notified in an emergency or by other problem, describes the systems used in the building and how they work to optimize building efficiency while providing a safe, healthy, and comfortable work environment.

Tenant compile a description of the operation of the cooling/heating, lighting, shading and other systems subject to control in the Fit-out areas, which is a supplement to the Building User Guide prepared by the Developer and thus includes the operation of the building as a whole for the building owner/operator and the Tenants.

The manual with the general rules will be available at the reception of the Corvin Innovation Campus Office Building for users of the building, and the Tenants will also make the specifications available to their own office staff.

BREEAM SUMMARY

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment.

Since 1990, BREEAM's third-party certified standards have helped improve asset performance at every stage, from design through construction, to use and refurbishment. Millions of buildings across the world are registered to work towards BREEAM's holistic approach to achieve ESG, health, and net zero goals.

The system formulates the sustainability criteria by grouping them into 9 categories holistically measuring the performance of the qualified project. The criteria are typically European, and follow national standards.

Corvin Innovation's Capmpus 7 Office Building is targeting Excellent BRREAM New Construction Certification, which is expected to be finalised by Q1 2024.



WELL SUMMARY

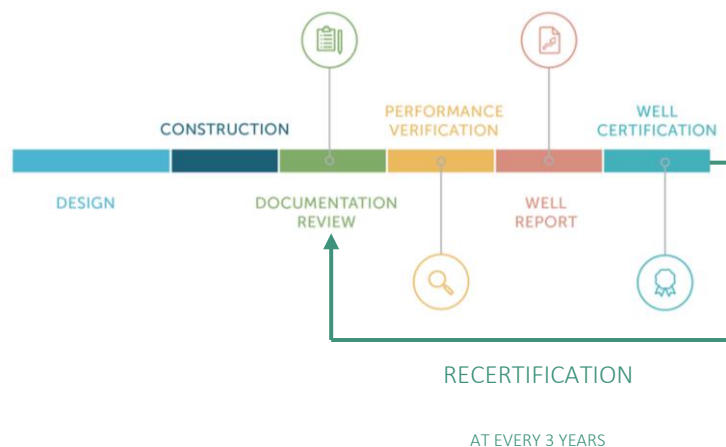
The WELL certification from the USA is one of the latest international certification systems, which is available in Hungary. This certification is for creating healthy and more livable interior spaces, or focuses on its evaluation.



The new version of the WELL rating system is formulated in **10 topics** - basic requirements and recommendations - in order to create a better indoor environment: air quality, water, nutrition, light, movement, thermal comfort, acoustics, material use, mindful environment and community.

After completion of the project - checking the submitted documentation - on-site inspections, measurements and sampling, the project receives the final qualification.

Corvin Innovation Campus office building WELL pre-certified.



1. The building and its environmental strategy

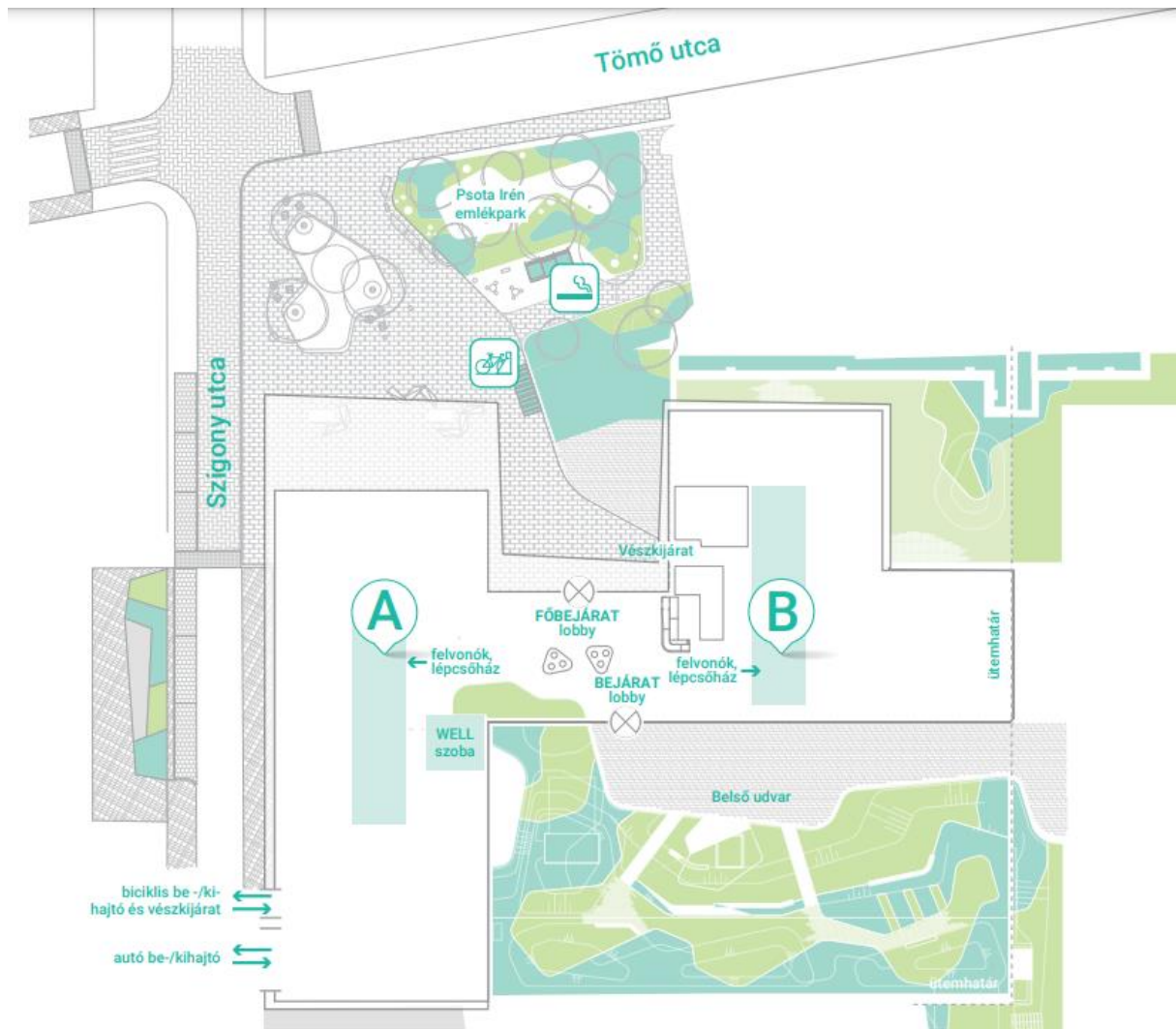
The development area of 7,591 sqm and the 2 functionally separate units of the site are located in one of the fastest growing areas of Budapest, the first phase of which, Corvin 7 office building, is the subject of this document. Embracing the metro line 3 and tram 4-6, the Corvin district will transform the immediate surroundings of the building into a dominant node in the scale of the capital. The proximity of the Semmelweis Clinics metro station makes the public transport option particularly advantageous. The office building is easily accessible on foot.

The tram line 4-6 and the M3 metro line are only a few minutes away, providing easy access to Kálvin Square, Blaha Lujza Square, Népliget, Keleti and Nyugati railway stations, or even the Buda side and many other points of the city. Cyclists can also use the safe cycle path on the boulevard and on Üllői Road, which has been developed in Szigony Street to Tömő Street as part of the development of the area.

The landscaped area in front of the building, formerly the childhood home of Irén Psota, is the site of the Irén Psota Memorial Park, which is surrounded by a colourful greenery, shrubs, trees and comfortable seating made of tropical wood, and the central space is completed by a chrome steel sculpture that rises to the surface of the water. The installation, which combines figurative and non-figurative elements, is inspired by Irén Psota's signature and the floating theatre curtain.



The building consists of 2 phases, with the currently completed Corvin 7 Innovation Campus. Stage 2 (Corvin 8) is attached to the B wing of Stage 1 in a structurally complete state.



The building consists of 3 basement levels, ground floor and 5 general levels, 3 smaller floors and a roof level, which houses the mechanical room.

The ground floor lobby provides the vertical circulation core of the two wings with 4-4 lifts and 1-1 staircase. The layout of each floor is individually designed according to the needs of the tenants.

The P1 basement level is also accessible from wing A via a separate staircase for cyclists to enter and exit.

The two phases will be connected by an internal garden, which is already completed and is planned to be the main direct access route to Phase 2. In addition to the exterior and interior garden on the ground floor, a green area has been created in the lobby to create a pleasant atmosphere, and a semi-intensive green roof has been created on the 5th floor terrace.

The office layout on the 8 floors will be finalized according to the needs of the tenants.

The basement levels contain mechanical and operator rooms, changing rooms, social units, corridors and storage.

Green spaces are arranged in islands along the street, each island surrounding a small area of quiet, relaxing space. These islands contain seating areas, waste collection, bicycle storage and drinking fountains. The BUBI bicycle dock is located at the exit of Metro 3 Clinics station. The firefighting staging areas of the buildings are designated in several places along Szigony Street, which are also marked on the plans. In addition, an ELMŰ laydown area was also designated in front of 26 Szigony u. We also considered it important to plant trees in the street, so we designed a number of trees in several places, which were mostly placed in the green areas, but in some places in paving with tree trellis design. Large canopy trees have been planted in the street frontage green belt.



1.1 Environmental strategies applied

During the construction of the building special attention was paid to the strict sustainability criteria in the sustainably procurement of the materials used.

The developer applied high number of energy saving and environmental strategies through the following design and organization initiatives:

- Publication of this Building User's Manual will enable building users to understand the energy efficiency and environmental strategies designed and applied in the building and the conditions required for their achievement and optimal functioning.
- The building has also been modelled using recognized Energy Certification software. The building envelope, glazing, the network of the primary and secondary systems of the building, including the design of domestic hot water and lighting were taken into account in the calculation. The tenant also undertakes to preserve the planned and executed conditions while maintaining the technical parameters that influence the final result of the calculation. Therefore, any changes to the building's systems will be subject to prior approval by the developer to ensure that the modification does not adversely affect the energy rating of the building.
- An automatic building management system is integrated to control and monitor ventilation, heating and cooling, and water consumption.
- The building has been designed so that users of the building have the greatest possible visual view-out of the building. This was achieved by placing more workstations near windows. This reduces eye strain while allowing a more direct connection to the outside environment.
- The selection of paints, carpets, built-in furniture, adhesives and sealants has been undertaken with great care in order to eliminate as far as possible the adverse health effects of compounds typically released from such materials.
- Efficient lighting has been developed to reduce the amount of energy used for lighting in all areas of the office building.
- We have dedicated facilities for cyclists to encourage the use of bicycles as a subsidized mode of transport for office workers, and thereby reduce the environmental impact of transportation.
- We have installed main- and submeters in certain areas of the building to help manage water use patterns. Water-saving fixtures are installed in the building's water blocks to reduce daily water use.
- Recycling facilities have been installed to reduce waste transportation to landfills.

- Water blocks' water supply of cold and hot water is controlled with motion sensors to prevent unnecessary water runoff and leakage.

1.1.1 Electric car charges

Electric car chargers have been installed in the basement levels P2 and P3 of the building, integrated into the Parkl system.

8 pcs of 2x22kW twin wall chargers

1 pcs of 22kW wall charger

5 pcs of 2x22kW stationary twin chargers



Procedures for charging points for electric cars

An energy management system monitors the operational status of the electric car chargers. The Landlord reserves the right to temporarily limit the electric power of the car chargers in exceptional cases. If the Lessee has an electric car charging point, the electric consumption costs will be charged by the Lessor. The Tenant acknowledges these operating conditions.

CO2 savings:

An average gasoline car with a fuel consumption of 7 l/100 km emits 2.34 kg of CO₂ when burning 1 liter of gasoline.

Gasoline car emissions: 163.8g CO₂ / km.

In Hungary, the production of 1 kWh of electricity involves the emission of roughly 350g of CO₂.

An average electric car can travel 117 kilometers with 24 kWh of electricity.

E-car emissions: 71.8g CO₂ / km

Savings compared to petrol cars: 92g CO₂ / km

1.2 Adaptability

The tenant areas of the building have been designed in the spirit of adaptability, the investment is divided into shell&core and fit-out areas. The fit-out areas were built only after the tenant's needs were clarified, avoiding material waste and possible changes.

The office areas are constructed with raised floors and suspended ceilings, with plasterboard masonry installed, ensuring easy changes, feasibility of possible replacement needs and easy installation of the underlying mechanical and building electrical fittings. This design ensures that the interior design can be easily changed in the event of change of a tenant.

1.3 How can you help?

- Switch on the lights only when necessary, as this results in a high level of CO2 emissions.
- Make sure you turn off the lights when you leave the room or at the end of the day.
- Do not leave windows open at night, for security reasons and to avoid your workplace to become too cold for the next morning. At the same time, it saves cooling energy in summer and heating energy in winter.
- Make sure you have switched off computers, printers, etc. unless it's needed, to save energy and to avoid unnecessary heating of rooms.
- The installed WCs have a dual-flush mode, which means the flush can be either small or full. Please use the small flush mode when it is appropriate to save water.
- Toilets, including disabled toilets, are flushed using an infrared sensor. It can be operated by holding the hand close, which rinses with the right amount of water.
- Fast elevators require a lot of energy, choose the stairs!
- When it comes to dining options, choose local consumption, this way you can avoid unnecessary packaging!
- If you want to take a break, choose the stairs or the open air instead of coffee.



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- Waste bins for selective collection are placed in office areas for selective waste collection. Please sort the waste before throwing it out and use the appropriate waste bin.
- Create exchange groups in your micro-environment!
- Don't buy all kinds of tools, but borrow them or exchange them in smaller communities.
- Bring a water bottle and fill it up at the water dispensers!
- Dress according to the weather, do not heat or cool too much..
- Turn off your device instead of standby mode.
- Lower the brightness of your monitor to protect your eyes.
- If you must print, use grayscale mode.
- Hold green challenges in the office.
- Bring a plant to your office, it refreshes the air in your room.
- Use as little paper as possible for taking notes as well.



