



FUTUREAL

Integrity. Creativity. Perseverance. Team Spirit.

FUTUREAL

CORDIA



FUTUREAL INVESTMENT PARTNERS

FUTUREAL GROUP

FUTUREAL GROUP

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FUTUREAL

HELLOPARKS

CORDIA INTERNATIONAL



Futureal Group has become a significant player in the European real estate market as a diversified development and investment group with several sector-focused platforms working together in synergy.

Our real estate investments and developments span 18 cities in seven countries: the United Kingdom, Spain, Germany, Poland, Hungary, Romania and the United States.

We have recently become active players on the capital markets with around €650 million of fixed rate, long-term (seven, ten and 15-year) bonds raised.

Over the past decades, we have grown close to 250-fold, and created a team of over 600 professionals – many of having worked together for 15–20 years. Our organisation is built on our shared values of integrity, creativity, perseverance and team spirit. We also feel responsible for the environment we shape. We focus on creating some of the most energy-efficient and lowest-emission buildings. Our market-leading experience comes from large-scale urban development projects, residential, retail, office, industrial and logistics developments and investments. We are proud of our team, our 4 million sqm of completed projects and projects under construction with a total value of over €6 billion.

Gábor Futó

Co-founder and Shareholder,
Futureal Group



Since its foundation, Futureal Group has achieved outstanding growth: our company, launched with minimal capital, has become one of the leading players in the European real estate market. Our success has been built on high-quality, innovative, energy-efficient, and human-centred investments and developments over the last two decades. These milestone projects have set new benchmarks for the industry.

2000-2003

WORKING TOGETHER AS FATHER AND SON, SEARCHING FOR A PATH

After the sale of Dr. Péter Futó's highly successful Hungarian candy business, Fundy, with origins going back 3 generations, and Gábor Futó's return from his studies at Harvard, father and son started working together in close partnership under Futureal Holding, an investment company pursuing diverse activities, including:

- A 2-phase, 142-unit residential development project (La Siesta), lead by Tibor Földi.
- The deeply discounted and multi-step takeover battle of a socialist era holding company (ISZH Rt.) with a stake in Raiffeisen Bank, a warehouse complex, a printed circuit board manufacturer and several other businesses. The battle ended up as a successful joint venture, Gábor became CEO responsible for the restructuring and selling off the parts of the business, including the rights associated with the Raiffeisen Bank ownership stake.
- The buy-back of parts of Péter Futó's previously sold candy business (and the sale of its non-core residential development land position in district IX.).
- The attempted buyout of Hungary's leading confectionary company (Stollwerck Hungary) using pre-emptive rights. The project ended up as a multi-year legal battle (between different parties exercising preemptive right simultaneously) and ended with a settlement.

2003

FOCUS ON REAL ESTATE

- After completing the restructuring and highly profitable exit from the ISZH investment, Gábor proposes concentrating on the real estate business and building a property development and investment company.
- A focused new business line, also under the Futureal brand name, owned in equal shares by Péter and Gábor Futó was later established, with less than 4m euros of total capital, to focus exclusively on real estate as main activity.
- Gábor Futó funds his stake in the new business with his ISZH profit share and becomes CEO of the newly formed Futureal real estate business, responsible for strategy, real estate transactions, financial engineering and assembling and leading the team. Péter Futó leads external relations with focus on municipality relations. Tibor Tatár is hired to be director in the new business, later becoming development director for commercial projects, while Tibor Földi continues to lead the residential project.
- The first warehouse deal is purchased and partially sold (Gödöllő).
- The first contact with the proposed Corvin-Szigony urban regeneration project is made, (while Gábor was trying to find a lost dog in district IX). He negotiates a joint venture with a local residential developer (Quadrat) and an eventually unsuccessful bid is made to acquire the development rights and obligations in a public tender. 4 construction companies win the process instead.

2004

THE GREAT INSPIRATION AND CHALLENGE FOUND: THE CORVIN PROMENADE PROJECT

- Not conceding defeat after the unsuccessful bid, in a partially hostile setting, Futureal buys out, step-by-step, the 4 owners of Corvin Zrt. The company was the winner of the public tender for the rights to the development of the largest, city-center urban regeneration project in CEE, located in the biggest slum of Budapest with 95% of the population belonging to the Roma minority and living for decades in deep poverty, majority of the apartments without private toilets, 30 sqm avg. apartment sizes with big families. The initial steps of the buyout required minimal capital as the company was funded with a significant initial cash pool that became available for Futureal as the buyer.
- The massively challenging project was to become „Best mixed-use project in Europe“.
- Launch of the planning process of the mixed-use Corvin Promenade project involving several leading local architects and also the Harvard Design School.
- Gábor finds the opportunity and leads the purchase of minority stakes in the Budapest Wholesale Fruit and Vegetable Market at a very attractive prices (initially from Masped, followed by 2 further transactions) and an investment into the Bulgarian voucher privatization of Bulgartabac and BTC. Each of these investments produced over 10x returns.

2005

BUILDING A REAL ESTATE DEVELOPMENT COMPANY

- Assembly of an amazing team of young professionals, people that love the challenge of turning Corvin from a problematic slum into a flourishing city center all with very limited capital invested in the business.
- New team members include Pál Darida to manage bank financing, József Balogh to lead the technical department.
- Creation of CORDIA as a separate B2C brand for residential projects, while Futureal to focus on commercial projects.
- Péter works with the municipality to allow the refining of the masterplan according to Futureal's suggestions, while Gábor renegotiates the Corvin urban development agreement with the municipality.
- Intensive branding and marketing activity is launched for Corvin Promenade, lead by BrandArt, the design and marketing agency owned by Zsuzsa Futóné Szántó.
- Futureal creates a large-scale land development joint venture on Madárhegy.

2006

THE BIG DEAL THAT PRODUCED 30X RETURN AND TURNED FUTUREAL FROM A START-UP INTO A MAJOR PLAYER

- Gábor envisions a covered shopping promenade at the entrance of the Corvin Promenade project (to draw people in from the metro station), lacking retail expertise and capital to fund it, he starts negotiating a joint venture with Morgan Stanley owned Multi Development.
- After feeling that times are too good to be true (with 100%+ leverage and soaring real estate prices across the world indicate a financial bubble), he switches to another potential partner that is willing to forward purchase the future retail complex and negotiates the forward funding and forward sale of the future Corvin Plaza to Klepierre S.A.
- The transaction was de-risked with Futureal eventually taking no leasing, yield or financing risk, investing no equity (beyond the building permit) and was negotiated to include the forward payment the majority of the profits at the time of the building permit.
- This was to become one of the largest and most profitable real estate transactions in CEE.
- The deal, creating an over 30x return on the total capital ever invested in Futureal was to become a defining moment in the history of Futureal Group, turning it from a small real estate startup into a major player and creating not only the financial basis to develop Corvin, but also to plug in the holes and survive the Global Financial Crisis, to later expand to new markets and also to set up a family office.



2006

THE REALIZATION OF A GREAT DREAM BEGINS

- Start of construction, initial sales (most successful in Ireland) of the first residential building (Premiere Ház) and the first office building (Corvin One) along Corvin Promenade.
- Struggling to make customers and tenants ignore the current slum with horrible reputation and massive poverty and to buy in to the future we have imagined.
- Helping the structuring and financing of the largest social housing project (by the municipality) since the fall of socialism to help support the evacuation of existing buildings to be demolished, start of the renovation of several remaining historical buildings.
- Eventually 1100 local families will be moved out and be either compensated with cash or relocated in the same district to better condition renovated or new social apartments, significantly improving their living conditions.
- Planning of the Promenade, the newly created public space that is to become the heart of the project.

2007

HARVESTING THE BIG DEAL AND THE START OF EXPANSION

- The first phase of the Klepierre deal is closed, bringing in a pre-payment of over 100 million euros of the project profits and ensuring the financial basis for expansion as well as the set-up of a separate family office.
- Expansion to Romania to develop shopping centers in a joint venture between Gábor and his brother-in-law, Eran Socher. They manage to derisk the development of the Gold Plaza shopping center development (to be developed in Baia Mare, Romania) by forward selling the center to Immoeast AG even before the actual purchase of the development land and drawing 80% of the required equity from Immoeast AG (beyond the MKB senior financing).
- Using the proceeds of the Klepierre exit, the land assembly and the long planning process for the future Etele Plaza and Budapest One offices begins at a location that is envisaged to become the largest multi-modal transportation junction in Budapest when the new metro line will open (eventually with a massive delay).
- Several residential projects are launched.

2008/2009

THE GLOBAL FINANCIAL CRISES HITS

- The GFC begins upending the expansion plans, creating an extremely deep economic and financial crises.
- Even though all of the group's debt is non-recourse, a conscious decision is made not to default on any bank debt, pay the subcontractors of our bankrupt general contractors and to complete all our projects.
- Continuation of all projects during the GFC, bankruptcy of all, but one of our general contractors, resignations by clients from sale and lease agreements, massive issues in bank financing and strained exit arrangements.
- The development of Corvin Plaza, Gold Plaza, Corvin One office building and all residential projects are progressing amid a massively challenging economic and financial environment.

