



[www.hbreavis.com](http://www.hbreavis.com)

‘Be the change you want  
to see in the world.’

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Mahatma Gandhi

HB Reavis' mission  
is to bring remarkable  
experiences to people's  
lives through our real  
estate solutions.



At HB Reavis, we view things a little differently. We design spaces and provide infrastructure that enable occupants to enjoy what they do, while also developing their skills. Our buildings are completely people-centric, which is what sets them apart.

This is what drives our full development process – we're committed to creating exceptional spaces that enhance health, wellbeing, productivity and happiness. Whether our team of experts are scoping out investment possibilities, designing new project concepts or reviewing construction plans, the people who will experience our buildings every day are continuously top of mind.

Not only has our approach succeeded in our home country, Slovakia; we've now established a presence in Poland, Czech Republic, Hungary and more recently the United Kingdom. We're constantly integrating our values into current projects, while also looking for opportunities in new markets, such as Germany, where we recently opened our first Berlin-based office, with a growing team in place.

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Marian Herman  
Group CEO



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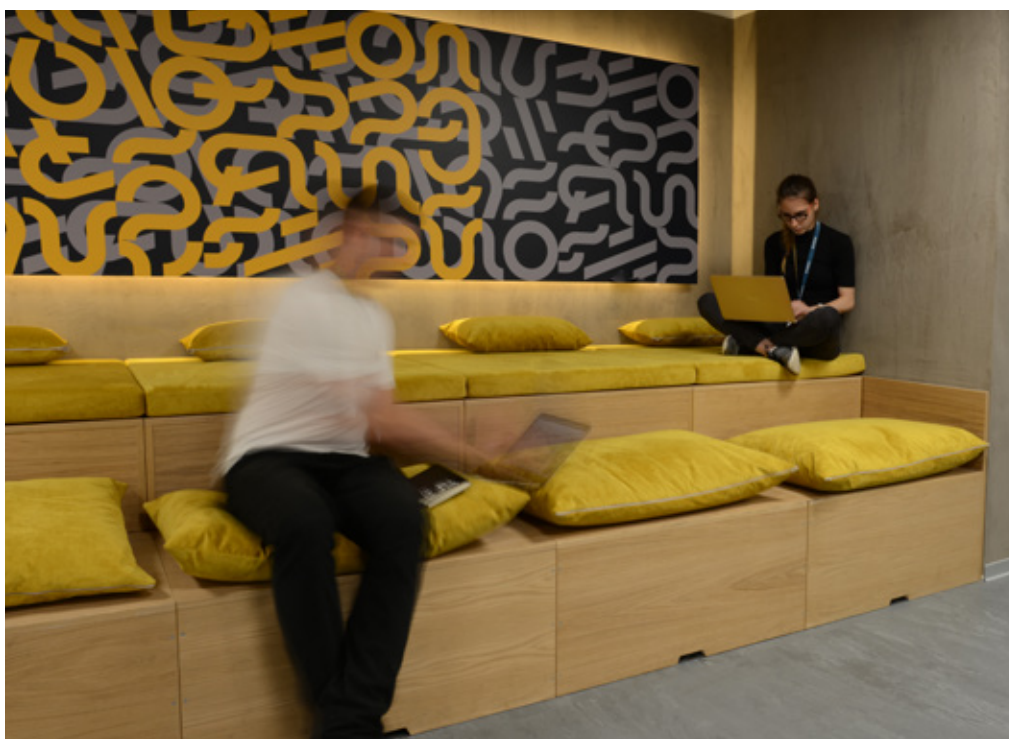
London gains a 1/3 of an acre of green space, thanks to the sparkling new 33 Central.

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Our successful Warsaw and Bratislava hothouses – soon to be joined by new spaces in London, Prague, Budapest, Berlin and Vienna – are redefining co-working for creative enterprises and entrepreneurs.



The construction of Poland's tallest tower uncovered a monolithic surprise.

30



68 Agora Budapest collects prestigious awards long before completion.

Discover the stylish yet highly functional new Panalpina offices in West Station, designed by Origameo.



13



1993

The small real estate agency AB Reavis was established in Bratislava. Yes, you read it correctly. We were really called AB Reavis back then.

1998

We wanted to work with more inspiring properties, so we thought 'why not develop our own?' and opened our first office development – in Slovakia.