2 Pre-arrival information for visitors

2.1 Transportation, approach

Due to the office-like function, we installed card access control system. The basic task of the online computerized access control system is to link it to access rights and record the movements within the office building, as well as limit the movement of groups of workers and external colleagues in space and time. The access control terminals transmit the data to the central server. The data of the access control system is managed by a database management program. The program provides a wide range of possibilities for programming and parameterizing the access control terminals, which ensures that the user can design his system according to the given requirements. The Hungarian-language software

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running on the computer of the access control system is menu-driven, easy to use, user-friendly, and compatible with Windows.

The Corvin Innovation Campus office building can be reached by car from Ferenc Road, via Tömő street, from Nagyvárad Square, via Bókay János street, turning onto Szigony street. When leaving the parking lot, you can turn off from the parking lot via Szigony Street to Üllői Road in both directions, and towards Baross Street you can take the route Apáthy István Street - Tömő Street - Szigony Street.



2.1.1 Parking

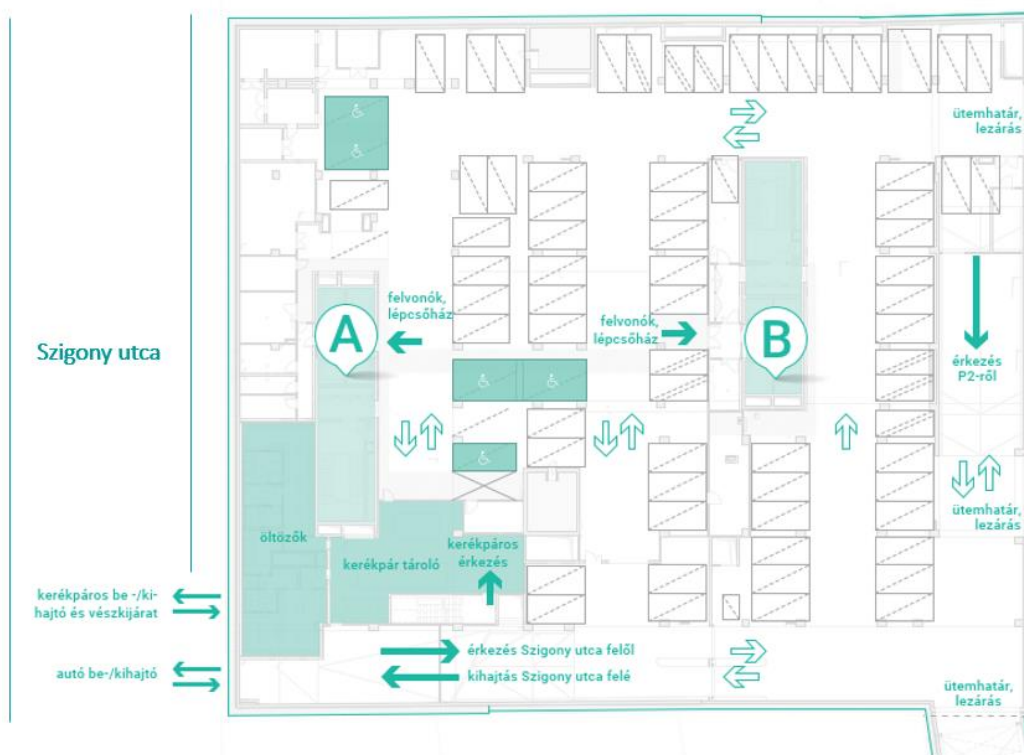
2.1.1.1 Parking on public road

Free public parking is not available in the area.

In the streets surrounding the development area (Tömő, Balassa, Apáthy István and Szigony streets), parking spaces marked with signs are available for a fee of HUF 450 per hour, and in the streets towards the boulevard for a fee of HUF 600 per hour, including spaces for disabled persons.

2.1.1.2 Parking on site

The garage in the basement is not a public parking lot.



There is space for 267 cars in total.

Level P1: 66 general spaces and 6 accessible spaces

Level P2: 88 general spaces and 9 spaces for charging electric cars

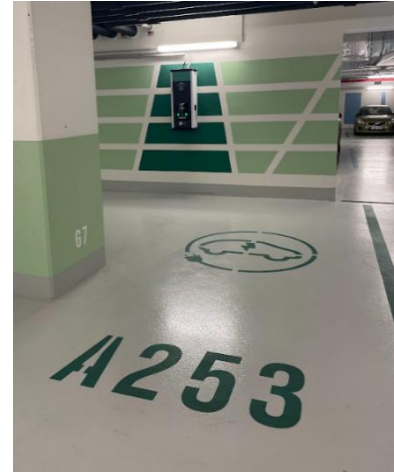
Level P3: 78 general spaces and 19 spaces for charging electric cars

In the underground garage under the building, the number of parking spaces required by Annex 4 to the Government Decree No. 253/1997 (XII. 20.) of the Urban Development Plan (OTÉK) has been created, with the entrance from Szigony Street leading to level P1. This is also the exit to Szigony Street.

Most of the parking spaces not adjacent to the wall are min. 5x2,5 m. The widths of the off-street parking spaces have been designed according to the width of the road and the traffic direction. In some areas,

reduced size spaces have been used due to space constraints, with the size of the spaces not being less than the minimum specified in the regulations.

A partition island with a raised edge was designed to accommodate the access system installed at level P1. An automatic access control system, a rapid-action barrier and a rapid-access gate were installed in the control areas. The closing of the moving elements is controlled by a loop detector built into the floor and or other technological solution, preventing the vehicle from being trapped.



On level P1, some of the corridors provide one-way passage, while the dead-end layouts and the corridors leading to the ramp between levels require two-way traffic. In the dead-end layout, the possibility of turning around is provided.

On the ramp between the ground floor and level -1, melted and run-off water is collected and discharged by a gravity (grid) confluence at the bottom of the ramp, the ramp is straight-lined, two-way and 6.25m wide. The width of the two-way ramps between the levels is 7,25m.

The slope of the exit ramps varies according to their geometry, with a maximum slope of 17% in a straight line,

The ramps have been provided with semi-covered sections at each level to allow the car park to pass without obstruction. To allow for the possible overhang of the carriage, the two sides of the ramp are flanked by a 0.25-0.25m wide, 0.10-0.12m high ledge, the vertical sides of which are painted with a yellow-black, eye-catching, black paint.

The driveways are sized in line with the size of the parking spaces and the way they are set up. The aisles on each level are at least 5.50m wide. The walkways have no physical barriers to differentiated space for pedestrians. Parking and maneuvering vehicles may enter the lane designated for pedestrians.

Occupancy lights help you find free parking spaces.

Usage options:

- with a pre-issued or purchased pass (proximity card), or

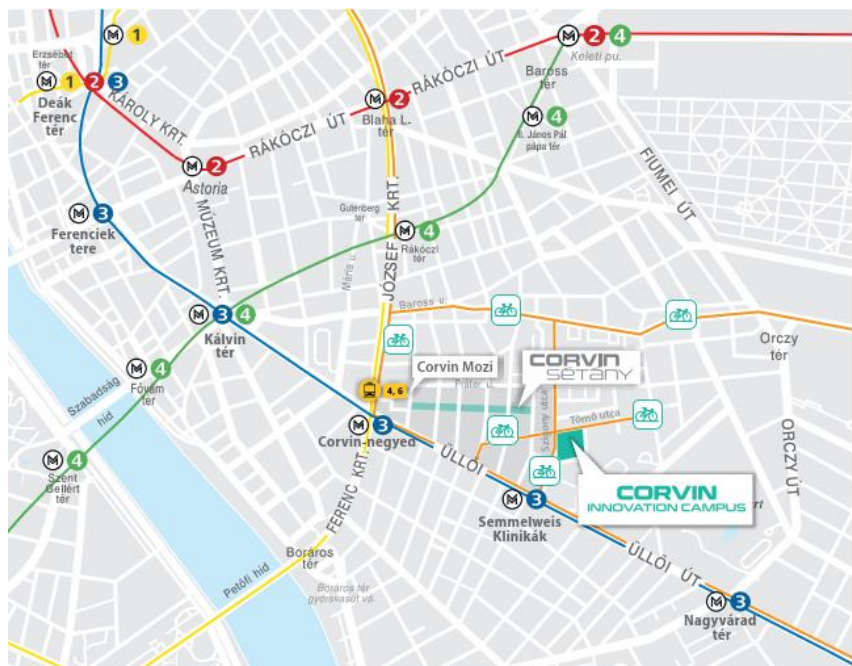
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- as a pre-registered guest, charged to the capacity of the car park or the parking space used by the tenants.

Motorized speed gates are located adjacent to the exit/entry queuing stations, with dual concept red/green signs.

2.1.2 Pedestrian and public transport

The office building is easily accessible on foot. Tram 4-6 and metro line M3 are just a few minutes away, providing easy access to Kálvin Square, Blaha Lujza Square, Népliget, Keleti and Nyugati railway stations, or even the Buda side and many other points of the city. Cyclists can also use the safe cycle path on the boulevard and on Üllői Road, which has been developed in Szigony Street to Tömő Street as part of the development of the area.



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The plan below shows the means of public transport in the direct neighbourhood.



Detailed public transport information and timetables can be found on the BKK website at

<http://www.bkk.hu/en/main-page/news/>



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2.1.3 Approach by bicycle

Cyclists arriving by bicycle can use a safe cycle path on the boulevard and on Üllői Road, which was built in Szigony Street to Tömő Street as part of the development of the area.



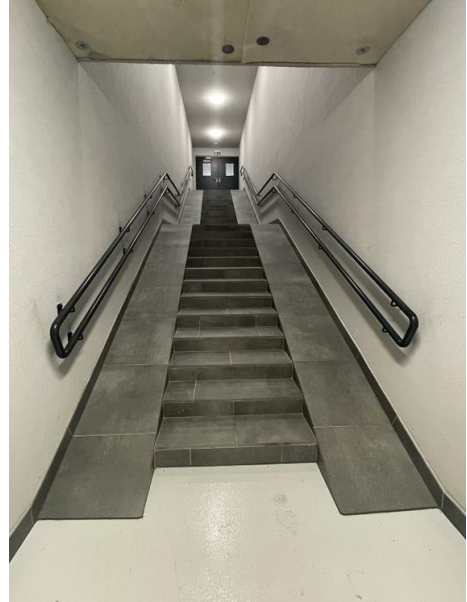
The park at the entrance has storage facilities for bicycles.



Two-way bicycle traffic is ensured on the adjacent section of Szigony Street - from Jázmin Street to Üllői Road. This is served by the parking lot between Apáthy István Street and Üllői. In order to reduce the speed of the street, traffic calming thresholds have been installed in two places. The design of Szigony Street also focused on pedestrian traffic, with several designated pedestrian crossing points at Tömő

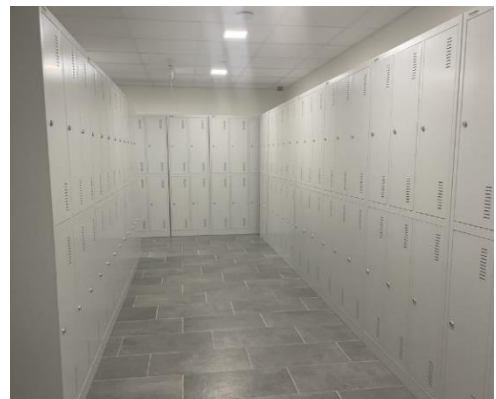
and Apáthy I. Streets and a 3 m wide crossing at the end of Üllői Road. The street is barrier-free, thanks to tactile paving at the crossings, and disabled parking has been provided in several places.

From Szigony Street, you can access the bicycle storage facility on the basement level P1 directly via a staircase with a ramp lane separated from the car traffic. Access at this point is also only possible with a dedicated access card.



A separate shower and lockers are provided for those arriving in this way. The bicycle parking is for the exclusive use of the office building staff.

The lockers are equipped with a control key, which is kept by the operator. In the event that a tenant requires lockers for its employees, this control key can be used to open the lockers, which contain their own unique key, which the tenant can then distribute to its own employees.



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On level P1, there is 131 m2 of bicycle storage in 2 rooms, one of which has a simple storage facility, while the primary storage room has a bicycle storage area with a double-decker design. The bicycle and pedestrian access to the storage area is separated from the car storage area, with a separate entrance and exit to Szigony Street, and therefore cycling is not permitted in the rest of the garage.

Signs and pavement markings will help with traffic. Storage for 150 bicycles and 5 motorcycles is provided in the basement.



Gender-separated changing rooms and showers are available.

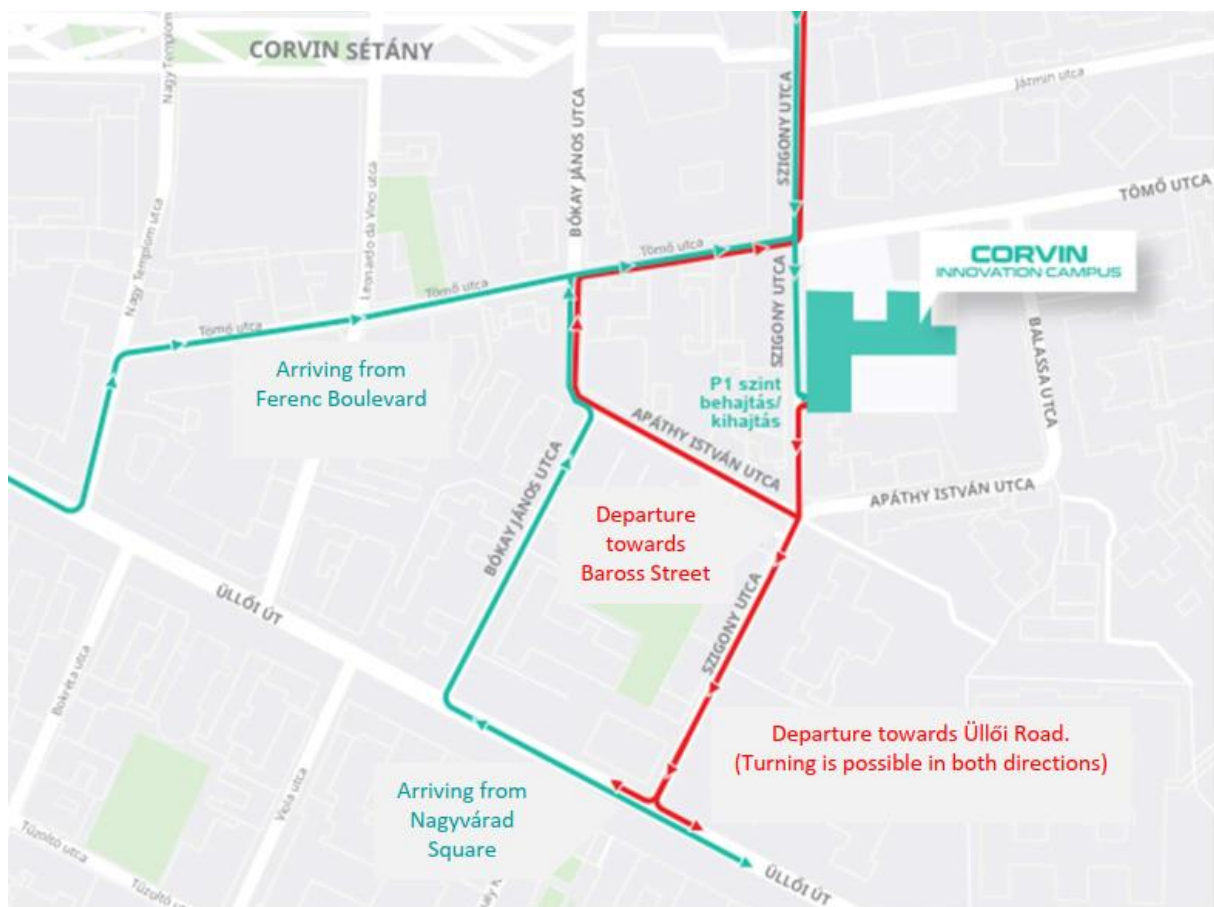
There is also a bicycle repair station in the storage area.