2009

TAKING ADVANTAGE OF THE PUBLIC MARKET OPPORTUNITIES

- Gábor launches Finext Capital, a family office funded by distributing part of the profits of the Klepierre deal.
- Finding better return opportunities in the public markets than private markets, Gábor moves into financial investing, taking advantage of dislocations in listed bonds, personally pursuing activist strategies in closed-end funds (e.g. Castle Private Equity) and real estate companies (e.g. Meinl European Land) , investing in dislocated bonds (e.g. OTP perps and Prologis Europe), generating well over 50% IRR in the next few years. He also buys 2% of Bank of Georgia that will end up being another 10x investment.
- The big miss: Gábor leads the acquisition attempt for the control of Conwert Immobilien AG, Austria's then largest residential landlord with 24.000 rental apartments in Austria and Germany at an extremely depressed valuation by offering Futureal's resi business. The deal falls apart at the last stage when Conwert's share price doubles in a month.

From 2010 on

DELIVERING ON OUR PROMISES

- Handover of several projects including Corvin Plaza, the next 4 office towers on Corvin Promenade, Gold Plaza, leasing up during the GFC, the Euro Crisis and Hungary Crises.
- Reorganization of the company focusing on finding new opportunities in an extremely difficult market.

2011/12

SEPARATE INTERNATIONAL ENTITY ESTABLISHED INVESTING WITH FOCUS ON DOWNSIDE PROTECTION AND SPEED, FIRST ENTRY TO POLAND, PARTNERSHIP PROGRAM LAUNCHED

- After the GFC and during the euro crisis, Gábor wanted to begin international expansion, in which Péter Futó did not want to take an active role or to invest as much of his capital as Gábor wanted to.
- The group was reorganized with the separation of the Hungarian real estate operations focused under Futureal Development Holding (FDH) owned 50/50 by Gábor and Péter and a separate holding entity, Futureal Real Estate Holding Ltd. (FREH) was designated, with 75% funding by Gábor and 25% by Péter, focusing on international expansion with a special focus on partnership deals.
- The international expansion of FREH begins by the launching a preferred equity partnership program with the aim of jumpstarting good quality, frozen projects in CEE and securing protected downside, negative land basis.
- Preferred equity recapitalization of the stuck Nova Park shopping center development in Poland, raising of 50m euros of development finance during the Euro Crisis.
- Preferred equity investment into the projects of a financially distressed listed Polish residential developer (Gant).
- Agreement with KPMG to build their new headquarters (Vision Towers) at a site not yet owned by Futureal, the launch of our first office headquarters development project.

2013

CROSSING THE ATLANTIC

- As an altogether separate real estate venture, Gábor, together with Eran Socher, his brother-in-law, launches a single family residential rental platform in the U.S.A under the "Cordia USA" brand in Atlanta, Indianapolis and around Detroit as part of a macro bet to take advantage of the residential market dislocation caused by the GFC.
- Several development co-GPs investigated, investment in office and strategic land projects in the U.S.A. beyond single family residential.
- Finext Capital investment advisory team hired in Herzliya, Israel.
- Handover of second phase of Corvin Promenade.

2014

MOVING FORWARD

- Sziget Center, Futureal's first retail repositioning project is acquired (a strip mall) at a very deep discount.
- Agreement to develop the 25.000 sqm GLA build-to-suit research and development headquarters of Nokia Systems, activating the other end of Corvin Promenade.
- Preparing for the launch of our own residential development business in Poland with the acquisition of the site of Cystersów Garden.
- Handover of Corvin Corner, the 6th office building on Corvin Promenade, Vision Towers (KPMG). Handover of Nowe Bochenka in Krakow, next phases of Corvin residential phases.



2015

A NEW DAWN: RE-BUILDING CORDIA IN HUNGARY, EXPANSION TO POLAND, ROMANIA, GERMANY

- After 6 years of a frozen residential development market in Hungary, with limited development activity (only 1 on-going project), Cordia is re-invigorated with an internal slogan "speed", a massive push expanding its land bank and team to be ready to what Gábor and Tibor rightly suspected to become a massive residential development boom.
- Start of FREH's own operations in Poland, first in Krakow (under the Cordia brand).
- U.S.A. single family residential portfolio marching towards the 500 unit target.
- FREH implements Futureal's first residential rental investment in Germany (the acquisition of 5 buildings in Kaiserslautern) with an Israeli partner.
- A highly structured mezzanine discount loan investment by FREH into Caelum's stake in the massive, 70.000 sqm GLA ParkLake Plaza shopping center development joint venture with Sonae Sierra in Bucharest, Romania.

2016

FULL SPEED AHEAD, A FINANCIAL INNOVATION TO DRIVE CORDIA AHEAD – THE SECURITIZATION OF PROJECT DEVELOPMENTS

- Handover and exit of Nokia Skypark and Sziget Center, producing exceptional returns.
- Launch of the 2-phased Advance Tower office development in a joint venture with the landowner.
- As a major financial innovation, Gábor Futó with Rezső Ezer develop a securitization vehicle for Cordia's portfolios of de-risked residential development projects with major co-investments by local and international institutional investors. The model becomes the initial financial engine fueling the growth of Cordia.
- Establishment of CORDIA INTERNATIONAL ZRT. a newly created corporate entity focused on the Hungarian residential development activities of Futureal Group under FDH.
- Starting the sales of 1500 new smart homes in Budapest.

2017

FURTHER INTERNATIONAL EXPANSION

- Launching the development of the first phase of Budapest One, the largest office building in Budapest and the cornerstone project of the South Buda City Center traffic oriented urban regeneration project.
- Péter negotiates the "plaza stop" relief, allowing Futureal to develop Etele Plaza.
- Cordia enters Warsaw with the launch of Rodziewiczówny and Kopalniana projects and TriCity with the acquisition of Jaskowa Dolina project.
- Cordia enters Bucharest, Romania with the launch of the two phased Parcului 20 Projects.

2018

THE NEXT BIG DEAL, RECYCLING CAPITAL TO FUND FURTHER GROWTH

- Gábor negotiates the sale of all existing office buildings on Corvin Promenade to OTP real estate funds and forward sells Corvin 5 and Corvin 6 office buildings in the largest office deal ever completed in Hungary.
- Launching the construction works of Etele Plaza, the largest shopping center of Buda.
- Futureal exits Kaiserslautern and ParkLake Plaza, producing exceptional returns.
- Futureal becomes a founding investor of ARGO Properties N.V. with co-investors including Clal and Phenix Insurance companies. Argo becomes a rapidly growing German residential landlord, focused primarily on Leipzig and Dresden.
- Cordia launches a second securitization vehicle, now also with international projects and marches ahead with numerous residential projects.

2019

GETTING READY FOR THE CAPITAL MARKETS WHILE EXPANDING TO NEW MARKETS

- Strategic reorganization and internal merger of Futureal Group, changing the previous Hungary vs. International split into Residential vs. Commercial split and creating unified, recapitalized corporate forms ready for bond market access (initially planned in Poland).
- The newly merged and recapitalized Cordia International Zrt. becomes the residential holding owning all European residential operations (both the developments and the investments), while the newly formed Futureal Holding B.V. becomes the international commercial property investor and developer. Both entities adopt IFRS reporting standards and choose PwC as auditor.
- Cordia International Zrt. conducts its first bond issuance of a 7-year, 4% fixed coupon HUF denominated bond (HUF 44bn) with diverse group of 50 institutional investors participating in the landmark offering.
- Futureal sells Advance Tower to Erste real estate fund and completes the sale of of Corvin 5 and 6 office buildings to OTP real estate funds.
- Lead by Tibor Földi and Mauricio Mesa Gomez, Cordia enters Spain with the acquisition of two residential development sites on the Costa del Sol.
- Cordia enters Poznan with the purchase of the old Modena clothes factory in the city center.

2020

GEARING UP CORDIA, CREATING NEW REAL ESTATE PLATFORMS

- Gábor Futó and Rudolf Nemes agree to create a growth-oriented logistics development platform, HelloParks, initially focusing on the Hungarian market opportunity. A market-leading team is assembled.
- Despite the pandemic, Futureal Development secures large headquarters tenants for its next office projects: Vodafone for Budapest One 2nd phase and British Telecom for Budapest One 3rd phase. Long-term financing is secured for the development of these office buildings and near 0% long term swap rates are locked in.
- Taking advantage of the historically low interest rates, Cordia issues its second, 10-year, HUF denominated senior unsecured, 10-year fixed 3.5% coupon bond (HUF 40bn).
- Cordia implements a capital increase of the listed Polish developer POLNORD S.A. effectively taking control of the company at a very attractive valuation and securing a massive, albeit work-intensive land bank. Later on, Cordia takes full control of Polnord through a public tender offer and squeeze-out.
- Cordia enters the UK residential development market through the acquisition of BLACKSWAN PROPERTY, a primarily build-to-rent focused developer operating in Birmingham.
- Cordia enters the UK affordable housing market through the acquisition of ST. ARTHUR HOMES, a for-profit registered provider of social housing focusing primarily on the shared ownership market.
- The massive Marina City project land is purchased from CIB Bank's workout and funded in a highly structured deal taking advantage of the perfect storm timing when the covid pandemic haunts the markets and the VAT on newly built residential projects is increased to 27% from 6%. The preparation of the next Corvin-scale project is launched with the acquisition of a large land portfolio with 1.2 km of uninterrupted direct Danube waterfront and 2 metro station. The concept development and planning process of the 300.000 sqm MARINA CITY project is launched.
- An over 1m euro donation program is implemented to help cities cope with the challenges posed by the Covid-19 pandemic. The group moves to home office and introduces the Stay Safe initiatives.