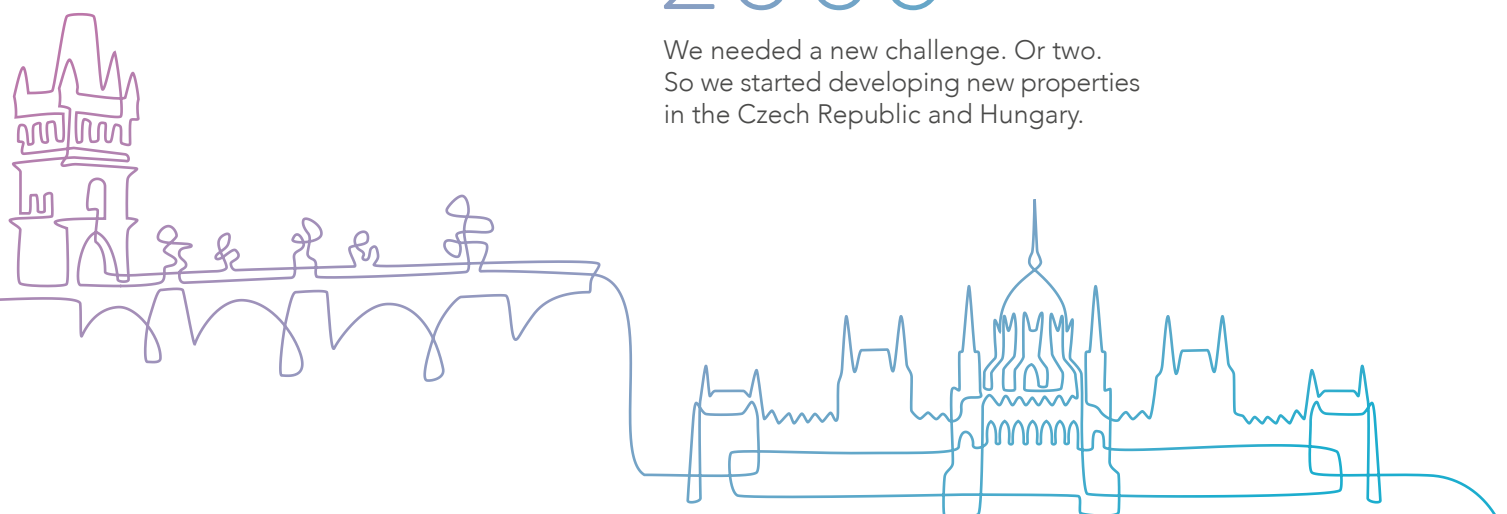
2001

Aupark Shopping Centre taught us many lessons we still recite today. Which is why it's still Slovakia's best shopping mall brand.



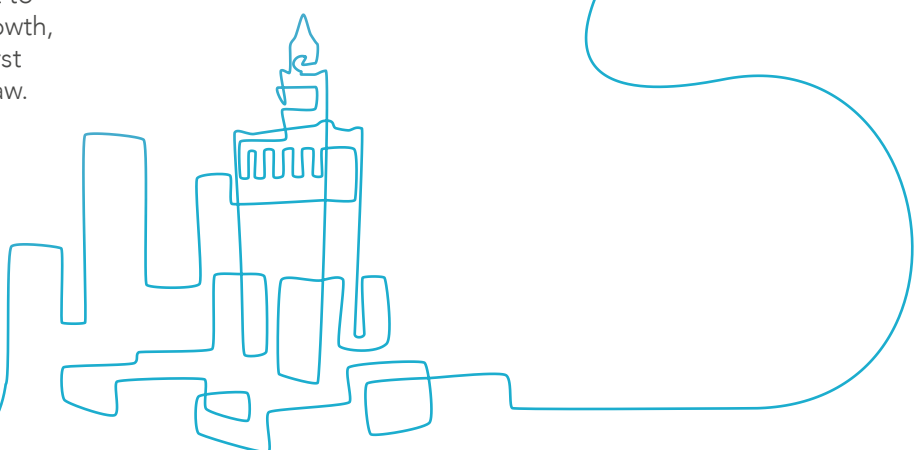
2006

We needed a new challenge. Or two. So we started developing new properties in the Czech Republic and Hungary.