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2.1.4 Approach by car

The underground garage of the Corvin Innovation Campus office building can be reached by car from Ferenc Road, via Tömő street, from Nagyvárad Square, via Bókay János street, turning onto Szigony street. When leaving the parking lot, you can turn off from the parking lot via Szigony Street to Üllői Road in both directions, and towards Baross Street you can take the route Apáthy István Street - Tömő Street - Szigony Street.



2.1.5 Approach by motorcycle

At entry and exit checkpoints, motorcyclists can automatically enter and exit, just like cars.

2.1.6 Entry for office workers

Access for office workers is via the lobby and basement car parks via the vertical circulation core.

Access to office areas is by badge only, via the access control system located in the lobby adjacent to the reception or at the basement entrance points. Access cards are compulsory for everyone, allowing a higher level of security when entering the different areas.

The reception desk of the office building is open from 07:00 to 20:00 on weekdays, during which time the main entrance doors are unlocked. Outside this period, only persons with a valid access card may enter through the automatic turnstiles.

However, those without an access card may enter the building only with special authorisation and under the supervision of the security service.

The indoor unit is located in the reception area, from where it is possible to selectively open the bell-ringing area.

The access control system is of course also linked to the fire alarm system to ensure unhindered evacuation, and the emergency release buttons are positioned accordingly.

2.1.7 Entry for building management workers

Permanent building maintenance and cleaning staff have their own access cards, which allow them unrestricted access to almost any area of the office building. Employees of external companies carrying out preventive maintenance on the building at regular intervals must apply in writing at least one day before the work is due to start, and can only be waived in exceptional circumstances. Before starting work, they must report to reception, where they will be issued with an access card after completing the administrative forms.

2.1.8 Access for visitors

The TabLog access control system tablet allows any employee or guest arriving at the office to log in, with assistance from reception staff. This device is located at the Reception desk.



2.1.9 Elevators

All levels of the building can be accessed via 2 transport cores consisting of staircases and a total of 8 lifts.

The lift doors open and close automatically, with pressure and optical sensors for safe closing. In the event of an emergency, the alarm button and telephone system in the lift can be used to contact the security service centre.

In the event of a fire, the lifts are automatically controlled to the escape, evacuation level and secured there with an open door.

An induction loop has been installed in the lifts to assist people with hearing aids.

The lift doors are equipped with a special button for people with disabilities, which, when pressed, opens the lift door further to allow all lift users to reach their dedicated lift without any problems. In this case, the level numbers are listed aloud and when the desired level is mentioned, the button must be pressed again to call the lift.

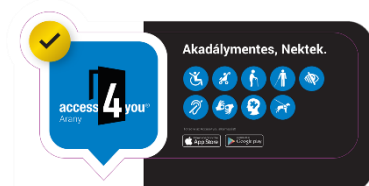


In all cases, the lift will give audible instructions as to the location of the incoming lift.

2.2 Wheelchair facilities

The office has a comprehensive system for unimpeded access, so occupants or visitors with any type of handicap may gain access to the building and reach the specific leased area alone or with an escort.

Comprehensive unimpeded access is required by the WELL Building Standard system of classification and the Developer carried out the implementation according to **ISO 21542:2011**, and the building also has an Acces4You Gold rating.



The building can be accessed on foot and by public transport from all directions on a slope of less than 5%.



The basement level P1 has **6 barrier-free parking spaces** with the required width to facilitate access and egress.



The accessible toilets on the ground floor help to improve the comfort of our disabled guests.

Emergency cords have been installed in the accessible toilet, which, when pulled in the event of an emergency, signal the need for assistance at reception. In addition, when you pull the cord, the built-in emergency light and audible alarm above the toilet entrance will activate, providing immediate access to the assistance needed. Acknowledgement of the alarm light and audible alarm is only possible locally.

For people in wheelchairs, the emergency intercom in the temporary shelter in the stairwell provides assistance in case of an emergency.

2.3 Induction sound system

Induction sound system has been installed at the reception and in the elevators. For hearing aid wearers, it is a daily problem to understand the sounds coming through the microphone of their hearing aid. The induction amplifier system is the most effective solution for the hearing impaired, this device separates the valuable signal from the background noise for the hard of hearing. Higher quality communication with hearing-impaired guests can be established through the microphone located at the reception desk.

The system transmits an audio signal into space as a magnetic field, which people with special hearing aids can receive as sound of impeccable quality.

- The sound to be transmitted enters the induction amplifier through the microphone
- The signal from the amplifier is introduced into a wire loop

- The wire excites a magnetic field, there are no weak or dead spaces in the field thus excited, wherever the listener is
- Inside the hearing aids is a coil that receives this magnetic signal, which is an excellent quality audio signal that goes directly to the listener's ears.

2.4 Information accessibility

Information and communication accessibility.

The tactile map features a QR code, also with a tactile solution and Braille text, which when scanned directs visually impaired people to an audio map. On this page, the map of the building is read out aloud to the visually impaired, allowing them to navigate around the building, and emergency exits and escape routes are also described, so that they have the minimum information they need in case of an emergency.



2.5 Assistive devices for the visually impaired

The following elements help the visually impaired to navigate inside the building:

From the courtyard, through the lobbies to the elevator lobbies, tactile lanes guide the employees and guests of the building.

The information is also displayed in Braille on the exposed metal signs (e.g. at the washrooms, lobbies and elevator lobbies).

The numbering of each level in the stairwell is marked directly on the railing, in a position that is close enough for everyone and is easy to see.

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The elevator call panel loudly announces the designation of the called elevator, as well as the direction in which to look for the named elevator.

In the lobby, right next to the reception desk, there is a tactile map that helps the visually impaired to find their way around the building.

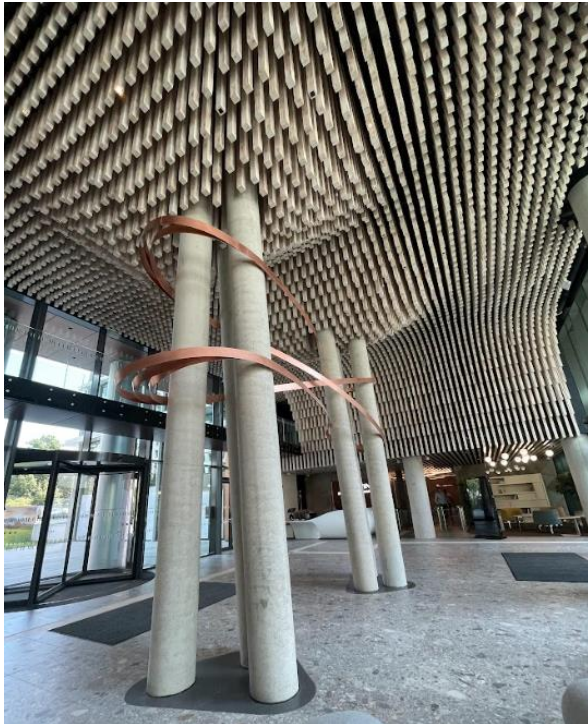


There is also an audio book on the building's website, which also helps visitors to find their way around the building. It can be accessed by scanning the QR code at the reception desk or by visiting the office's website.

3 Provision of and access to shared facilities

3.1 Community and shared spaces

3.1.1 Lobby



The building is typically designed for offices, accessed via separate entrance lobbies in cores A and B. The lobby seating is suitable for short meetings. In addition, a café is located in the same space as the reception, offering an excellent opportunity for a short break or refreshment.

Many of the features of the WELL certification system can be seen in the lobbies. These include the WELL Building Standard Guidebook, which is available in the WELL library, as well as a number of other books focusing on a healthy mind and body.

The lobby space features contemporary artwork and plants to create a pleasant atmosphere.

3.1.2 Offices

Office space is designed according to the needs of the tenants. The design of shared workspaces should take into account the structure, needs and capabilities of the groups using the space.

3.1.3 Meeting rooms

Meeting rooms at different levels on office floors are also being built to meet tenant needs.

3.1.4 Kitchenettes

The kitchenettes will be equipped according to the needs of the tenants, and the necessary drainage for the construction is provided for each floor of both towers.

3.1.5 Reception

The building is supervised 24 hours a day, 7 days a week by reception staff. They have toilets near the reception.

3.1.6 Retail areas on the ground floor

On the ground floor, areas for rent with direct outdoor access have been developed, with commercial or catering functions as currently envisaged.

3.1.7 WELL multifunctional room

One of the key tools for ensuring employee wellbeing is the WELL multifunctional room, which gives employees the opportunity to refresh themselves mentally and physically.

It is an ideal space for all purposes, whether it is for relaxation, exercise, learning, self-development groups, cultural and charity programmes or club life, fairs, workshops, games or pop-up services (e.g. sewing, manicure-pedicure).

The room key is available at the reception desk of Tower A. At closing time, reception staff will check that the room is still in order after use.



Everyone uses the room at their own personal and financial responsibility, and you can use it by acknowledging and accepting this

The current Tutorial, House Rules and Data Management

Information can be found at:

<https://www.futurealgroup.com/en/projects/corvin-innovation-campus-1/>

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To join the programmes or book the room, use the link or QR code below:

<https://outlook.office365.com/owa/calendar/WELLSzobaCorvinInnovationCampus@futureal.hu/booking/kings/>



To access the calendar, use the link or QR code below:

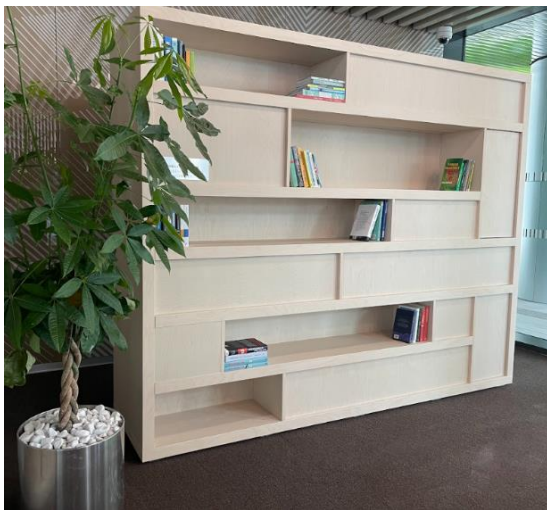
<https://outlook.office365.com/owa/calendar/7456eab30f7f4dccb8f7cf65e509735@futurealgroup.com/ec7d2459c928439c9048d9788cfcae641012038926009674250/calendar.html>



3.1.8 Library in the lobby

WELL-F84

A bookshelf serving as a library was placed in the lobby where you can find books related to physical and mental health, as well as the Building User Guide and a guide describing the WELL Building Standard features pursued by the project.



3.1.9 Green surfaces and roof terraces

We considered it important to plant trees in the street, so we designed a number of trees in several places, mostly in the green areas, but in some places in paving, with tree trellis. Trees with large canopies were planted in the street-front green strips.

In addition to the street, the Psota Irén memorial park and garden in front of the building, and the inner garden, further green areas were created on the roof terraces of the 6th floor. The rooftop terraces will have a dual function; they will be partly a meeting place and partly a green space. The use of materials

for the roof gardens, the way in which the plant boxes are highlighted and the materials used are the same as or in harmony with the ground floor garden design.

The green spaces will match the planted areas in the front gardens of the buildings, with a raised border to facilitate maintenance, leaving a 'gap' in some areas to allow rainfall run-off from the paving to drain into the green spaces. This also helps to retain rainwater, thus reducing the load on drains.

All green areas are maintained by automatic irrigation systems.

Stormwater drainage from the pavement of the walkways is provided by the designed pavement slopes and gutters. Along the pedestrian surfaces - in the pavement area - grating gutters have been installed.



The average slope of the pavements is 1-2%. The selection of the culverts in the pavements was determined by the cross-sectional dimensioning due to rainfall.

For trees, individually selected park trees, which have been trained several times, were planted. The planted trees were planted in a minimum 2 m³ pit with full soil improvement, triple staking against wind pressure or earth ball anchoring to ensure a longer expected life. In addition to the existing trees in Szigony Street, solitary trees and tree-lined areas were planted.

The green areas have a three-tiered planting: lawn level, shrub level and canopy level. The green areas are of different habitats, and therefore different plants with different needs and habits have been planted in the plant boxes. In the deep shade gardens, mainly on the ground floor, ferns and shade lilies were the main plants used, while aromatic, fragrant, sun-loving plants were used in the sunnier areas.

Planting and planting according to the microclimate also help maintenance, which can be made more economical by adjusting the amount of water used to the needs of the plants. The aim is to create aesthetic green spaces that are attractive in all seasons and require little maintenance.