2021

GEARING UP FUTUREAL, LAUNCHING AND GROWING NEW REAL ESTATE PLATFORMS

- Futureal locks in historically low interest rates by conducting 4 successful bond issuances, including a 10-year green bond and a 15-year bond, both HUF denominated, fixed rate senior unsecured bonds with coupons of 4% and 3.5% respectively in the total amount of over 300m euros.
- HelloParks is further capitalized by Futureal Holding B.V., strategic land positions are acquired around Budapest, supporting a close to 1.000.000 sqm GLA development pipeline and the "megapark" strategy is developed.
- Futureal Investment Partners is launched: Gábor Futó and Karol Pilniewicz agree to set up an opportunistic real estate investment management platform. A highly experienced investment team is assembled.
- Futureal Development secures IBM's headquarters as anchor tenant for the Corvin 7 office building. Long-term financing is secured.
- Futureal's largest retail project, Etele Plaza opens its doors.
- Cordia expands its UK social housing investments with the acquisition of AUXESIA HOMES a for-profit registered provider of social housing focused on the shared ownership and the affordable rentals tenures.
- ARGO is listed on the Tel Aviv Stock Exchange in a highly successful IPO.

2022

GROWING THE PLATFORMS, REACTING TO THE DOWNTURN AND THE NEW MACRO ERA

- Futureal Investment Partners acquires two shopping centers (Bemowo in Warsaw and Manhattan in Gdansk) as well as an office building (Wratislavia in Wrocław) for repositioning.
- HelloParks achieves leadership position and over 40% market share in the new logistics and industrial developments around Budapest. Megapark level, multi-phase financing agreements are signed with Erste, Raiffeisen and KBC Banks.
- Futureal Development hands over the remaining two phases of the Budapest One office building.
- Cordia hands over several major projects across Poland and Hungary, including Grand Corvin, the last residential building along Corvin Promenade and progresses the construction of thousands of apartments in the 5 countries where it operates.
- Marina City land development phase is completed after several land transactions and the achievement of a zoning plan, building permits are submitted for several phases.
- Tomasz Lapinski, Cordia's country manager in Poland, leads the intensive restructuring of Polnord S.A., including the land development of the strategic land plots in Warsaw and TriCity, the sale of the non-strategic land bank and the taking private of the company.
- Responding to Russia's war on Ukraine, over 1 million eur aid program is launched to help Ukrainian refugees and several internal initiatives are launched, including kindergarten, temporary accommodations (used by thousands of refugees), storage facilities to help cities with supplies, etc.
- Significant cash reserves are created in anticipation of stormy seas ahead.

2023

RECORD HOME SALES AND FURTHER INTERNATIONAL SUCCESS

- Futureal acquired the 40,000 sqm Lipowy Office Park complex in Warsaw as part of the company's "Office Impact Strategy" office repositioning initiative.
- The second and third phases of the Budapest ONE office building earned one of the highest sustainability certifications, BREEAM Excellent, after a comprehensive evaluation of the entire development process.
- The Psota Irén Memorial Park and its stainless steel sculpture were inaugurated at the entrance of the Corvin Innovation Campus, extending the Corvin Promenade.
- Cordia International sold its 10,000th apartment this year. This milestone, achieved in nearly two decades of operation, provides homes for around 17,000 residents.
- More than two months ahead of schedule, Cordia has completed the construction of its first luxury residential development in Spain, Jade Tower, which consists of 116 luxury apartments.
- As part of its UK urban regeneration project, Cordia UK has completed the renovation of the listed building that houses its local headquarters, located in Birmingham's Jewellery Quarter.
- HelloParks Maglód MG3 is the first in Hungary to earn BREEAM sustainability standard's most stringent Outstanding certification in the New Construction category among industrial properties in Hungary.

2024

SPECTACULAR ANNOUNCEMENTS AND THE BIRTH OF A RIVERSIDE URBAN DISTRICT

- Futureal Investment Partners has sold two buildings of the Lipowy Office Park complex in Warsaw to the investment fund manager 1 Asset Management.
- János Gárdai, as CEO of Futureal Development and Shared Services Partnership, as well as Group Asset Management Director, supports the continued growth of the group.
- The Budapest ONE office building has received the highest, gold-level certification from Access4You, recognizing its full accessibility.
- The final two phases of Budapest ONE have achieved the highest, Platinum-level WELL Core certification.
- Futureal Energy, the group's energy trading and investment division, is installing energy storage power plants with a total capacity of 4 MW and 8 MWh storage capacity in Maglód and Fót.
- In the spring, Cordia launched Marina City, one of the largest urban regeneration projects in decades. More than 2,500 apartments will be built on a 14-hectare, car-free site on the shores of Újpest Bay in Budapest. The company also announced the launch of the second phase of Marina City in the autumn.
- Cordia UK has demonstrated outstanding activity in the UK rental market. The company has commenced construction on its first UK rental housing project, The Lampworks. In addition, planning permission has been granted for the company's first-ever shared living project, The Bradford Works, which will consist of 54 self-contained en-suite studios and a number of communal spaces.
- Cordia's first development in Spain, the 116-apartment Jade Tower, has won the Luxury Apartment of the Year award in the sustainability category of Luxury Lifestyle Awards.
- Cordia Polska Finance has completed its second bond issue on the Catalyst platform of the Warsaw Stock Exchange (WSE). The company placed bonds totalling PLN 120.4 million, with a maturity of 3.5 years and a variable interest rate.
- HelloParks' FT1 warehouse facility in Fót is the first in the industrial real estate segment in Hungary to officially comply with the EU taxonomy requirements for sustainable investments.
- HelloParks outreaches 400,000 sqm of delivered industrial warehouse spaces, making the company the third-largest industrial real estate developer in Hungary in terms of portfolio size.

2025

GREENER PORTFOLIO, ACCELERATING INTERNATIONAL EXPANSION

- Futureal Group's entire domestic office, retail and industrial real estate portfolio has switched to green energy, and all newly launched residential projects are also being developed using green energy.
- Futureal Energy Partners, the group's business line engaged in electricity trading and the full-scale implementation of energy investments, is embarking on international expansion.
- Celebrating its fifth anniversary, HelloParks is completing the development of more than 500,000 sqm of warehouse space in the Budapest metropolitan area.
- Cordia is expanding its portfolio with more than 1,000 new residential units, representing nearly 120,000 sqm of development.
- International credit rating agency Scope Ratings has reaffirmed the BB- rating of Futureal Development Holding Kft. and Futureal Holding B.V., and revised the outlook of both companies to stable.
- The Corvin Innovation Campus office building has also achieved the WELL Core Platinum certification recognizing its people-focused design approach.
- Based on operational performance, the second phase of the Budapest ONE office building has obtained the highest BREEAM In-Use Outstanding sustainability rating.
- Futureal has reached an agreement with a three-bank lending consortium on the refinancing of Etele Plaza's loans and the provision of a new credit facility.
- ERSTE Open-Ended Real Estate Investment Fund closed the largest transaction of the decade with the acquisition of two warehouse buildings at HelloParks.
- The next, structurally completed phase of the Corvin Innovation Campus office complex will be converted into a residential building under the name Corvin Campus by Cordia.

- Cordia is laying the foundation stone of the 360° by Cordia project offering 500 homes on the Costa del Sol, the Spanish Riviera.
- Cordia is launching the development of The View, a 99-unit waterfront residential project in Fonyód on the shores of Lake Balaton.



CO-FOUNDERS



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Co-founder and Shareholder,
Futureal Group



Dr. Péter FUTÓ
Co-founder and Co-owner
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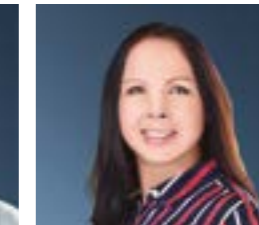
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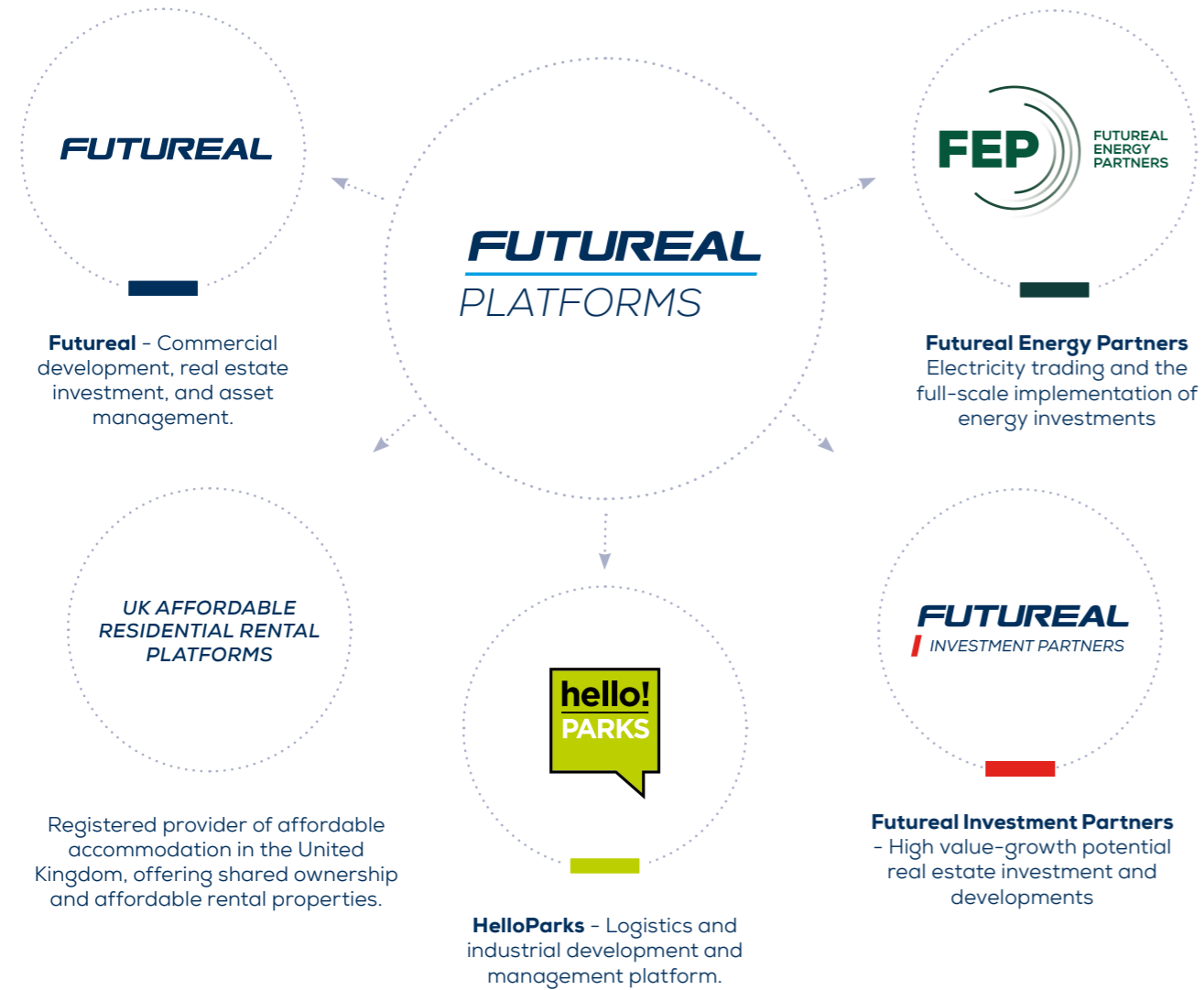


Dóra VÁMOSI
Asset Management Director, Futureal



Csaba ZOVÁT
Group CFO, Futureal & HelloParks

Futureal Platforms - focuses on income-producing real estate and energy assets, organised under multiple business lines.





FUTUREAL GROUP

Large-scale
urban development
projects



Before

Corvin Quarter Urban Regeneration Corvin Promenade Portfolio

- **500,000 sqm** newly-built area
- **€920 M** development value
- **€72 M** spent on public programmes
- **1,100+** families relocated
- **2,700+** new apartments
- **130,000 GLA** of office buildings
- **45,000 sqm** of retail areas
- **25 buildings** renovated

After



ULI Urban Land Institute
2014 GLOBAL AWARD FOR EXCELLENCE WINNER
CORVIN PROMENADE BUDAPEST HUNGARY

EUROPEAN COMMERCIAL PROPERTY AWARDS
in association with Bloomberg TELEVISION
BEST MIXED USE DEVELOPMENT EUROPE
Corvin Promenade Project by Futureal Group
2010



Corvin Promenade portfolio

- Art Residence House
- Cordia City Garden
- Cordia Fontana House
- Cordia Park Residence
- Cordia Premier House
- Cordia Sun Resort
- Corvin Átrium
- Corvin Corner
- Corvin Crystal Tower
- Corvin Garantiqa Tower
- Corvin Innovation Campus
- Corvin One
- Corvin Panorama
- Corvin Sétány
- Corvin Technology Park
- Grand Corvin by Cordia
- Granite Tower
- Life 1
- Nokia Skypark

Large-scale urban development projects

South-Buda City Centre



Budapest ONE



Etele Plaza



Hungary's largest multi-modal transport intersection

- Kelenföld railway station
- M4 metro station
- 86 bus and tram lines
- M1-M7 motorways (three direct exits)

ICONIC NEW OFFICE HUB

Latest dominant shopping centre of Hungary



Large-scale urban development projects

MARINA CITY

Be part of the next iconic major urban regeneration

LARGE-SCALE MIXED-USE URBAN RENEWAL PROJECT ALONG THE DANUBE RIVER

- **In one of the most stunning parts of District 13 in Budapest**
- **1.2 km** of waterfront
- **90,000 sqm** green space
- **300,000 sqm** area
- **2,500 residential** homes
- **Right next** to the main office corridor
- **Direct access** to two metro stations at the two ends of the project





Wilanów

- 📍 Kraków, Poland
- 🏠 Homes in five phases: 1,731
- 🏠 Residential development: 73,200 sqm
- 🛒 Retail: 1,750 sqm
- 🌿 Green space: 41,000 sqm



Modena

- 📍 Poznań, Poland
- 🏠 Homes in four phases: 725
- 🏠 Residential development: 3,000+ homes
- 🛒 Retail: 2,200 sqm
- 🌿 Green space: 8,500 sqm
- 📐 Plot: 21,000 sqm



Jewellery Quarter / Great Hampton Street

- 📍 Birmingham, United Kingdom
- 🏠 Homes: 1,500+
- 🏠 Residential development: 100,000 sqm
- 🛒 Commercial 35,000 sqm

COMPLETED

| | PROJECTS | GLA | VALUE mEUR |
|----------|----------|---------|------------|
| ▶ Office | 20 | 255,404 | 808 |
| ▶ Retail | 7 | 192,600 | 717 |



UNDER DEVELOPMENT

| | PROJECTS | GLA | VALUE mEUR |
|----------|----------|--------|------------|
| ▶ Office | 3 | 36,317 | 56.7 |



UNDER PREPARATION

| | PROJECTS | GLA | VALUE mEUR |
|----------|----------|---------|------------|
| ▶ Office | 5 | 101,500 | 405.7 |



TOTAL

| | PROJECTS | GLA | VALUE mEUR |
|--|----------|---------|------------|
| | 35 | 584,716 | 1,988 |



FUTUREAL

Europe's leading commercial real estate developer with almost 30 completed projects internationally



We are proud to serve our partners





Corvin Offices
Corvin One
 Budapest, Hungary
 17,900 sqm GLA
 Completion date: 2008



Corvin Offices
Crystal Tower
 Budapest, Hungary
 6,900 sqm GLA
 Completion date: 2010



Corvin Offices
Panorama Tower
 Budapest, Hungary
 7,400 sqm GLA
 Completion date: 2010



Corvin Offices
Corvin Corner
 Budapest, Hungary
 6,200 sqm GLA
 Completion date: 2015



Corvin Offices
Granite Tower
 Budapest, Hungary
 6,600 sqm GLA
 Completion date: 2010



Corvin Offices
Garantiqa Tower
 Budapest, Hungary
 3,400 sqm GLA
 Completion date: 2010

Corvin Offices
Nokia Skypark - Nokia R&D headquarter
 Budapest, Hungary
 25,000 sqm GLA
 Completion date: 2016



Corvin Offices
Corvin Technology Park Phase 1-2
 Budapest, Hungary
 27,400 sqm GLA
 Completion date: 2019