A number of bird boxes and bird feeders marketed by the Hungarian Ornithological Society are placed in the inner courtyard. The triangular insect shelters provide shelter for bees and other insect species near the perennial patches, while small mammals are protected by the hedgehog hives. On the terrace of the 6th floor, bat boxes have been installed next to the bird feeder and waterer to help endangered bat species to colonise.



3.1.9.1 AUTOMATIC IRRIGATION SYSTEM

The irrigation system is supplied with water from the mains, by connecting to a dedicated outlet. Dynamic water demand of the irrigation system: 1,0 m³/h at a constant pressure of 2,0 bar.

The solenoid valves are activated by a 1-zone autonomous (battery operated) automatic irrigation controller.

Operational tasks:

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- Valve manifold inspection (solenoid valves, pipe connections, control unit, cables), maintenance if necessary
- Solenoid valve operation check
- Checking the program and cable connections of the control unit, maintenance if necessary
- Check the drip pipes in the irrigation zone, maintenance as necessary
- Check for abnormal water flows, maintenance as necessary
- Replace batteries in the controller
- Regular inspection and maintenance (1-2 times per week)
- Programming and adjustment of automatic control unit (as required)
 - o according to water output
 - o according to weather conditions

4 Health

General information on WELL is available online at:

<https://www.futurealgroup.com/hu/corvin-innovation-campus-well-informaciok/>

Smoking ban

WELL-F02

According to the building regulations, smoking and the use of e-cigarettes is prohibited throughout the building and project area, especially within 7.5 m of all entrances, on all terraces, balconies, roofs and other regularly used outdoor areas.

Signs are posted to draw attention to the hazard of smoking.

There is a covered area designated for smoking on the side of Tömő street.



Air filtration - Operation

WELL-F05

Air quality can vary due to weather, dust, traffic and local pollutant sources. Seasonal changes in pollen can trigger asthma and allergies in sensitive individuals. Likewise, exposure to large amounts of coarse and fine particles introduced from outside can lead to respiratory irritation and has been associated with increased lung cancer and cardiovascular disease and mortality. Carbon filters are designed to absorb such volatile pollutants and remove the largest particles, while media filters remove the smaller particles.

The operation of the filter system should be checked according to the "WELL Operational Schedule".

Protection against bacteria and mould - Operation

WELL-F06

It is important to prevent the growth of mould and bacteria inside the building, especially in the event of water damage or condensation on fan coils.

The operation should be conducted according to the "WELL Operational Schedule".

Facility management team should be notified of any problems or comments on the subject.

Plant protection products - Operation

WELL-F10

The impact of pesticide and herbicide use on outdoor plants is eliminated or the hazards are minimised by the use of prescribed pesticides with hazard class 3 (least hazardous).

In all cases, operators shall notify office workers before using any pesticides.

Facility management team should be notified of any problems or comments on the subject.

Air quality

WELL-F18

Indoor air quality

Indoor air parameters are measured in the Lobby and in the elevator lobbies.

Lobby – results can be found on the display in the lobby:

- Temperature
- Relative humidity
- CO₂
- Particulate matter (PM 2.5, PM 10)

Lift lobbies

- CO₂
- Particulate matter (PM 2.5, PM 10)

Outdoor air quality

Measured values in the corner of the plot – results can be viewed on the lobby's display:

- CO
- O3
- NOx
- Particulate matter (PM 2,5, PM 10)
- Temperature
- Humidity

Pest control

WELL-F22

The following rules must be applied in the building:

- All non-chilled perishable food, including pet food, must be stored in sealed containers.
- All indoor trash receptacles smaller than 113 litre (except for recyclable paper bins) shall be lidded and operated handfree or enclosed in a cabinet with a pull-out drawer with a handle separate from the trash receptacle.
 - Only clean paper waste (free of food waste) can be placed in a bin without lid.
 - The Tenant is obliged to provide information about this policy to its Employees in the office space.
 - If waste other than paper waste is placed in a bin, it must be emptied daily, cleaned weekly and bin liner must be placed inside.
 - Food waste can only be placed in the kitchen waste bin with lid.
- All indoor bins larger than 113 litres (except paper recycling bins) must have a lid.

Carbon filter and UV lamp maintenance – Guide for operation

WELL-F23 (Double Skybridged to WELL v2 A14 (and A13))

As evidence that the selected filter/cleaning system operates properly all the time, the operation shall maintain an annual record of air filtration/disinfection maintenance, including evidence that the filter and/or disinfectant has been properly maintained in accordance with the manufacturer's recommendations.

More detailed information on operation can be found in the "WELL Operational Schedule".

Exhaust gas reduction

WELL-F24

The following message is displayed at the entrance and exit of the parking level:

"Do not idle for more than 30 seconds."

Water parameters

WELL-F35 + Innovation

Water for human consumption in the project area will be tested quarterly for the presence of the following dissolved metals or metalloids:

- Lead.
- Arsenic.
- Mercury.
- Copper.
- Turbidity
- Coliform bacteria

These values are also displayed on the Lobby display and WELL information is available online:

<https://www.futurealgroup.com/hu/corvin-innovation-campus-well-informaciok/>

Hand Washing

WELL-F41

Fragrance-free soaps are available in the building. The soap dispensers, thanks to their removable and closed containers, can be washed and disinfected before refilling, which is done by the cleaning staff. The design of the taps and sinks prevents the water column from flowing directly down the drain or splashing out.

To keep everyone healthy, please observe the signs posted next to the sinks showing the proper steps for washing your hands.

Olfactory Comfort

WELL-F77

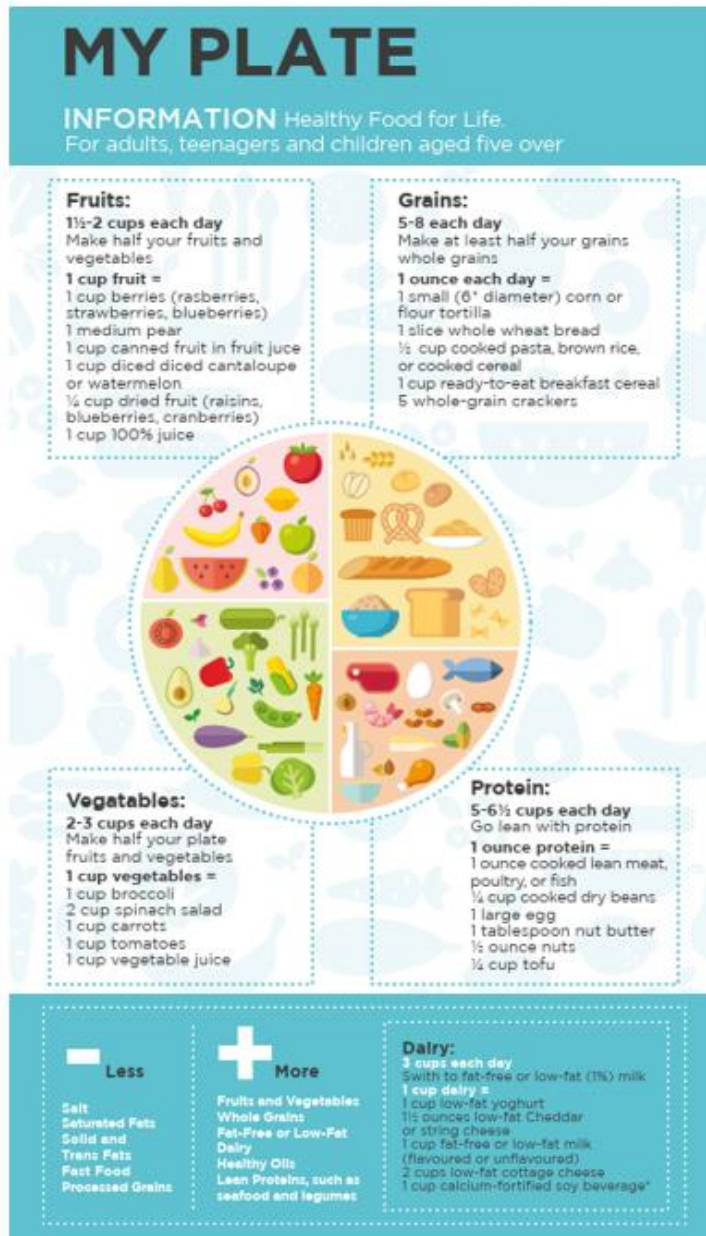
All restrooms, storage rooms, kitchens, cafeterias and pantries, and rooms containing photocopiers and printers must be equipped with self-closing doors or mechanical hoods to prevent the introduction of strong or harmful clays into the work areas.

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Promoting good nutrition

WELL-F45

Information on healthy eating is promoted on several surfaces within the building to promote a more conscious lifestyle for building users.



Gardening

WELL-F51

Gardening or growing herbs increases access to healthy, fresh and nutrient-rich foods and allows individuals to become more involved in food production processes. This can lead to better eating habits and a more positive perception of overall health, as well as having a positive impact on mental health.

Explore the office backyard and take pleasure in leisurely gardening with herbs or fruit trees available on the premises. Gardening tools can be found conveniently in the garden box.

Exterior active design

WELL-F67

The Irén Psota memorial park in front of the building attracts the attention of passers-by and invites them to take a short walk in the park decorated with water features. In the park, a drinking fountain contributes to refreshment, and comfortable and designer benches await all passers-by in the green area surrounded by plants in front of the office building.

The inner courtyard available to users of the office building allows for pleasant relaxation with a landscaped, multi-level garden and many seating options. Benches, hammocks and garden loungers all provide a comfortable option for those who would like to have a rest or even a meeting.

In addition, a ping-pong table is available for physical relaxation, as well as a kitchen garden, which contributes to the well-being of the soul and mind in addition to physical health.





Next to the office building, there is also a dog run for those who use the office with their four-legged friends, given that it is a pet-friendly office building.



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Active transportation support

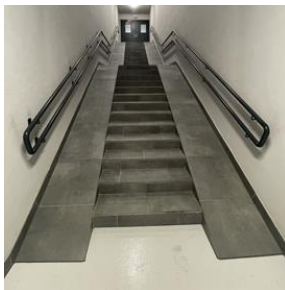
WELL-F69

As previously mentioned, we support active transport at several points.

Bicycles can be locked in the square in front of the building, in a storage room for everyone.



In addition, on the P1 basement level, divided into 2 rooms, there is a two-story solution for office users, as well as storage suitable for the traditional fixing method for the safe storage of cyclists. There are changing rooms with showers, toilets and storage facilities. There is also a bicycle repair station in the storage area. The descent takes place on a ramp combined with separate stairs, completely separated from car traffic.



Beauty And Design I.

WELL-F87

The project contains features intended for all of the following:

Human delight

The closeness to nature was a priority in both the architectural and interior design of the building. With the installation of the building a safe, closed inner courtyard is provided, a garden that is going to be a common area, easily accessible for all the building users. Within the project area, the developer also created a new urban square (with an area of approximately 700 square meters) at the entrance of the building for a more pleasant arrival, and also for enriching this part of the city, making it more livable, more airy.

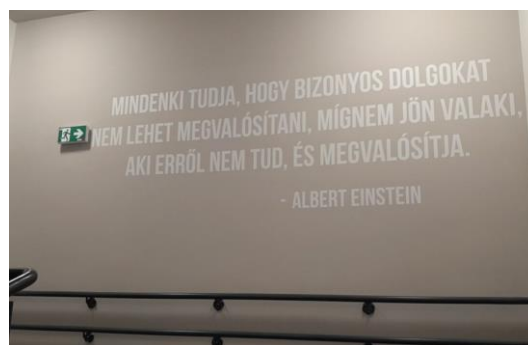


The building's main lobby has a fully glazed facade on both its' longitudinal sides, so that the building users and visitors have an uninterrupted view of the garden from the inside. In addition, the lobby has large ceiling height at its main area, providing a pleasant perception of the space.

Celebration of culture

In order to celebrate the culture, various inspirational and meaningful quotes are placed on the walls of the staircase turns.

à Putting them back after repainting the walls is one of the duties of the operation.



Celebration of spirit

The building creates an inspiring, harmonious environment with the interior design of the common areas, with bright leasable areas and with its landscape design.

The project also includes a multifunctional room accessible from the lobby area, which is suitable for various group programs (e.g. yoga classes). The room features a whiteboard, display and a laptop holder for collaborative work and presentations, wall bars for exercises, sports classes, a small kitchen, and storage for its mobile furniture (chairs, table).



Celebration of place

Historically, in the 19th century, the project area was the site of the ELTE's Botanical Garden, much of which was "conquered" by the city. The project area is located close to the remaining, much smaller botanical garden of today. The Botanical Garden also has an important cultural reference in the Hungarian literature, since the most defining scene of the most read and most popular Hungarian novel, *The Paul Street Boys* (Hungarian: *A Pál utcai fiúk*) by Ferenc Molnár, also took place in this garden. The project's goal is to create a connection, to cite the atmosphere of the Botanical Garden by its diverse inner garden and by placing the natural elements and plants in the center of its interior design concept.

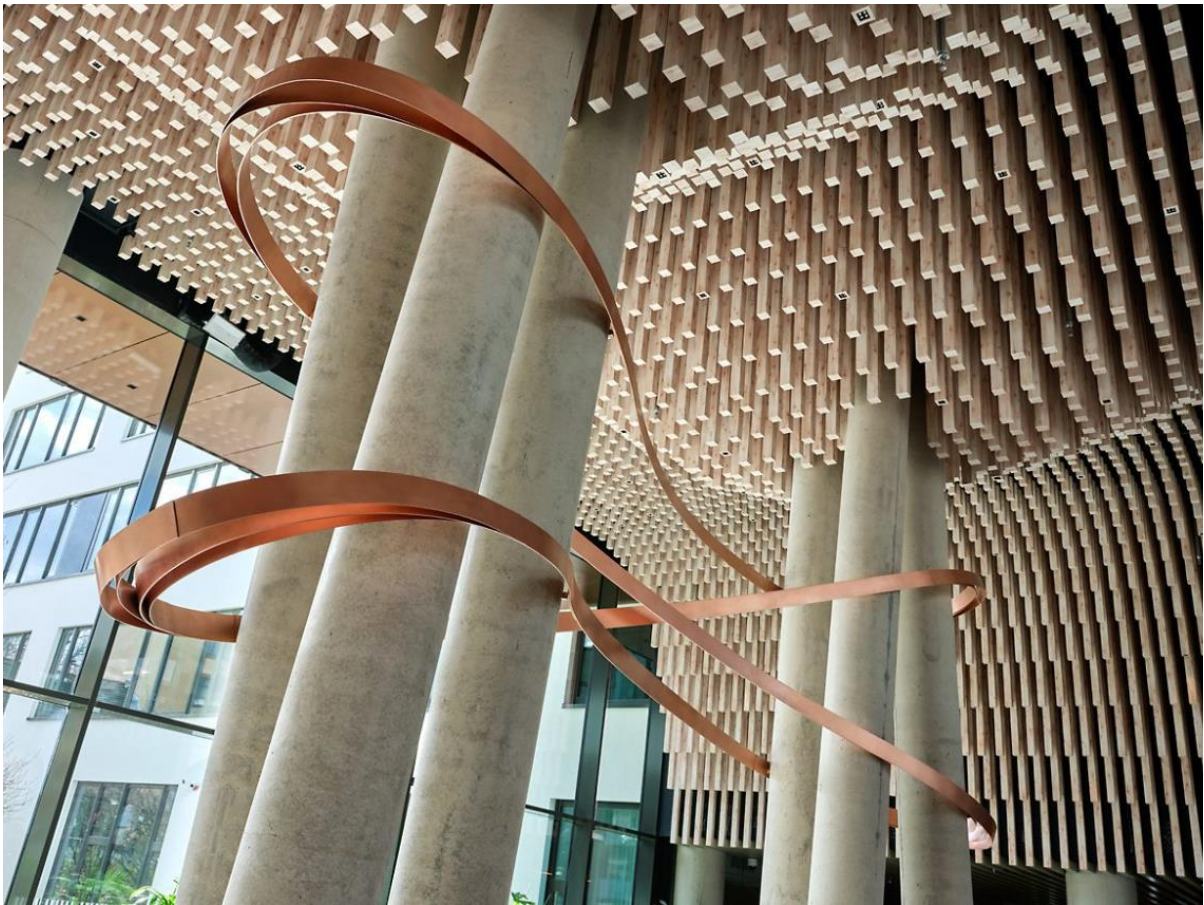


Meaningful integration of public art

In the main lobby, the loadbearing columns were designed as works of art. All pillars have a unique exposed concrete surface, moreover in the center of the space two columns are decomposed and at

each position the structure becomes a slender triple column composition. The artwork form a double infinity ribbon around the two groups of pillars, the installation made of copper, has an airy, dynamic effect. The surface of the installation had to be treated with a special wax to avoid discoloration.

The designer of the artwork is S39 Hybrid Design Kft.



In the front yard of the office building, in place of the former home of the famous Hungarian actress, Irén Psota, a public park can be found. The park is adorned with colorful vegetation, shrubs, lush trees and comfortable seating made of tropical wood, providing a relaxing place for walkers. The central space is completed by a chrome-steel sculpture that rises to the surface of the water. The installation, which

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combines figurative and non-figurative elements, is inspired by the artist's signature and the floating theatre curtain.



Biophilia I – qualitative

WELL-F88

During the planning and construction of the building, great emphasis was placed on ensuring that the building's spaces, lights and environmental elements work well together. The patterns of nature appear through the design. The curved appearance of the facade and the inner and outer garden that follows it is in harmony with nature. The materials used, clean concrete benches, the sprawling green area and vegetation all contribute to the harmonious environment, to which the people working inside the building are also brought close by the design of the facade, through which we can enjoy the external view and lights almost directly.



Furthermore, a community garden is also provided with vegetable garden, spice and herb garden,



berries and fruit trees. Users of the community garden are supported to grow their own food by putting tools and a garden container to their disposal. The above listed facilities offer a wide range of opportunities for building users to spend time outside, to connect with the nature.

Beauty And Design II.

WELL-F99

The most frequent zone of the building is the main entrance, the lobby and the adjacent lift lobbies on the ground floor. These highlighted spaces, where all the building's users and visitors pass by, is also marked in the design: it has a two-story height center space with an individual and spectacular interior design. This design language appears in the lift lobbies as well, but in a more restrained way. For instance, the lobby's center space has a unique ceiling of wooden effect suspended profiles, and the same surface and material characterizes the ceilings of the lobby's peripheral area and the lift lobbies as well, but with a simpler baffle ceiling system.

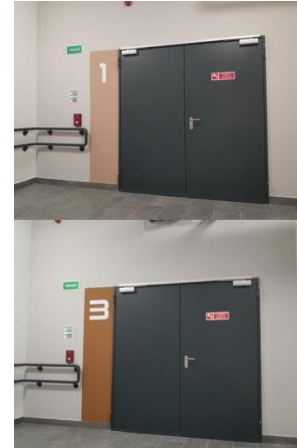


A waiting and reading area has been designed in the lobby space, which has a distinct modular carpet flooring, visually marking this zone inside the room.



Every building level has a different marker color from the 0th to 8th floor, and these colors have brownish warm hue, in line with the color tones appearing in the lobby. The basement floors, however, are distinguished differently, since inside the staircases the same color is used to mark the floor, as is used in the neighboring parking area. It serves the purpose to easily identify which zone of the garage does the stairwell exit leads to.

The underground parking area is visually grouped into two zones, A and B, according to their accessibility from the two stairs and lift groups. These zones are distinct in the colors used on the wall and floor painting. The wall painting features an individually designed pattern in both area, and this pattern is also different in the two parking zones, just like their colors.



5 Safety and emergency information/instructions

5.1 Security system

The Corvin Innovation Campus Office Building has a permanent security service. Their control centre is located in the lobby reception area on the ground floor.

Employees can use the toilets and washrooms within the block of technical rooms, while office workers can change and shower in the cycling changing rooms, where lockers are available, separately from office workers. On the basement level P1 there are separate showers, toilets and changing rooms for the operators, maintenance, security and cleaning staff.

5.2 Security camera system

A security camera system has been installed in common areas (car parks and entrances, car park entrances, car park crossings, lift lobbies, etc.) and on the external facade of the building. It is designed

to provide a safe environment for office building staff and visitors by detecting crime, unwanted behaviour and anti-social behaviour in and around the building.

CCTV system for the building:

- monitors the building's surroundings and facade
- monitors entrances, exits and entrances
- monitors internal public traffic,

The system is integrated into a digital central alarm-controlled surveillance system, which allows the operator to avoid having to constantly watch the monitors, as the video motion detectors will alert the service with an alarm signal in case of movement within the restricted area, according to the programming settings of the CCTV system and the surveillance system software. With proper programming, the human factor and its errors can be minimized, as well as the efficiency of the physical work of the security service, given that by programming the signals and optimizing their operation, the strained attention can be reduced.

5.3 Intrusion detection system

The purpose of the intrusion detection system is to monitor the opening of the external doors of the building, to monitor the doors separating the different functions (public - tenant - operations) and thus the doors separating the different areas, and to protect the spaces behind. In addition, the implementation of surface and space protection for parts of the building that are "valuable" or contain a value. The intrusion detection system protects the external doors of the building, the doors separating the communal areas from the service areas and the spaces behind. In view of the size and complexity of the building, only a system in which each detector has a unique address could be used. In this way, each signal can be identified with the utmost precision, with date, time and location identification parameters automatically assigned to each signal.

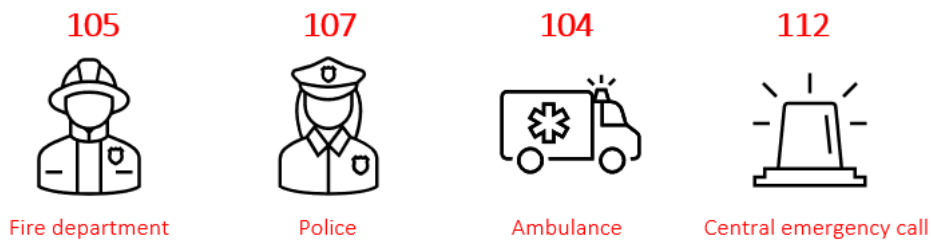
5.4 Entry-phone system

An audio intercom system has been installed throughout the building, as well as in the handicapped-accessible protected spaces in the stairwells. The cabling of the latter system is fire resistant. Access to the office level is also by intercom, for which protective wiring has been provided.

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5.5 Information in case of emergency

In case of any emergency, the national emergency number is



and the 24-hour security service's number is



5.5.1 Fire safety information

Please be aware of the fire evacuation plans that have been placed at the exit of the office space, near the elevators and in the foyer.

The originals can be viewed at the security centre. We conduct regular fire evacuation exercises in the building. Workers are asked to familiarize themselves with the evacuation routes posted in the various parts of the building.

The building's switchboard, the fire alarm center, and the fire brigade control panel are located in the firefighting intervention center.

The delay of the alarm of the fire alarm system per level was set according to the time required to evacuate each level.

➔ *Appendix 1 contains the evacuation plan for basement P1, ground floor and one general floor*

5.5.2 Wet wall hydrant network

Wet wall fire hydrants are installed per level next to the stairwell doors. The fire hydrant cupboard is fitted with standard fittings, 30 metres of shape-retaining hose, fitted with a 12-inch diameter nozzle. The firewater is supplied from a pressure booster system.

Fuel water pipe material and fittings are galvanised steel pipe.

With electric trace heating, thermal insulation and hard shell in areas exposed to frost.

Mains pressure of the fuel water at the top/valving hydrant: 5-6 bar.

5.5.3 Manual fire extinguishers

Manual fire extinguishers were installed in each part of the building of fire risk class "D" at least 600 m² per floor, in wall mounted fire hydrants and in the:

- 1 to 1 in each of the main electrical rooms

5.5.4 Fire alarm system

In the event of fire, stairwells are kept smoke-free by overpressure. Both the smoke extractor and the fresh air intake fan are installed on the roof. The lobby connected to the staircase is considered as a positive pressure lobby, so these lobbies are designed with 10-15Pa positive pressure with mechanical fresh air intake.

In the event of a fire alarm from any fire compartment in the building, the ventilation and mechanical systems will shut down, the motorised dampers will close and the stairwells and stairwell lobbies will be automatically ventilated by positive pressure.

The stairwells and lobbies are pressurised by variable frequency fans, by the installation of overpressure dampers on the stairwell roofs and by the installation of pressure transmitters.

Anyone detecting fire or becoming aware of an imminent danger of fire, must immediately notify persons present in the facility with a loud words of "FIRE!", with manual fire detectors and the fire brigade.

The firefighters' free phone number is **105**

The fire brigade must be notified if the signal was false or, if necessary, must be informed of the actual circumstances which have been clarified in the meantime.

After fire alarm, the operator of the facility must be notified, who will immediately start to manage the rescue works in accordance with the nature and extent of the damage.

If personal injury or a suspected crime has been detected during the fire, the ambulance (104) and the police (107) must also be notified.

Following the fire alarm, those in the affected part of the building are obliged to leave the endangered part of the building in a disciplined manner as soon as possible and follow the instructions of the head of the Security Service.

Other persons working in the building may only take action on their own if the head of the facility's security service is not present on site and the delayed action would endanger their safety or cause irreparable, significant damage.

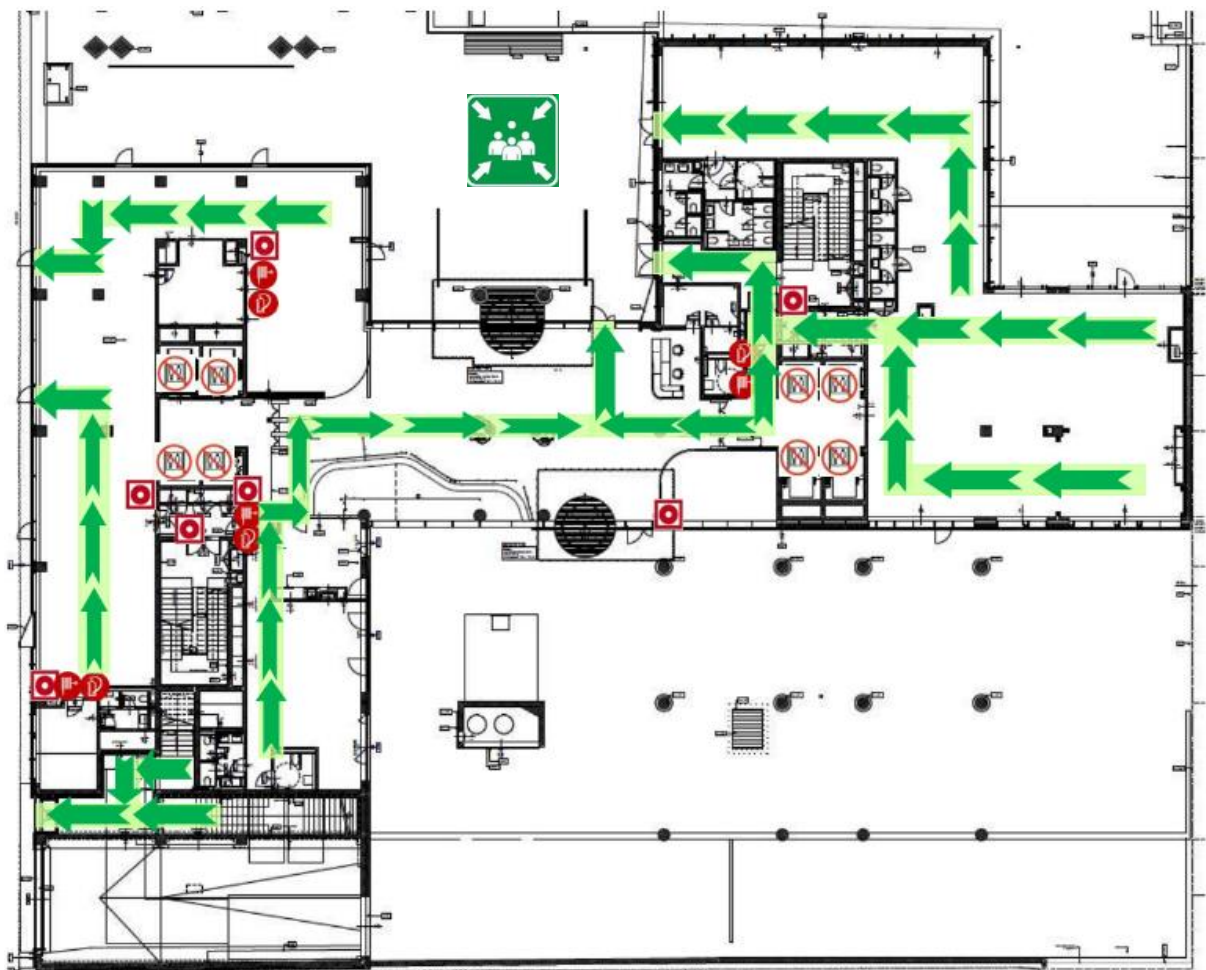
If possible, start extinguishing the fire with the available manual fire extinguishers and wall hydrants. Firefighting can be carried out by everyone only as long as it does not endanger their own and others' physical safety.