Vision Towers North

Budapest, Hungary

🏠 11,100 sqm GLA

📅 Completion date: 2014



Vision Towers South

Budapest, Hungary

🏠 9,100 sqm GLA

📅 Completion date: 2014



Advance Tower Phase 1-2

Budapest, Hungary

🏠 20,000 sqm GLA

📅 Completion date: 2018



Budapest ONE Phases 1-2-3

Budapest, Hungary

66,000 sqm GLA

Completion date: 2020, 2022



EU TAXONOMY





Corvin Innovation Campus

Budapest, Hungary

17,500 sqm GLA

EU TAXONOMY





ETELE Plaza

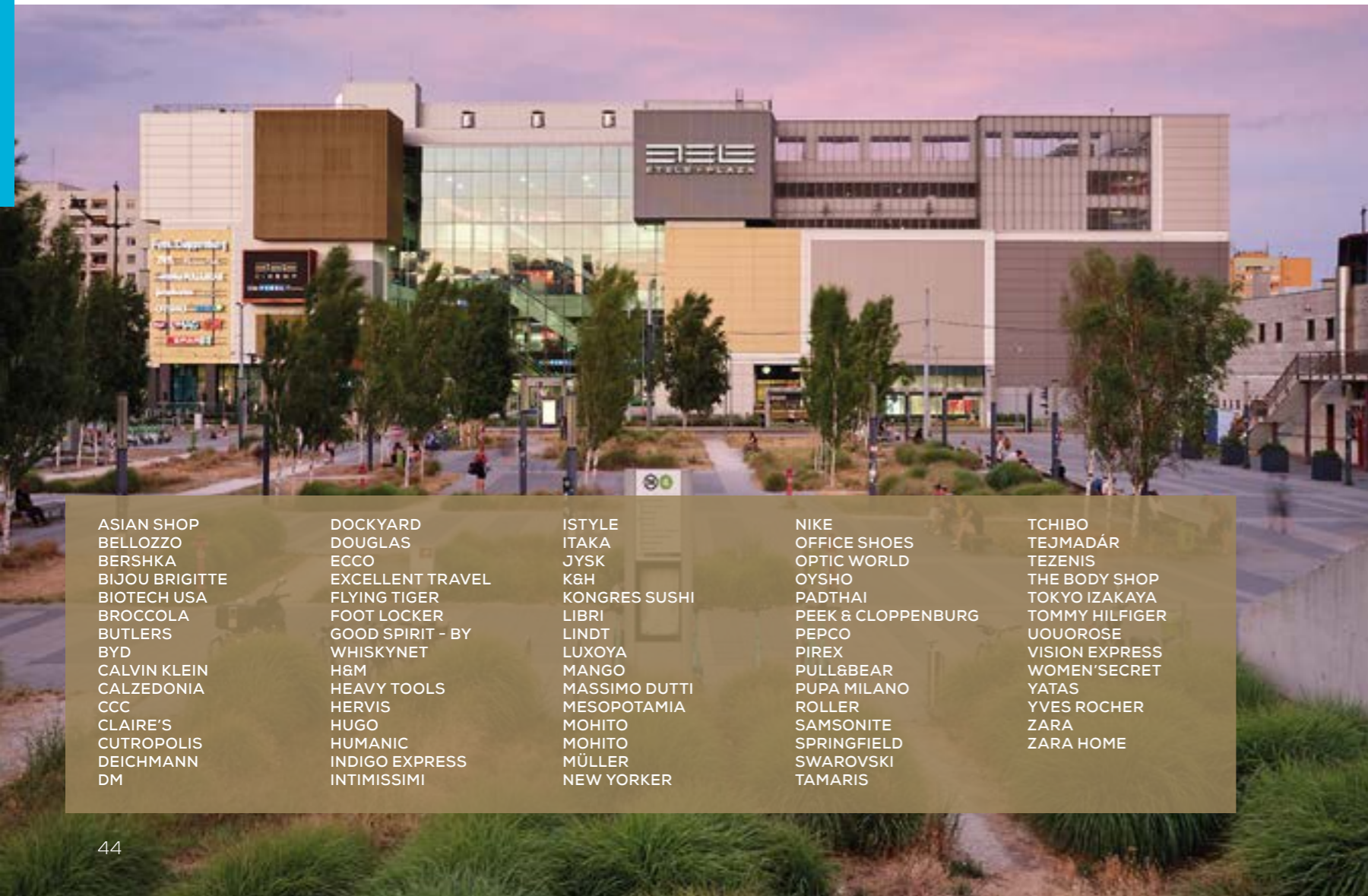
Budapest, Hungary

55,000 sqm GLA

Completion date: 2021



EU TAXONOMY



- | | | | | |
|----------------|------------------|---------------|--------------------|----------------|
| ASIAN SHOP | DOCKYARD | ISTYLE | NIKE | TCHIBO |
| BELLOZZO | DOUGLAS | ITAKA | OFFICE SHOES | TEJMADÁR |
| BERSHKA | ECCO | JYSK | OPTIC WORLD | TEZENIS |
| BIJOU BRIGITTE | EXCELLENT TRAVEL | K&H | OYSHO | THE BODY SHOP |
| BIOTECH USA | FLYING TIGER | KONGRES SUSHI | PADTHAI | TOKYO IZAKAYA |
| BROCCOLA | FOOT LOCKER | LIBRI | PEEK & CLOPPENBURG | TOMMY HILFIGER |
| BUTLERS | GOOD SPIRIT - BY | LINDT | PEPCO | UOUROSE |
| BYD | WHISKYNET | LUXOYA | PIREX | VISION EXPRESS |
| CALVIN KLEIN | H&M | MANGO | PULL&BEAR | WOMEN'S SECRET |
| CALZEDONIA | HEAVY TOOLS | MASSIMO DUTTI | PUPA MILANO | YATAS |
| CCC | HERVIS | MESOPOTAMIA | ROLLER | YVES ROCHER |
| CLAIRE'S | HUGO | MOHITO | SAMSONITE | ZARA |
| CUTROPOLIS | HUMANIC | MOHITO | SPRINGFIELD | ZARA HOME |
| DEICHMANN | INDIGO EXPRESS | MÜLLER | SWAROVSKI | |
| DM | INTIMISSIMI | NEW YORKER | TAMARIS | |



Corvin Promenade

Urban Regeneration

Budapest, Hungary

10,000 sqm GLA

Corvin Plaza

in partnership with Klépierre

Budapest, Hungary

33,900 sqm GLA



Gold Plaza

in partnership with Immofinanz

Baia Mare, Romania

34,500 sqm GLA

Nova Park

in partnership with Caelum Development

Gorzów Wielkopolski, Poland

33,000 sqm GLA





FUTUREAL
INVESTMENT PARTNERS

High value-growth
potential real estate
investments and
developments



Antares
10,368 sqm GLA
Warsaw, Poland



Spectrum
6,436 sqm GLA
Glasgow, Scotland



Wratislavia Tower
12,000 sqm GLA
Wrocław, Poland



Galeria Bemowo shopping centre
30,345 sqm GLA
Warsaw, Poland



Lipowy
40,000 sqm GLA
Warsaw, Poland



Manhattan Shopping Centre
25,570 sqm GLA
Gdańsk, Poland

COMPLETED

11 500,000 549
BUILDINGS GLA VALUE mEUR



UNDER DEVELOPMENT

1 46,000 51
PROJECTS GLA VALUE mEUR



UNDER PREPARATION

10 368,000 405
PROJECTS GLA VALUE mEUR



TOTAL

22 913,000 1004
PROJECTS GLA VALUE mEUR



HelloParks is an innovative industrial real estate development company, which offers comprehensive, client-centred solutions from land development through building construction to site maintenance.



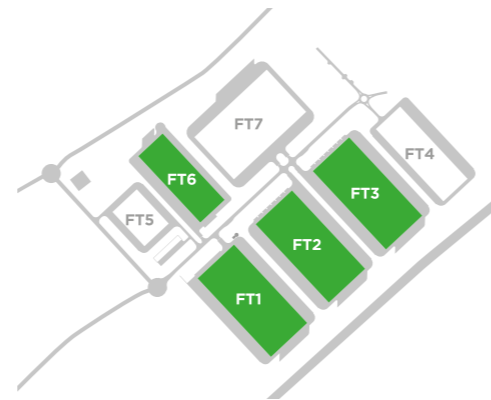
HelloParks uses environmentally friendly, sustainable, and high-quality engineering solutions to create futuristic megaparks which perks provide long-term value for its partners. Since its foundation, HelloParks has been present in four locations, Maglód, Fót, Páty and Alsónémedi where it works on the development of more than 1 million sqm of warehouse and industrial space on a total of 244 hectares.



HelloParks Fót

- Park size: **57 hectares**
- Development potential: **254,000 sqm**
- 1.5 km to train station
- 35 km to airport

- Highway M0: 1 km
- Highway M3: 1.5 km
- 4 completed buildings



HelloParks Fót Buildings

Building FT1



- Building size: **46,000 sqm**
- Building type: **BigBox**
- Completed building
- 100% occupied

EU TAXONOMY

Building FT2



- Building size: **46,000 sqm**
- Building type: **BigBox**
- Completed building
- 100% occupied

EU TAXONOMY

Building FT3



- Building size: **46,000 sqm**
- Building type: **BigBox**
- Completed building
- 100% occupied



Building FT6



- Building size: **26,000 sqm**
- Building type: **CityFlex**
- Completed building
- 100% occupied

EU TAXONOMY





Legend for building status:

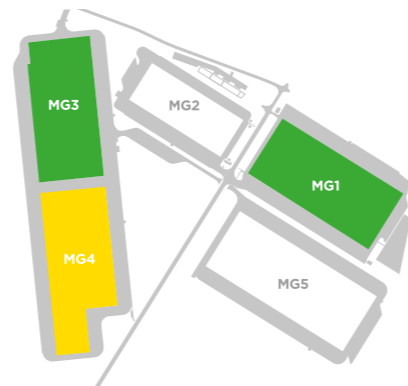
- Fully let (Green square)
- Available (Yellow square)
- Under construction (Orange square)
- Sold (Blue square)



HelloParks Maglód

- Park size: **46 hectares**
- Development potential: **213,000 sqm**
- 2 km to train station
- 9 km to airport

- Highway M0: **0 km**
- Highway M4: 5 km
- 2 completed buildings
- 1 building under construction



Building MG1

- Building size: **46,000 sqm**
- Building type: **BigBox**
- Completed building
- 100% occupied

Building MG3

- Building size: **45,000 sqm**
- Building type: **BigBox**
- Completed building
- 100% occupied

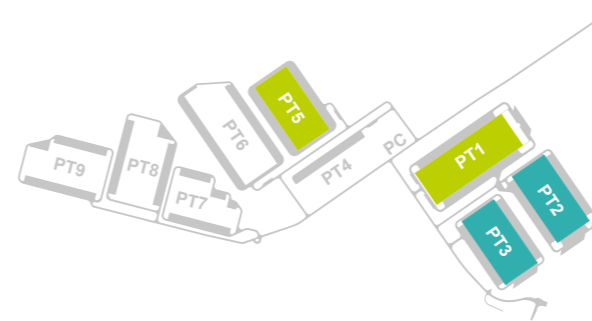
Building MG4

- Building size: **46,000 sqm**
- Building type: **BigBox**
- Under construction

HelloParks Páty

- Highway M0: 6 km
- Highway M1: **0 km**
- 4 completed buildings

- Park size: **87 hectares**
- Development potential: **381,000 sqm**
- 3 km to train station
- 40 km to airport



Building PT1

- Building size: **58,000 sqm**
- Building type: **BigBox**
- Completed building

Building PT2

- Building size: **42,000 sqm**
- Building type: **BigBox**
- Completed building
- 100% occupied

Building PT3


- Building size: **42,000 sqm**
- Building type: **BigBox**
- Completed building





Building PT5




- Building size: **42,000 sqm**
- Building type: **BigBox**
- Completed building

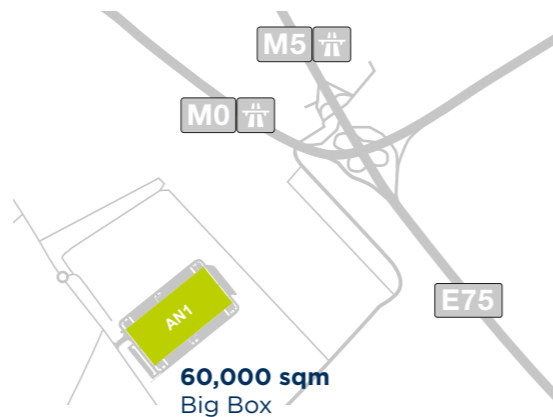


HelloParks Alsónémedi

Available 

-  Park size: **13 hectares**
-  Development potential: **60,000 sqm**
-  8 km to train station
-  25 km to airport

-  Highway M0: 6 km
-  Highway M5: 10 km
-  1 completed building



Building AN1



- Building size: **60,000 sqm**
- Building type: **BigBox**
- Completed building



Professional Together
With love

HelloZero

Sustainability plays a defining role in our activities. We focus on reducing greenhouse gas emissions, improving energy savings, and targetting carbon neutrality. In addition to protecting the environment, we are also committed to mental and physical health preservation and social responsibility. That is why our ESG targets have been defined to achieve the climate goals set by the United Nations and our detailed climate neutrality roadmap has been developed until 2035.

This includes that we develop our buildings from the design stage to meet the highest, Outstanding level of the **BREEAM** New Construction category, and the requirements of the **EU Taxonomy**. Furthermore, from 2025, we are already using 100% renewable energy on all our new buildings. By 2030 we are to decrease our developments' embodied carbon by 50% compared to our base values.

Our ultimate goal is to achieve climate neutrality in the entire supply chain in relation to Scope 1, 2, and 3 emissions by 2050.



EU TAXONOMY







Futureal Energy Partners

Electricity trading and full-scale implementation of energy investments

Futureal Energy Partners is an energy company specializing in electricity trading and the full-scale development of energy investment projects. Our mission is to contribute to the European Energy Transition by accelerating the deployment of renewable energy through targeted investments.

Futureal Energy Partners delivers end-to-end renewable energy solutions, from project origination and development to delivery and long-term operations across Europe. Combining financial expertise, EPC capabilities, electricity trading, and asset management, the company maximises project value while optimising performance and capital structure.



| PROJECT | TECHNOLOGY | CAPACITY (MW) | CONSTRUCTION COST (€M) | EST. DATE OF PROJECT COMPLETION |
|-----------|-------------------------------|--------------------|------------------------|---------------------------------|
| POLAND 1* | WIND | 50+ | 80+ | H1-2027 |
| POLAND 2* | BATTERY ENERGY STORAGE SYSTEM | 3,000+ | 900+ | H1-2029 |
| HUNGARY | HYBRID (SOLAR + BESS) | 50MW PV, 50MW BESS | 30+ | Q1-2028 |
| FINLAND | BATTERY ENERGY STORAGE SYSTEM | 130+ | 40+ | H1-2027 |



Auxesia Homes

🏠 1,000+ homes target portfolio 📍 Various locations in the North and North-West of England



St. Arthur Homes

🏠 1,000+ homes target portfolio 📍 Various locations in the South and South-East of England



COMPLETED

70

PROJECTS

11,426

UNITS

1,319

VALUE mEUR



UNDER DEVELOPMENT

17

PROJECTS

2,266

UNITS

831

VALUE mEUR



UNDER PREPARATION

53

PROJECTS

9,467

UNITS

2,440

VALUE mEUR



TOTAL

140

PROJECTS

23,159

UNITS

4,590

VALUE mEUR



CORDIA
INTERNATIONAL



The leading regional residential developer of CEE

Cordia International, a member of the Futural Group, is a prominent residential developer in the Central Eastern European region. With two decades of industry experience, we specialise in investing and developing residential properties.

We have a strong and well-known brand and presence in the mid- and mid-to-high segments of the for-sale market in Hungary, Poland and Romania, while we are also undertaking two projects in Spain. In the United Kingdom, our company has acquired Blackswan Property as well and will provide affordable housing services through registered housing providers in collaboration with its local strategic partner Matter Real Estate. Cordia has sold more than 11,000 apartments over the last two decades.