The lifts must not be used in the event of a fire alarm. In the event of an alarm, the elevators automatically go downstairs and they stand with the door closed. (The elevator doors remain openable from the cabin).

The highest level of fire protection controls for heat and smoke extraction is provided by the heat and smoke extraction control panel. The control panel is located in the fire station control room on the ground floor. The comfort ventilation systems can be shut down directly from the fire exit by means of a switch. The smoke control systems can be started directly by means of a switch, shut down by overriding the fire alarm command, or operated automatically under the control of the fire alarm system. Fire alarms, operation and fault conditions of the heat and smoke extraction systems are indicated by LED lights next to the switches on the fire panel.

5.5.5 Emergency exits and emergency meeting places

In the event of an emergency, the building shall be evacuated through the staircases to the emergency exits and the main entrances. In the event of a fire, the rotating forks of the access control system automatically fall to allow free passage. The assembly point for the office building is located at the end of Corvin Promenade, between the C6 and C5 office buildings.



5.6 Accident and incident reporting

In the event of an accident or other unexpected event, please inform the office manager first. If he is not available, contact the nearest reception and explain the exact location and brief description of the accident or incident so they can contact the ambulance or first aid person. If you would call the

ambulance personally, please inform the front desk immediately so that they are aware of the incident and to guide the ambulance personnel to the appropriate location upon arrival.

6 Building related operational procedures specific to building type/operation

6.1 BMS

Building management system is a central computerised monitoring system that controls the following elements:

- air handling,
- ventilation,
- heat and smoke extraction,
- heating and cooling,
- electrical power transmission,
- control, regulation
- electrical supply installations.

The networks of computers, digital substations, special peripheral equipment, switch and control cabinets, based on the principle of distributed intelligence, ensure the high quality and sophisticated operation of the processes controlled.

Energy-saving operating modes have been developed for the mechanical and electrical systems, which exploit the reserves of the mechanical equipment, reduce energy consumption and ensure optimum and safe operation of the equipment. The building automation system effectively supports transparent and integrated building management.

A monitoring computer was designed for the building and installed in the building control room. The computer can control, operate and regulate the related mechanical systems, manage and display operating and fault conditions. The monitoring computer is a graphical workstation that provides the link between the system and the user.

Controlled systems in the office building:

- Ventilation systems
 - o Air handlers, air handling systems

- o exhausts

- o parking spaces CO ventilation

- heating and cooling
- district heating, heating centre, heating circuits
- liquid chillers, cooling centre, cooling circuits
- domestic hot water production
- Heat and smoke dissipation

- o smoke extraction from car parks

- o staircase smoke extraction

- o staircase lobby smoke extraction

- o fire protection controls

- o fire and smoke damper actuators, signals

- Water engineering

- o equipment indications

- Bus integration of heat, water and electricity consumption measurements
- electrical supervision

- o main distribution status indications

- o sub-distributors lighting connections, signals

- tube heaters

For the electrical power supply and operation of the building's ventilation and mechanical systems, DDC system control and regulation of building automation in the mechanical rooms and on the roof. A DDC substations are installed in switchgear cabinets. The substations are the controller and the controlled system the additional input and output modules required to supply the controlled system. The automation elements are selected from typical devices, the analogue sensors for temperature and

differential pressure are active and passive elements, the shutter actuators are open-close and two-point, spring return devices, the valves are 0-10V continuously adjustable.

AHUs:

For air handling units, the amount of fresh air is controlled by the CO2 sensor signal of the exhaust air. If the air quality deteriorates, the fresh air volume is automatically increased. The temperature controls of the air handlers are designed with outside air temperature compensation. Maximum use is made of the energy recovered from the heat recovery. The intake and exhaust fans have a continuous differential pressure control, adapting to the user's needs.

Pumps:

All pumps are electronically controlled. Electricity, heat and water consumption measurements are integrated into the monitoring system via a bus network. The measurements can be evaluated and documented, and in addition to the accounting measurements, they provide information for optimum operation. Separate metering per level and per tenant is provided for the following groups.

Electricity consumption measurements:

- main distribution equipment branch circuits (mechanical distribution, car chargers, etc.)
- community distribution points
- distributors in rented areas (office and other areas, e.g. kitchen)
- air handlers per unit
- mechanical installations with a power of more than 10kW
- car chargers

Heat meters:

- Rental areas fan-coil heating/cooling (office and other areas)
- basement radiator

Water meters:

- main meters
- drinking water
- hot water

- watering
- tenant areas kitchenette, water closet (office and other areas, e.g. restaurant)

6.2 Heating-cooling

The buildings are heated by district heating.

The control panel has two heating heat exchangers, main circuit pumps and a primary side control valve. The primary side motorised control valves of the heat exchangers are controlled by the DDC controller taking into account the secondary side flow temperatures and the outdoor temperature. The circuit supplying the air handlers and HMV receives direct, unregulated, flow regulated heating water, while the fan-coil and underfloor heating circuit receive flow regulated heating water as a function of the outdoor temperature.

Collecting and distribution temperatures are measured. In the event of a pressure drop, the pumps are shut down with a fault signal. In the heating circuit to the roof, temperature and pressure are measured at roof level as a control.

The heating of the building for the main functional units will be solved in conjunction with the cooling system.

With separate distribution network:

- four-pipe fan-coil heating-cooling system
- underfloor heating-cooling system on the ground floor
- radiator system
- and separate system for air handlers.

Individual destinations are connected from the distribution network per system, with group control per room or for larger spaces.

A bérleményekben kialakított hőmennyiségmérők segítségével történik a fan-coil-os rendszer hőenergia-fogyasztásának elszámolása.

For large offices, separate controls are provided for a distance of 7 m from external walls zone from the outside walls. The design focuses on optimal energy use and flexibility of the office space flexibility of office space.

For office water groups, there is a central, bivalent system of DHW storage with a primary air/water heat pump and secondary district heating, with a DHW circulation network connected up to the floor connection. The air/water heat pump is located externally on the roof, the DHW tanks are installed in the basement heat centre. The HMV tanks are indirect tanks with internal pipe coils, heated primarily by the heat produced by the air/water heat pump and secondarily by the heat from the district heating.

The central DHW is produced by an air/water heat pump.

6.2.1 District heating

District heating is provided in the building to cover the heat demand. The starting point for the district heating is the Práter Street backbone (FŐTÁV Zrt.).

6.2.2 Fan-coil system

A four-pipe fan-coil heating and cooling system has been installed in meeting rooms, offices and common areas. The offices are controlled by individual or group wall thermostats. Common areas are controlled by BMS.

6.2.3 Spaces with radiator heating

To other rooms in the building, such as: basement toilets, changing rooms, basement staircases, part of the storages etc. which will have no heating-cooling system, have been equipped with conventional two-pipe hot water radiator heating. The heat transmitters are convection heaters, plate radiators with thermostatic radiator valve in the flow line, step-adjustable control valves in the return line.

The temperature control of the rooms heated by radiators is carried out manually.

6.2.4 Air curtain

The revolving entrance doors to the ground floor lobby are equipped with electrically heated curtains. In addition to the air curtains, fan-coil units are also installed to ensure that the lobby and reception area are kept at the right temperature even under heavy use.

6.2.5 Cooling

Cooling is provided by a 4-pipe fan-coil system. Cooling energy is generated by liquid coolers in the basement and adiabatic air-cooled condensers on the roof, which can also be used for free cooling. The

water temperature on the condenser side of the liquid chillers is 45/51 °C. The energy consumption of the chillers is optimised. The chilled water piping connected to the chiller in the freezer compartment is electrically heated and fitted with closed-cell insulation. The cooling water produced by the liquid chillers is 6/12 °C.

6.2.6 Server cooling

The server cooling is designed according to the individual needs of the tenants, with extra technical content for the tenants.

6.3 Ventilation

6.3.1 Ventilation of office spaces

The office spaces are ventilated by a mechanical ventilation system.

The fresh air intake and used air discharge points are located at roof level, spaced more than 10m apart, preventing mixing with the fresh air intake. Location and orientation of fresh air intake and exhaust grilles - take into account prevailing wind conditions and to prevent used air from entering the fresh air system.

A constant volume flow system has been constructed, with treated - blown air being connected from a riser stack per level to supply the tenant areas. A motorized fire damper and manual control damper have been installed in the single level downcomer. The office air distribution is blown in line with the fan-coil distribution, ensuring uniform flushing of the area. The central exhaust is achieved by means of a suspended ceiling design with a sound attenuated duct. For the openings between the spaces above and below the suspended ceiling in the office areas, a perforated grid suspended ceiling with a flush-fitting front panel and an optical cladding to prevent opaqueness was installed. The fan-coil units recirculate air through these openings, and the used air to be extracted is also discharged into the space above the suspended ceiling.

6.3.2 Ventilation of ground floor retail areas

The ground-floor commercial premises have mechanical ventilation according to their size and function.

For retail 1 and retail 2, a separate variable-frequency fan air handling unit is planned. Fresh air will be drawn in from the ground floor façade from the outside. Exhaust of used air to the roof of a hipped roof,

by means of an exhaust unit installed outside. The exhaust of the spoiled air is to the roof. Both systems are equipped with intermediate heat recovery units with an efficiency of 73% (retail1) and 68% (retail2).

6.3.3 Smoke extraction

The smoke removal of the levels of the underground parking garage was created with an artificial exhaust air duct network and partly by gravity and partly by artificial air supply.

The fire sections located above each other have a common smoke extraction shaft fan, controlled by a motorized smoke damper. The replacement of air is partially done naturally, by gravity, through Ventilation well; partly designed with fresh air drawn with fan blowing.

CO extraction

CO extraction fans operate with an air volume of 150m³/h calculated per vehicle position. This amount of air in the garage creates a half to one-time air exchange at a low level, and a half to two times at a high level. The CO ventilation controlled by the time switch is replaced with air through the latticed garage door. We design silencers for the CO extraction fans, thus ensuring that the stricter noise protection regulations after 10 p.m. are also met. The garage ventilation control works as indicated by the CO sensor network. The designed concentration sensors provide a continuous (analog signal).

Car traffic is not expected in the garage outside of operating hours, after the air handlers have been stopped. If the CO sensor still detects a low or high CO concentration in the event of an emergency, the CO extraction fan must be switched on. In summer, to remove the heat load accumulated in the garage, the garage can be ventilated at night with a basic ventilation air volume.

In the event of a fire, the CO extraction axial fan on the roof stops working. In those fire sections where there is no fire signal, the motorized smoke dampers remain closed as a signal from the flue gas controllers. Motorized smoke dampers corresponding to the level where the fire started open.

6.4 Smoke free stairwells

In the event of fire, the stairwells are kept smoke-free by overpressure provided by fans located on the ground floor. The staircase is connected to the lobby, which is considered as a pressurised lobby, so these lobbies are designed with 10-15Pa overpressure with mechanical fresh air supply.

In the event of a fire alarm from any fire compartment in the building, the ventilation and mechanical systems are shut down, the motorised dampers are closed and the stairwells and stairwell lobbies are automatically ventilated by positive pressure.

Pressurisation of stairwells and lobbies is ensured by variable frequency fans, by the installation of overpressure dampers on the top of the stairwells and by the installation of pressure transmitters.

6.5 Lighting

The lighting systems are operated from the central building monitoring system in the public areas, while the lighting of the other areas can be controlled locally. Switching on and off the lighting in the car parks is also controlled centrally. LED lighting is installed on all the shared areas but also in a significant part of the office space, in compliance with the WELL rating system. In accordance with the WELL certification, no mercury-containing lighting fixtures have been installed or can be installed in the building.

Exterior

The outdoor lighting of the building is connected according to BREEAM requirements taking into account energy savings as follows:

- Balconies: lighting is connected by means of an external presence detector, between 23:00 and 07:00 for safe building use.
- Front courtyard: lighting is activated by a combination of the building control time schedule (switches off between 23:00 and 07:00) and the external dimmer switch.
- Rear courtyard: lighting is activated by a combination of the building control time schedule (23:00 to 07:00) and the installed dusk switch, and motion sensors above the doors facing the rear courtyard.

Interior

The lobby light is switched on by the timer set in the building control, except for the over-the-counter section, which can be switched on by the staff. The lighting of the elevator areas is switched on and off by the BMS. The lighting of the water blocks are switched with motion detectors located above the

entrances and above the booths. Cellar lighting is also controlled by motion detectors. In storages and in technical rooms, the lighting is switched on with a single switch.

Security lighting has been installed throughout the building. The system is in standby mode and will switch to battery mode in the event of a power failure. It can run in battery mode for at least 1 hour. Safety luminaires as well as exit luminaires are provided with their own batteries.

Typical lighting levels and nature of intended luminaires:

Area lighting (LUX)

- Offices/ Meeting rooms 500
- Office staircases 100
- Office corridors 300
- Machine rooms 200
- Car storage 100
- Water blocks 200
- Changing rooms, toilets 200
- Outdoor areas 100

Car storage and Elevator lobbies

The lighting is controlled from central building supervision.

Staircase

The lighting is controlled from a central building control system, and it switches on automatically when a low-current fire alarm gives a signal.

External lighting

Light sensor twilight switch and building monitoring can be done with time programming. Outdoor lighting must be turned off during the day.

Water blocks

It is controlled by presence sensors.

Ground floor

The hall lighting is controlled from the building control in several stages.

Bicycle storage

It is controlled by a motion sensor.