MARINA CITY
by CORDIA



Marina City

 2,500 homes





Corvin Promenade

🏠 2,700 homes





Millennium Quarter

Akadémia Garden  307 homes



Millennium Quarter

Woodland 1-2-3

 778 homes



Millennium Quarter

Millennium Residence 1-2-3

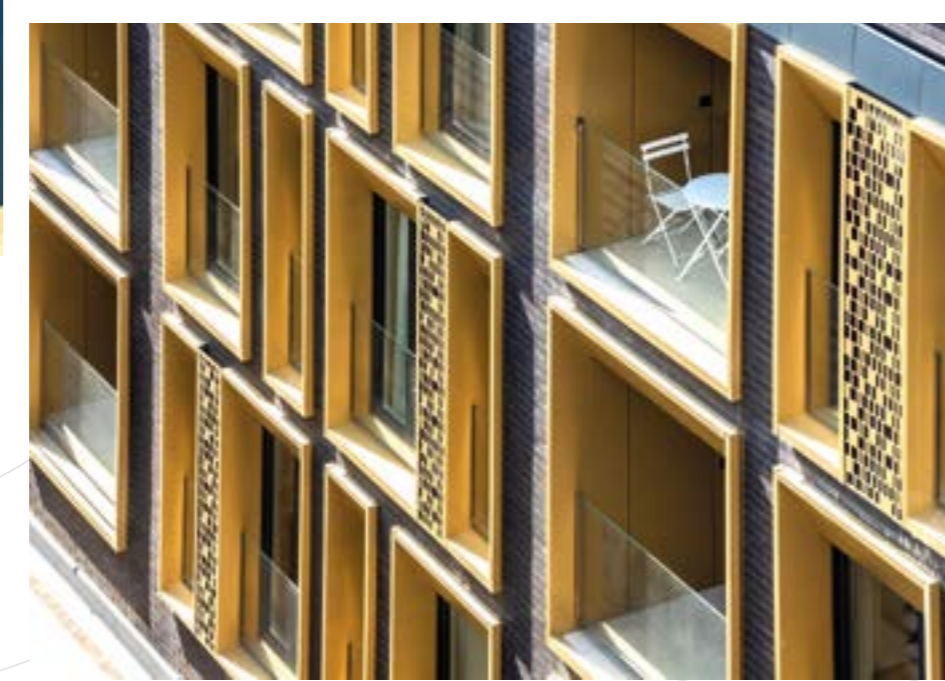
 575 homes



Grand Corvin 1, 2

 553 homes





Grand'Or

107 homes



KAPÁS 21
by CORDIA



Kapás 21

98 homes



Sasad Resort
HILL



Sasad Resort
HILLTOP



Sasad Resort
SUN



Sasad Resort
PANORAMA




Sasad Resort
SUNLIGHT



Sasad Resort
SUNRISE



Sasad Resort

 677 homes



Naphegy 12

 41 homes



i6 Residence

 162 homes



Centropolitan
139 homes



Cordia Art Residence
54 homes



Cordia City Garden
346 homes



Marina Garden
275 homes



Marina Life
413 homes



Marina Portside
287 homes



Cordia Fontana House
240 homes



Cordia Park Residence 1. 2
474 homes



Cordia Premier House
180 homes



Rózsa 55
157 homes



Terrace Residence
268 homes



Thermal Zugló
666 homes



Cordia Sun Resort
284 homes



Corvin Átrium 1, 2
533 homes



Corvin Next
100 homes



Universo
273 homes



Young City
572 homes



Woodland 1
257 homes

Find your dream home!



Cordia Thermal Zugló 5
199 homes



Woodland 2
269 homes



Sasad Resort Sky
128 homes



Marina City 1-2-3-4
540 homes



Sasad Resort Sungate
135 homes



Sasad Resort Park
67 homes



Corvin Campus

 205 homes


CORVIN
CAMPUS
by CORDIA




THE VIEW
by CORDIA



The View
Fonyód, Lake Balaton
 108 homes



Fantazja

147 homes
Warsaw

Horyznt Praga

164 homes
Warsaw

Supernova

184 homes
Kraków



Villa Jaśkowa Dolina 1-2

215 homes
Gdańsk



Modena 1

262 homes
Poznań



Leśna Sonata

108 homes
Sopot



Hi Mokotów
224 homes
Warsaw

Modena 2
199 homes
Poznań



Haffnera Residence
84 homes
Sopot



Craft
94 homes
Kraków





Nightingale Park

125 homes
Bucharest

**Parcului20,
First Phase**

265 homes
Bucharest



**Parcului20,
Second Phase**

220 homes
Bucharest



Centropolitan

274 homes
Bucharest





Jade Tower

 116 homes

 Fuengirola



360° by Cordia

 650 homes

 Mijas





The Gothic

14 homes

Birmingham



The Bank

Birmingham



The Lampworks

148 homes
Birmingham

Mott Street

179 homes
Birmingham



Bradford Works

54 homes
Birmingham



Moseley Street

366 homes
Birmingham



Realising future with sustainability in mind



We ensure that our developments create lasting value, enhance local identity and improve quality of life

This is why sustainability is a key element in everything that Futureal does, encompassing not only environmental protection but also the preservation of people's mental and physical health and a broader social responsibility. These aspects are taken into account throughout all the phases of the development, operations and investments.



Futureal Group's ESG policy includes:



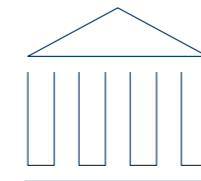
Environmental matters

- Achieving sustainable building certification at least at the level of BREEAM Outstanding and Excellent for commercial buildings and WELL Platinum Requirements for new office buildings.
- The ISO 14001:2015 environmental management system is a new goal to be followed, as HelloParks has implemented the system in logistics developments. Etele Plaza Üzemeltető Kft., responsible for the operation of Etele Plaza, and FR Management Partnership C.V. Magyarországi Fióktelepe, responsible for the operation and development of Hungarian office buildings, have also adopted this system.
- Investment decisions consider the guidance of the Green Finance Framework.
- We strive to carry out our developments in accordance with the requirements of the EU Taxonomy. Several of our projects have already undergone the EU Taxonomy technical criteria screening conducted by the Hungarian Green Building Council (HuGBC).



Social aspects

- Providing dynamic, inclusive, diverse and challenging working environment.
- Promoting adequate work-life balance.
- Health and well-being at the centre of attention of any work and operation-related decisions.
- Protection of human rights and welfare is deeply in the company's DNA.
- In our developments we strive to implement accessibility at the highest possible level for individuals with any type of disability. Our efforts are validated by Access4You Gold level Certifications in the commercial portfolio.



Governance

(including ethics and compliance)

- Promoting transparency, risk management and oversight of our business operations at all levels.
- Strong corporate governance structure.
- Accountable management.
- Strong ethics and compliance code.

At Futureal we believe in setting a good example by supporting sustainable development

Both Futureal Holding's and Cordia International's Green Finance Frameworks (the "Frameworks") have been developed in alignment with the ICMA Green Bond Principles 2021 ("GBP") and the LMA Green Loan Principles 2021 ("GLP") and have been published in February 2021 (Futureal) and October 2022 (Cordia) both supported and audited by Sustainalytics' Second Party Opinions (the "SPOs"). All up-to-date versions of the Frameworks and the SPOs are published on the respective websites of our group companies.



(<https://www.futurealgroup.com/en/futureal-holding#bonds/green-finance-framework> & <https://cordiahomes.com/investor-relations#green-finance-framework>)

The Frameworks are applicable for the issuance of Green Financing instruments including Green Bonds and Green Loans where net proceeds will be exclusively applied to finance or refinance, in part or in full, new and/or existing Eligible Assets with clear environmental benefits.

The Group's first ten year term, fixed coupon, unsecured, amortising corporate Green Bonds (FUTURE2031) were issued by Futureal Development Holding Kft. as issuer guaranteed by the parent company Futureal Holding B.V. on March 23, 2021, within the Bond for Growth Program of the National Bank of Hungary by issuing (including a consecutive tap issue) a total HUF 63.05 billion face value cutting back the total bid value in excess of nearly HUF 70 billion. The bonds are traded on Budapest Stock Exchange's XBOND platform.

Futureal recently managed to issue its second Green Bond with a 15-year maturity in an amount of €125 million in a private

placement, also being an unsecured, amortising corporate Green Bond.

Cordia International had also taken the decision to approach the capital market with its first Green Bonds to attract financing for Cordia's residential developments in all countries of the operation that not only meet but overperform the criteria set in Cordia's Green Finance Framework but are also in line with the EU Taxonomy and the relevant national taxonomies set for residential green-field developments.

The use of proceeds from the above Green Bonds are and will be regularly / annually published in a "Green Finance Allocation Table" as part of the Group's audited annual report which can be any time searched on their websites. We are proud to have listed already the first green (BREEAM) certified industrial/logistics properties alongside our green category A office buildings and shopping centre.



CSR policy

Over the last two decades Futureal Group has been involved in numerous charity activities to support communities in need. There was a strong focus on encouraging employees to actively contribute to good causes and be part of the solution by participating in numerous social initiatives, e.g. painting schools and charity runs.

Futureal Group supported the fight against the pandemic in Hungary, Romania and Spain with more than HUF 300 million. Also pledged HUF 50 million to support the measures of Budapest.

Our group has made several commitments to help refugees from Ukraine including a donation of HUF 300 million to support humanitarian projects in three countries: Hungary, Poland and Romania. Our company is working with numerous humanitarian aid and medical organisations that help rescue people from Ukraine.

Futureal Group ensures that its projects create lasting value, strengthen local identity, and enhance the quality of life in the communities where it operates. Its members – Futureal, Cordia, and HelloParks – are committed to social responsibility, making a positive impact by supporting those in need. For more than two decades, the group has actively contributed to communities through various charity initiatives, placing a strong emphasis on employee engagement in meaningful social causes. Supporting local communities is a fundamental pillar of its CSR strategy. In collaboration with its partners, Futureal Group is proud to contribute to initiatives that support children’s development and education, helping to create a brighter future for younger generations.

By leveraging the synergy of its members, the group has developed green and recreational public spaces across Europe. Futureal and Cordia go beyond individual buildings: their urban regeneration projects, such as Corvin Promenade in Budapest and Marina City, seamlessly integrate residential, office, and leisure functions into vibrant, people-centred environments. Through thoughtful planning and sustainability-driven design, these districts provide healthier urban living while reducing environmental impact. As part of its ESG commitment, the group plants a tree for every ten employees of tenants moving into its office buildings, resulting in the addition of hundreds of trees across multiple locations.

HelloParks actively supports social causes, contributing to children’s well-being, funding organizations that aid underprivileged groups, and donating to municipalities in Alsónémedi, Fót, Maglód, and Páty for educational and recreational projects. It also promotes sports and culture, sponsoring local events and community programs. Additionally, HelloParks played a key role in preserving national heritage, supporting the restoration of archaeological findings in Páty.



Green certifications



Budapest ONE, Phase 1.
BREEAM New Construction
Very good at Final Stage
April 2021



Budapest ONE, 1.
Well Platinum
2022



Budapest ONE, Phase 2.
BREEAM New Construction
Excellent at Final Stage
July 2023



Budapest ONE, Phase 3.
BREEAM New Construction
Excellent at Final Stage
June 2023



Budapest ONE, 1-2-3.
Access4You
Gold
2024



Budapest ONE, Phase 1.
BREEAM In-Use
Outstanding
February 2026



Budapest ONE, Phase 2.
BREEAM In-Use
Outstanding
September 2025



Budapest ONE, Phase 3.
BREEAM In-Use
Outstanding
February 2026

EU TAXONOMY

Budapest ONE, 2-3.
EU Taxonomy
2024



Budapest ONE, Phase 1.
GRESB 81%
2025



Budapest ONE, Phase 2.
GRESB 83%
2025



Budapest ONE, Phase 3.
GRESB 84%
2025



Budapest ONE, Phase 1.
Well Platinum
2022



Budapest ONE, Phase 2.
Well Platinum
2024



Budapest ONE, Phase 3.
Well Platinum
2024



Green certifications



Etele Plaza
Access4You
Gold
2024



Etele Plaza
BREEAM New Construction
Very good at Final Stage
December 2022



Etele Plaza
BREEAM In-Use
Outstanding
September 2025



Corvin Technology Park
WELL Building Institute
Gold
2021



Etele Plaza
GRESB 87%
2025

Green certifications



HelloParks Maglód MG1
BREEAM New Construction
Excellent
First industrial building in Hungary
September 2022



HelloParks Maglód MG3
BREEAM New Construction
Outstanding
First industrial building in Hungary
January 2023



HelloParks Páty PT1
BREEAM New Construction
Outstanding
February 2025



HelloParks Páty PT3
BREEAM New Construction
Outstanding
May 2025



Corvin Innovation Campus
Well Platinum
March 2025



Corvin Innovation Campus
Access4You
Gold
2023



Corvin Innovation Campus
BREEAM New Construction
Excellent at Final Stage
May 2024



Advance Tower, Phase 1-2.
WELL Core Certification
Gold
2022



Corvin Innovation Campus
GRESB 80%
2025



HelloParks Fót FT6
BREEAM New Construction
Outstanding
April 2024



HelloParks Fót FT1
BREEAM New Construction
Excellent
September 2024



HelloParks Fót FT2
BREEAM New Construction
Outstanding
January 2025



HelloParks Páty PT2
BREEAM New Construction
Outstanding
February 2025



Corvin Innovation Campus
BREEAM New Construction
Excellent
May 2024



Corvin Innovation Campus
BREEAM In-Use
Outstanding
March 2026



Wratislavia Tower
BREEAM In-Use
Excellent at Final Stage
April 2024

EU TAXONOMY

Corvin Innovation Campus
EU Taxonomy
2024

EU TAXONOMY

Etele Plaza
EU Taxonomy
2024

EU TAXONOMY

HelloParks Fót FT1
EU Taxonomy
First industrial building in Hungary
October 2024

EU TAXONOMY

HelloParks Fót FT2
EU Taxonomy
January 2025

EU TAXONOMY

HelloParks Fót FT6
EU Taxonomy
January 2025



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



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



2014 - ULI Global Awards for Excellence
 Urban Land Institute
Corvin Promenade



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

2006-2007-2008 Developer of the year
 newly built residential units
Budapest
 survey by Ecorys
Cordia Magyarország Zrt.

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

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

2010 Fiabci Property Development Award
 FIABCI Hungary
Corvin Promenade

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

2011 International Quality Crown Award London
Futureal Group,

2011 Public Awarded Office Building of the Year
 irda.hu
Corvin Offices

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

2014 EB OVO Award
 Ebovo Civic Organization
Corvin Promenade,

2015 Property Awards Transaction Deal of The Year
 Portfolio
Corvin Technology and Science Park

2015 Fiabci Real Estate Development Award Special Award
 FIABCI Hungary
Vision Towers

2015 Property Awards Project of The Year
 Portfolio
Corvin Corner

2015 Certificate of Merit of Construction Industry Award for Excellence
 The National Federation of Hungarian Building Contractors
Vision Towers

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

2016 Property Awards Best property development in Pest in the projects of a large number of apartments category
 Portfolio
Thermal Zugló 2

2016 Planned Project of the Year Tenant Voting
 www.office.hu
Budapest ONE

2017 Property Awards Best property development in Buda in the investments of 100 apartments or less category
 Portfolio
Kapás 21

2018 Property Awards Pest's best development in the category of developments with more than 100 apartments
 Portfolio
Marina Life

2018 European Property Awards Mixed-use Development category
 International Property Awards
Budapest ONE together with ETELE Plaza

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

2020 Office and Sustainable Development category
 FIABCI Hungary
Corvin Technology Park

2020 Real Estate Awards Planned Commercial Project of the Year
Etele Plaza

Awards

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2020 Real Estate Awards
Planned Residential Project
of the Year
Naphegy12

2021 CEE Investment Awards
Commercial project of the Year
Etele Plaza

2021 Property Awards
Special Award of the year
Portfolio
Etele Plaza

2021 Property Awards
Concept of the Year
Portfolio
TRIBE Budapest Central

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

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

2021 FIABCI
Special Award
Budapest ONE, Phase 1.

2022 Real Estate Awards
Special Award for Planned
Commercial Project of the Year
HelloParks Maglód Megapark

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

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

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

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

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

2022 CIJ Awards
Best Industrial/Warehouse
Development
HelloParks Maglód MG1

2022 Property Awards
Industrial Property
Development of the Year
HelloParks Fót FT1

2022 CRE Awards
Warehouse Project of the Year
HelloParks Fót FT1

2023 CIJ Awards
Best Warehouse Development
HelloParks Fót FT1

2023 CIJ Awards
Winner of the Best Residential
Development
Cordia - Grand Corvin 2

2023 CIJ Awards
Winner of the Leading Green
Building Development
Futureal - Budapest ONE 2-3

2023 CIJ Awards
Winner of the Best Office
Development over 20 000 sqm
Futureal - Budapest ONE 2-3

2023 European Property Awards,
Best Commercial & Manufacturing
Development in Hungary - Five
Star Award - HelloParks Páty PT1

2023 Az Év Irodája Office
Building of The Year
Budapest ONE

2023 CRE Awards
Warehouse/Industrial
developer of the Year
HelloParks

2023 CRE Awards
BTS Developer of the Year
HelloParks

2023 Property Awards
Industrial Project of the Year
HelloParks Páty

2024 Real Estate Awards
Commercial Development
of the Year
HelloParks Páty PT1

2024 Lifetime Achievement
Award
CRE Awards - Gábor Futó

2024 CIJ Awards Hungary
Developer of the Year
- Futureal

2024 Retailer of the Year Award
Store of the Year
Etele Plaza

2024 Retailer of the Year Award
Shopping Centre of the Year
Etele Plaza

2024 PPH Media Store
of the Year Award
Shopping Centre of the
Year in the Sustainability
Developments
Etele Plaza

2024 Property Awards
Residential Development
of the Year,
Naphegy12

2024 Property Awards
Concept of the Year,
Marina City

2024 CIJ Awards Hungary
Best Residential Buildup in
Development of the Year,
Marina City

2024 European Property Awards
Best Smart Home in Spain
Jade Tower

2024 European Property Awards
Best Sustainable Residential
Development in Spain
Jade Tower

2024 Luxury Lifestyle Awards
in the "Best Sustainable
Luxury Residential"
Jade Tower

2024 Real Estate Awards
Commercial Project of the Year
HelloParks Páty PT1

2024 HOF Awards
Best Industrial/Warehouse
Development of the Year
HelloParks Páty PT1

2024 CRE Awards
Warehouse
Developer of the Year,
HelloParks

2024 CRE Awards
Warehouse Project of the Year
HelloParks Alsónémedi AN1

2024 Property Awards Industrial
Property Development
of the Year (over 20,000 sqm)
HelloParks Páty PT2 & PT3

2024 International
Property Awards
Best Commercial &
Manufacturing
Development Europe
HelloParks Páty PT1

2024 Office of the Year
Design Office of the Year
HelloOffice

2024 Real Estate Awards
Rising Talent of The Year
Olivér Treiber

2024 Real Estate Awards
Planned Residential Project
of the Year
Marina City

2024 Real Estate Awards
Residential Real Estate
Development of the Year
Naphegy12

2025 Portfolio Property Awards
Real Estate Investment
Transaction of the Year
HelloParks Páty PT2 & PT3

2025 Az Év Lakóparkja
People's Choice
Residential Park of the Year
The View by Cordia

2025 Store Insider Awards
Most Innovative Shopping Center
of the Year 2025
Etele Plaza

2025 Real Estate Awards
Commercial Project of the Year
HelloParks Páty PT3

2025 Excellence in
Real Estate award
The Signature Awards
Cordia UK