6.5.1 Backup lighting

The backup lighting is planned based on the requirements of MSZ EN 1838, MSZ EN 50172, TVMI and the BM Decree 54/2014.

The escape direction signal lighting is made up of lamps that are permanently on and provide 1.5 hours of after-lighting. These are LED lamps with a white pictogram on a green background.

The direction light and security lighting of the rental property are connected to the central battery system of the main building.

6.6 Interior shading

Shading within the office space is part of the tenant agreement by prior arrangement. Vertical blinds may be installed to avoid glare.

6.7 Water supply

Separate water connection and metering for the office building, new water connection and a water reception room. Separate water meters for municipal water consumption and separate meters for domestic hot water consumption.

Due to the plot consolidation, the planned Phase II will also be supplied with mains cold water from a mains cold water supply line under the basement ceiling of P1, using the water connection of Phase I.

Cold water supply

Toilet facilities:

Wall-mounted cantilever toilets with water tank and PE flushing system with pressure plate were installed. The tank flushing is water-saving and two-stage with flush-stop operation.



Washbasin tap:

Fitted in countertop with free-standing design. Water-saving, chrome-plated mixer tap with automatic shut-off.

Shower head:

Water-saving, chrome finish with universal fitting system.

Urinal:

Wall mounted with infrared sensor system, water saving design.



An automatic sprinkler system has been installed for the green areas, supplied from the mains water supply and equipped with a water meter.

1 twin main meter (separate communal meter and separate domestic water meter) was installed to measure the total water consumption of the facility, on the -1 basement level in the water reception room, with building management display, with software monitoring of water consumption.

A sub-meter will be installed for each tenement.

For cleaning purposes, a cold-warm-water spout with an air intake connection and no floor connection has been installed on each level.

A separate water group has been created next to the -1 basement bicycle changing room.

Heating and cooling systems for the mechanical equipment, a soft water supply is planned for the adiabatic air-cooled condenser on the roof. The water treatment plant is located in the thermal centre.

In areas at risk of freezing, outdoors and in the basement ramp with a 20 m radius circle the water pipes are electrically heated and insulated.

6.8 Domestic water

Several water saving measures were taken in the building:

- The lighting of the water blocks works with presence detector. They are also connected to a solenoid valve. When the light is switched on, the solenoid valve opens and closes when it is switched off, to avoid wastage of water.
- Water-saving aerators are added to the taps in water blocks.
- Water-saving dual-flush, wall-mounted console toilets.
- The urinals are made with a wall-mounted infrared sensor system in a water-saving design.



Water consumption is continuously measured and monitored through the building management system.

The water quality in Budapest is basically very good, therefore, everybody is urged to consume the water from the pipe. The Developer has also installed drinking fountains in the lobbies, where everybody has access to filtered water. Water quality is analyzed in an accredited laboratory quarterly in accordance with the relevant parameters of the WELL Building Standard and in case of unsatisfactory results, the water quality is restored to the required level with the help of the necessary technical solutions without any undue delay.

As water quality has an extremely high priority among the WELL parameters, therefore, water is checked for more than 30 different materials and substances in the course of the WELL inspection of the building. This extended inspection is carried out every 3rd year by the Owner of the building and IWBI, as a certifying agency.

6.9 Domestic hot water

For the office water groups and the basement cyclist changing room: a central, bivalent system, primarily air/water heat pumped, and secondarily, to increase operational safety, a DHW storage tank separated from district heating by a plate heat exchanger, with DHW circulation network connected back to the DHW riser connections, which circulates only the riser pipe, was installed in the system. It is

the operator's responsibility to maintain the stored water at a temperature of 70°C for 90 minutes once a week, outside of normal use. The heating of the DHW storage tanks above 70°C is done in order to avoid legionella contamination, either in winter by means of heating water supplied by the municipal district heating system or in summer by means of the built-in electric heating cartridge. The ground floor retail areas and the tenant's tea kitchens are supplied with hot water from an individual electric boiler and storage system installed by the Tenant. The domestic hot water network is designed in accordance with national health and safety guidelines and CIBSE TM13.

6.10 Sewerage

A combined sewer system is located in the axis of Szigony Street (section 108/162 T), to which the existing 30x30cm gutters on the roadway are connected. The Szigony Street drain discharges into the main Üllői Street collector. The Szigony Street public sewer can receive the wastewater generated. According to the general sewerage plan in force, the planning area concerned belongs to the "VK" construction zone (Urban Centre of Institutional Areas), which allows for the discharge of a total of 152 litres/s.ha. of stormwater with a discharge factor of $\alpha = 0.7$, with a frequency of 2 years and an intensity of 15 minutes.

Within the building, the sewage and stormwater drainage systems are designed in a separate system in accordance with MI-04-134-87.

A non-return valve is installed in the first cleaning manhole to prevent the backflow of wastewater from the street sewer.

The following networks can be separated according to where the waste water is generated in the building:

Wastewater from above ground level:

Sewers from the upper floors that can be gravity fed out of the building, under the basement slab from where the sewers can be connected to the public sewer system.

Wastewater from below ground level:

Car storage leachate is pumped to the basement level by means of a sump pump (the car storage is cleaned by means of a closed mechanical system)

6.11 Energy supply

Electricity is supplied from the ELMŰ medium-voltage network via two independent medium-voltage connections to the electricity supply network in accordance with the OTSZ. The electricity is received on basement level -1. The basement ELMŰ room is accessible from the public area via a drainage shaft as per ELMŰ specifications. The ELMŰ investment is used for the reception of the two independent medium-voltage feed-ins and the metering of the settlement metering in the ELMŰ medium-voltage reception rooms.

A backup source of energy has been arranged for priority customers. The building also has two medium-voltage feeders. Both feeders are capable of serving 100% of the facility. In the base case, one transformer station receives power from one feeder and the other transformer station receives power from the other feeder. In the event of a failure of one of the supply points, a medium voltage switchover to the other supply point is made. In this way, both transformer stations can be supplied from any medium voltage feeder.

Priority customers are those installations whose electricity is supplied by the dual independent power feed-in:

heat and smoke dissipation

- Pressure ventilation
- sprinkler
- fire dampers
- smoke dampers
- fire alarm control panel
- emergency lighting
- exit lighting
- outdoor lighting

Consumers other than those important for fire safety are connected to the priority rail:

- access control system
- CCTV, asset protection
- server room cooling system

- elevators
- other security systems
- transfer pumps
- UPS equipment and its cooling system

The mechanical automation switchgear cabinets are powered from the main electrical distribution boards of the building. The switchgear cabinets of the comfort automation systems are supplied with normal power, while those of the heat and smoke extraction systems are supplied with priority power.

Heat and smoke extraction switchgear cabinets are powered via E90, function-maintaining wiring.

Voltage system:

3x400/230 V 50 Hz,

Control voltages: 230 V 50 Hz, 24 V 50 Hz, 24 V DC

Earthing protection: TNS reset, five-wire system.

In switchgear cabinets, power is received on circuit-breaker or small-breaker feeders. The switchgear cabinets are equipped with a surge arrester of grade II (C) or I+II (B+C) (3F+N).

The 230V, 24V 50Hz and 24VDC control voltages had to be divided into several circuits according to the systems supplied. To avoid high current surges, a delayed automatic restart after a voltage drop is provided in the switchgear cabinets. Voltage monitoring relays were installed in the feeders.

Acknowledgable fault indication circuits for the motors are designed for operation and self-sustaining. Pushbuttons were incorporated in the lampholder and for fault acknowledgement per switchgear cabinet. The electric motors are protected against short circuit and overload. Motor protectors and circuit breakers for the fans are designed, and thermo-contact protection built into the motors is used where available. The fans of the air handler are controlled via a variable frequency drive.

For the pump motors, we have designed motor protection and thermo-contact protection with a small circuit breaker. Pump motors are normally started in direct connection. The electronic pumps have a continuous power supply and are started by an external start/stop signal. The double/twin pumps are switched automatically on the basis of a running time count, the spare pump is switched on instead of

the faulty one. A 230V 50Hz socket outlet, internal lighting, ventilation are incorporated in all switchgear cabinets; heating is incorporated in the outdoor versions. We designed interlock switches for the fan and pump motors, with main and auxiliary circuit or auxiliary circuit interlock switches depending on the type. The fire fans were provided with a key-operated control switch mounted on the front panel of the switch cabinet.

Energy consumption required by Decree 7/2006 TNM (29.XI.2019) **25% of the required renewable energy** for the mechanical engineering sector, as follows:

- urban district heating
- central hot water production by air/water heat pump
- air handling units with a heat recovery efficiency of at least 84%
- split system cooling with adiabatic air-cooled condenser
- good natural lighting, in groups parallel to the window, with separate manually operated artificial lighting (correction factor: 0,7)
- 100db 380Wp/db solar panels

6.12 PV system

The purpose of installing a small-scale solar domestic power plant on the building is to reduce the electricity consumption of the building by using solar energy. The installed solar system is connected to the building's electricity grid and the electricity generated is continuously used by the building.

Features of a solar PV system:

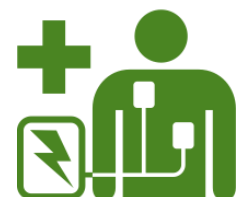
- uses renewable energy
- high efficiency
- The system has a life expectancy of at least 25 years
- Requires little maintenance and operates reliably

6.13 Gas supply

The building has no gas connection.

BMS in the central dispatcher's room displays the electricity consumption and the status of the main distributors. In this way, malfunctions of the energy system can be detected immediately, and interventions can be made to restore normal operation as soon as possible. The building's electricity supply is normally provided by the power supplier's operational plus reserve supply. In the event of a malfunction - when one of the power supplies ceases - the automatic switchovers must appear on the monitoring system. Backup operation with overloads must be displayed on the monitoring system. Overloaded standby operation shall be indicated on the supervisory computer. The status indication of the main power supply switches shall be displayed. The energy management system shall be part of the BMS system. The BMS system display shall be located in the dispatch room adjacent to the ground floor reception area.

The defibrillator is located in the reception area on the ground floor.
In case of an emergency, call the 24-hour security guard service on +36 70 389 8258 or contact the ambulance service (104).



Wifi

4G coverage is available throughout the building, with a special focus on garage floors, stairwells, lifts and ground floor common areas.

WELL room

The WELL room, located on the ground floor of the office building, is the ideal place for relaxation, training, learning, group self-improvement, cultural and charity programmes, club life, or even for organising fairs, manager screenings, workshops, games or pop-up services (e.g. sewing, manicure-pedicure). Book a room, organise a programme, the space is ideal to support the above objectives.

Baby changing

There is a baby changing station in the accessible washroom on the ground floor to assist those arriving with young children.

Cafeteria

Also located on the ground floor, the café offers freshly made coffee on comfortable seating.

Dog-friendly office building

contributing to the well-being of the people who work here. Pets can reduce stress, improve efficiency and contribute to a healthy, friendly office environment. With one in four adults in Budapest owning a dog, and young workers increasingly organising their lives around their pets, a dog-friendly office can make the workplace particularly attractive.

For more information on the Dog-friendly office building rules, click here:

https://www.futurealgroup.com/wp-content/uploads/2023/03/CIC_allatbarat_szabalyzat_03_13.pdf



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6.15 Services nearby



VENDÉGLÁTÁS

- Cserpes Tejivó
- Sushiroll
- Café Color Gofri Bar
- Grillcsirkés
- Cook J. noodles
- Fészek cukrászda
- Cinema sushi bar
- Mézédés cukrászda
- Caffè Vergnano
- Pizza Forte
- 10 minutes cafe bistro
- Epic Burger
- Amici Mie
- Hummusbar
- Sunday
- Kompót
- Sakura Ramen
- Spicy Fish Budapest
- California Coffee Company

- Madame Pho
- Padthai Wokbar
- Cafe Frei
- Gnocco étterem
- Cortez
- Oriental Market
- Mr. Fruit Delicates
- Tripla Hofmann
- Vino Wonka Borbár
- Foodie
- YU Grill
- Grund

BENZINKÚT

- MOL benzinkút

BANKOK

- Erste Bank
- K&H Bank
- OTP Bank
- Takarékbank

VÁSÁRLÁS

- Prima
- Cream használatu
- WOW Market
- Duovital
- Gamertech
- Nemzeti dohánybolt
- Mobee (mobiltelefonbolt és szerviz)
- Corvin Pet Shop
- Elite Body Shop
- Rossmann
- Bortársaság
- Lidl
- Kristály Díszműau

HOTEL

- Corvin Center Suites - Atempo residence
- Hotel City Inn
- Corvin Lux aparthotel

SZÓRAKOZÁS

- Corvin Mozi
- Dumaszinház
- Las Vegas Casino

SZOLGÁLTATÁS

- LIFE1
- Bubbles
- Virág-Flowers
- Arizonia Lottozó
- Corvin Barber

EGÉSZSÉGÜGY

- Smile Terminal
- Evital gyógyszertár

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Nurseries and Kindergartens

NURSERS

- | | |
|-------------------------------------|-------------------------------|
| 1 Babóca Bölcsőde | 10 min - Baross utca 117. |
| 2 Ferencvárosi Aprók Háza Bölcsőde | 21 min - Ráday utca 46. |
| 3 Ferencvárosi Varázskert Bölcsőde | 8 min - Thaly Kálmán u. 17. |
| 4 Gólyafészek Daycare and Playhouse | 4 min - Bókay János u. 34. |
| 5 Józsefvárosi Babóca Bölcsőde | 10 min - Baross u. 117. |
| 6 Lepke-lak Family Daycare | 10 min - Ferenc tér 13. |
| 7 MindenKid Corvin Bölcsőde | 2 min - Szigony u. 25. |
| 8 Mini Manó Bölcsőde | 9 min - Baross u. 103a. |
| 9 Nagytemplom Bölcsőde | 7 min - Nagy Templom utca 3. |
| 10 Nokia Bölcsőde | 2 min - Bókay János u. 36-42. |
| 11 Prűcsök Otthon Family Daycare | 16 min - Vaskapu utca 10-14. |

KINDERGARTENS

- | | |
|----------------------------------|-------------------------------|
| 1 Bástya Óvoda | 26 min - Bástya u. 4. |
| 2 Corvinpintyőke Családi Napközi | 6 min - Corvin sétány 1/b |
| 3 Csicsergő Óvoda | 8 min - Thaly Kálmán utca 38. |
| 4 Csodasziget Member Óvoda | 1 min - Tömő u. 38/a |
| 5 Gyerek-Virág Member Óvoda | 8 min - Baross u. 111/b |
| 6 Kicsi Bocs Óvoda | 24 min - Erkel utca 10. |
| 7 Koszorú Óvoda | 7 min - Koszorú u. 14-16. |
| 8 Liliom Óvoda | 15 min - Liliom utca 15. |
| 9 MindenKid Corvin Óvoda | 2 min - Szigony u. 25. |
| 10 Tesz-Vesz Óvoda | 8 min - Baross u. 91. |
| 11 Virágkoszorú Member Óvoda | 8 min - Baross u. 91. |



Health care institutions

- | | |
|----------------------------------|---------|
| 1 Plazma Pont Corvin | 0,6 km |
| 2 Szent Rókus Kórház | 1,6 km |
| 3 Corvin Egészségközpont | 0,45 km |
| 4 Dél-Pesti Centrumkórház | 1,4 km |
| 5 Belvárosi Orvosi Centrum Kft. | 1 km |
| 6 Szent István Kórház | 1,12 km |
| 7 Semmelweis Egyetem Betegellátó | 0,25 km |
| 8 Benyovszky Orvosi Központ | 1 km |
| 9 Ju-Med Egészségcentrum | 1 km |
| 10 Medaid Rendelők | 1,5 km |
| 11 Alma Egészségcentrum | 0,6 km |
| 12 Swiss Medical | 1 km |
| 13 Baleseti Intézet | 1,35 km |



7 Control and maintenance

7.1 Control options for building users

The control possibilities of building users are limited, due to which the mechanical systems of the building are mostly controlled by building automation. With its pre-programmed settings and solutions, building automation ensures optimal and energy-efficient building operation.

In Shell & Core areas, this means that building users have virtually no regulatory activity.

- Lighting control: by building automation; controlled by presence detectors.
- Heating and cooling control: by building automation; in the case of radiators, the building operation team calibrate.
- Shading: rooms that are not relevant to workers.

Office space and retail space are part of the fit-out deployment. In the case of the regulation of various mechanical systems, the workers are not given a completely free hand here either, also for the energy-efficient operation of the building.

- Lighting control: based on tenant needs.
- Heating-cooling control: with wall thermostats, +/- 2 degrees adjustment compared to predefined winter and summer temperatures.
- Shading: manually adjustable strip curtain.

7.1.1 Winterization

The automatic irrigation system in the garden operates during the growing season, in frost-free period only, because some parts are located above the freezing point. Therefore, it must be put out of operation for the winter, and the water must be removed from the pipe network by blowing it out with compressed air before the frosts set in.

7.2 Cleaning and waste disposal

7.2.1 Cleaning

The cleaning of the parking area is carried out with a water recirculating cleaning machine, by a specialized company based on a contract with the operator. A storage space is provided for the cleaning machine on the basement level.

In order to ensure the cleanliness of the property the Landlord, Manager shall regularly clean the Common rooms and Common Areas, at least once a day remove dirt, mud, snow and ice, at least once a week wipe the internal floor covering, and remove the out-of-date advertisements if the advertiser does not do so.

7.2.2 Waste disposal

The Tenant shall not deposit large waste objects in the containers used for general waste collection, rather it shall have such objects removed or if the Tenant requires so the Landlord may have them removed at the expense of the Tenant.

In the common rooms and areas the user shall deposit the rubbish and waste in the containers put out for waste collection by the Landlord and/or the Manager complying also with any other relevant provisions of the law. Costs arising from non compliance with the law shall be borne by the Tenant.

The Tenant may not keep and may not allow or tolerate the following to be kept at the Leased Area or any part thereof:

- especially hazardous, inflammable, explosive, radioactive or harmful substances and/or liquids that carry the risk of fire or explosion, or which would in any way through filtrating or corrosion or in any other way affect the Leased Area, or the keeping and/or use of which is against any law, local provision and/or regulation;
- any hazardous, inflammable, explosive, radioactive or harmful substances and/or liquids, unless it is in accordance with the provisions of any legal regulations effective at the time, and only if it had adequately informed the Landlord and the insurers of the

Leased Area and the Office Building, and paid all increased an/or separate insurance premiums due as a result of the above.

Such substances or liquids shall be removed by the Tenant upon the request of the Landlord and/or the Manager. If the Tenant does not do so, the Landlord and/or the Manager may remove the substances or liquids at the cost of the Tenant.

Hazardous waste may only be stored at the places appointed for this purpose.

No objects may be thrown out from and no liquid may be poured out from the Office Building or the Premises.

Anyone who by delivering or depositing any substance makes the common rooms or areas dirty, shall immediately clean the dirt up. If the supplier and the user are two different people, dirt shall be removed by the person for whom delivery was performed. If the dirt is not removed, the Landlord, Manager may remove it at the cost of the Tenant.

8 Links, references and relevant contact details

8.1 Link

You can get more information and a presentation about the building on the website below.

<https://www.futurealgroup.com/hu/projects/corvin-innovation-campus-1/>

8.2 Handling of user complaints

It is possible for registered users to report defects in the building to the operator (Dome Facility Services Group) through an online interface.

 <https://futureal.apfmhelpdesk.com/>

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+36 1 266 1489
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FUTUREALGROUP.COM



The screenshot shows a web application interface with a table of reports. The table has columns for status, ID, location, date, and description. The interface is in Hungarian.

Státusz	Időpont	Helyszín	Dátum	Leírás
...
...
...

With the help of this interface, the tenants can communicate their problems to the operation, who, based on these, decide who is responsible for eliminating the error and the most efficient way to do so.

The system does not have a separate application, it can be used on Android and iOS mobile phones with internet connection can also be used from devices with the browser installed on the mobile.

The educational videos belonging to the site can be viewed without registration via the link below.



<https://apfm-videos.com/api/videos/MFpdl2Njls6dVOQloE6kyA1GZEFlovW0/XqDPVdjm/hu>

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8.3 Key contacts

Department	Contact	Questions, request
24-hour security service's number is	+36 70 389 8258	
Property Management	CBRE Kft. Balla Zsolt +36 70 935 0638 zsolt.balla@cbre.com Hudanik Zsolt +36 70 525 8191 zsolt.hudanik@cbre.com Körmendi Roland +36 70 934 5005 roland.kormendi@cbre.com Várnai Máriusz +36 70 525 1041 mariusz.varnai@cbre.com	
Facility Management	Dome Facility Services Group Kft. Falvai László +36 70 454 4734 falvai.laszlo@dome.hu Lantos Szilvia +36 70 454 4462 lantos.szilvia@dome.hu	Remaining building defects from execution. General malfunctions. Maintenance Requirements. Modification Requirements. For an error report please contact your company's person in charge.
Security service	Átrium Security Kft. Gábor Klein +36 70 703 0286 gaborklein@hotmail.com	Entry cards and visitor cards. General security issues.
Cleaning service	Dome Facility Services Group Kft. Falvai László +36 70 454 4734 falvai.laszlo@dome.hu Lantos Szilvia +36 70 454 4462 lantos.szilvia@dome.hu	Service feedback, needs.
Elevator service (Schindler Hungária Kft. KONE Kft.)	Dome Facility Services Group Kft. Falvai László +36 70 454 4734 falvai.laszlo@dome.hu Lantos Szilvia +36 70 454 4462 lantos.szilvia@dome.hu	Occasional bug reports. Organizing maintenance tasks.

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Developer Responsible for preparing the Building User Guide	Rebeka Bagi +36 70 477 5950 rebeka.bagi@pedranogroup.com info@futureal.hu	Suggestions according to modifications.

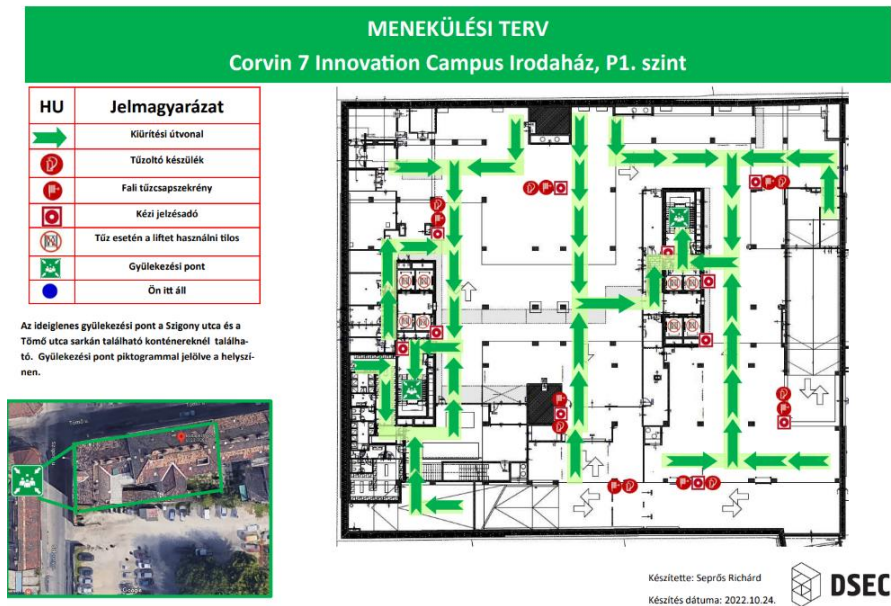
8.4 Feedback

Your feedback is very important to us, which helps us to continuously improve the quality of our service, and we greatly appreciate your comments and suggestions. Please take the time to send us your feedback on our performance. We also welcome your praises, comments and complaints, and do our best to put them on the agenda and resolve them, and put the suggestions into practice. Your comments can be sent to us by contacting the development team at info@futureal.hu.

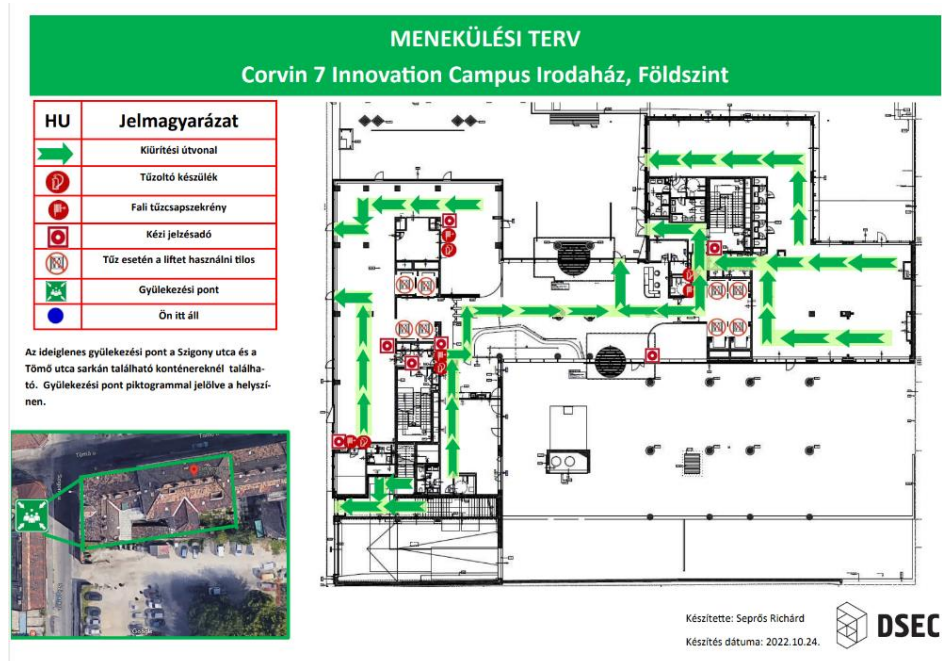
Appendixes

Appendix 1 – IBM escape routes

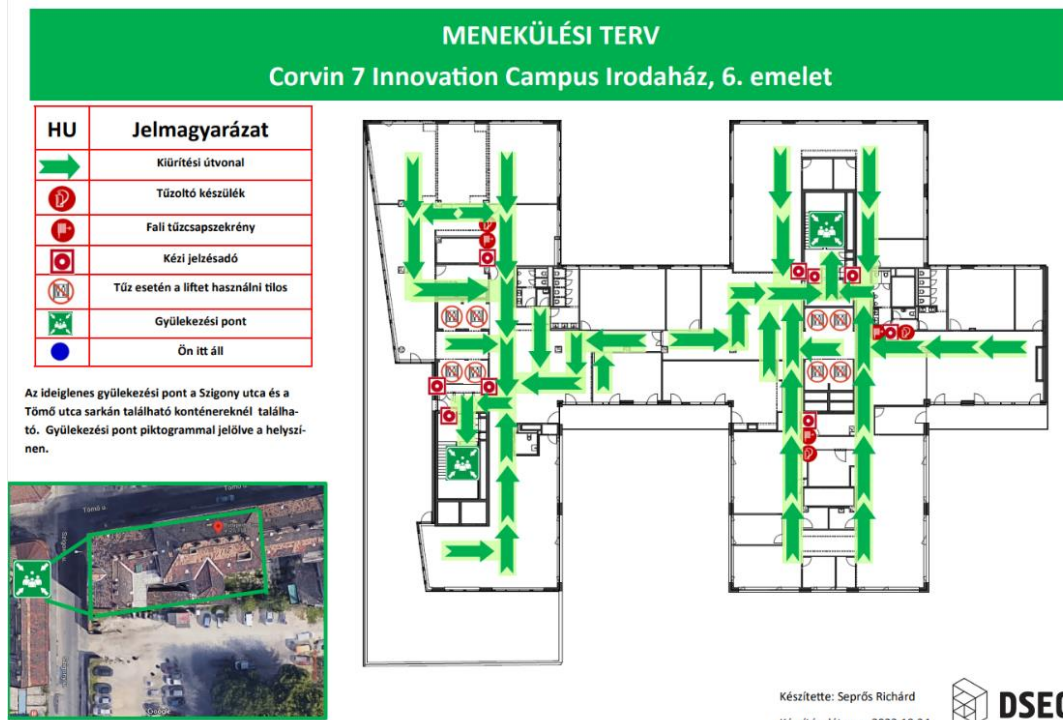
P1



Ground floor



6th floor



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Appendix 2 - Green Space Management and Maintenance Plan