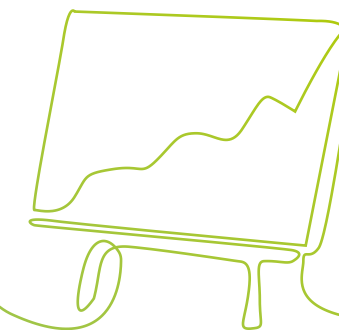
2008

It seemed strange not to be part of Poland's growth, so we launched our first development in Warsaw.



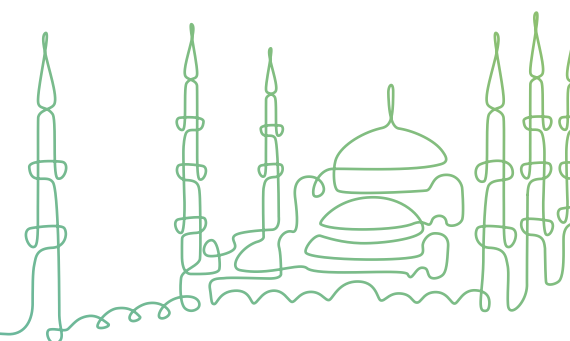
2008-2013

The global recession certainly made life tough across the continent. But our portfolio – with 13 office, retail and logistic projects – grew from strength to strength.



2013

It was time to really make a statement not just in Europe, but globally. So we acquired a unique site in the City of London.



Create

2016

A big year saw the creation of our in-house Product Design Team, the launch of Origameo – our workspace solution service, and our co-working scheme HubHub. We also cemented our status as industry thought leaders by holding our first Talks conference.



# Evolve

## 2016

When Wells Fargo first saw 33 Central, our first London development, we knew we had a great building but thought we were one of many on a list. Today, the deal has been done and the American Bank will soon be moving into their new headquarters just off London Bridge. Congratulations 33 Central!

## 2016-2017

Around New Year, we broke ground on two large-scale schemes with global profiles: Varso Place in Warsaw and Agora in Budapest.

## 2017

With Berlin on our 'must do' list for some time, we created a team with the sole intent of finding the perfect German opportunity.

## 2017

It took a little while but we finally found our fourth London project in One Waterloo. This has brought great excitement to the UK office and we can't wait to get started on Elizabeth House!

## Today

Today there are more than 600 of us passionately working on further unique schemes with over 1.2 million sq m and tens of exciting related projects.

# Inspire!



# HubHub

One of the most difficult challenges in real estate in the past 25 years, is without a doubt, change in the workspace and work culture. The shift from white-collar culture of cardboard open spaces and fax machines to flexible but less formal and community-oriented work society is clearly visible.

The biggest challenge for companies that want to stay competitive in nowadays fast-changing environment is to attract and retain talent.

To say HubHub is just a coworking network would be an understatement. HubHub isn't a space, or a place, so much as a state of mind. Like-minded talent and culture of opportunity collide and creating the perfect environment for extraordinary things to happen. It's specially designed to foster interaction and collaboration within spaces and network. HubHub offers the full package of co-working space and value-adding programming. If progressive workspace is the topic, HubHub is the answer.



Natalia Kiskova  
Head of Global Coworking Spaces at HubHub



Bocca Bar – a unique gastro-cultural concept which is an integral part of the HubHub in Warsaw. The bar is run by Robert Przepiorski, the creator of some of the most popular places on the cultural and culinary map of Warsaw.

HubHub's relationship with HB Reavis provides opportunities for start-ups and entrepreneurs to connect with big businesses across multiple territories in an authentic and organic way through our networking and education programs. HubHub is always eager to cooperate on various levels. Whether it is NGOs, universities or education platforms.

HubHub put all into developing a rich roster of programmes that will boost skill set of the community. All members have unique access to events, with many also open to the bright minds and talents from our local neighbourhood. Everything what HubHub do is specifically designed to create

and maximize opportunities between members and the wider ecosystem. Mission is to be the Pan-European talent ecosystem leader.

Thanks to all the experience provided by HB Reavis in the field of real estate, HubHub has really unique background differentiating it from the competition. This reflects directly on the quality of spaces, its designs, and technology used in development.

More info at [www.hubhub.com](http://www.hubhub.com)



In September 2017, we opened our second HubHub. Hello Warsaw! More hubs coming soon across Europe.

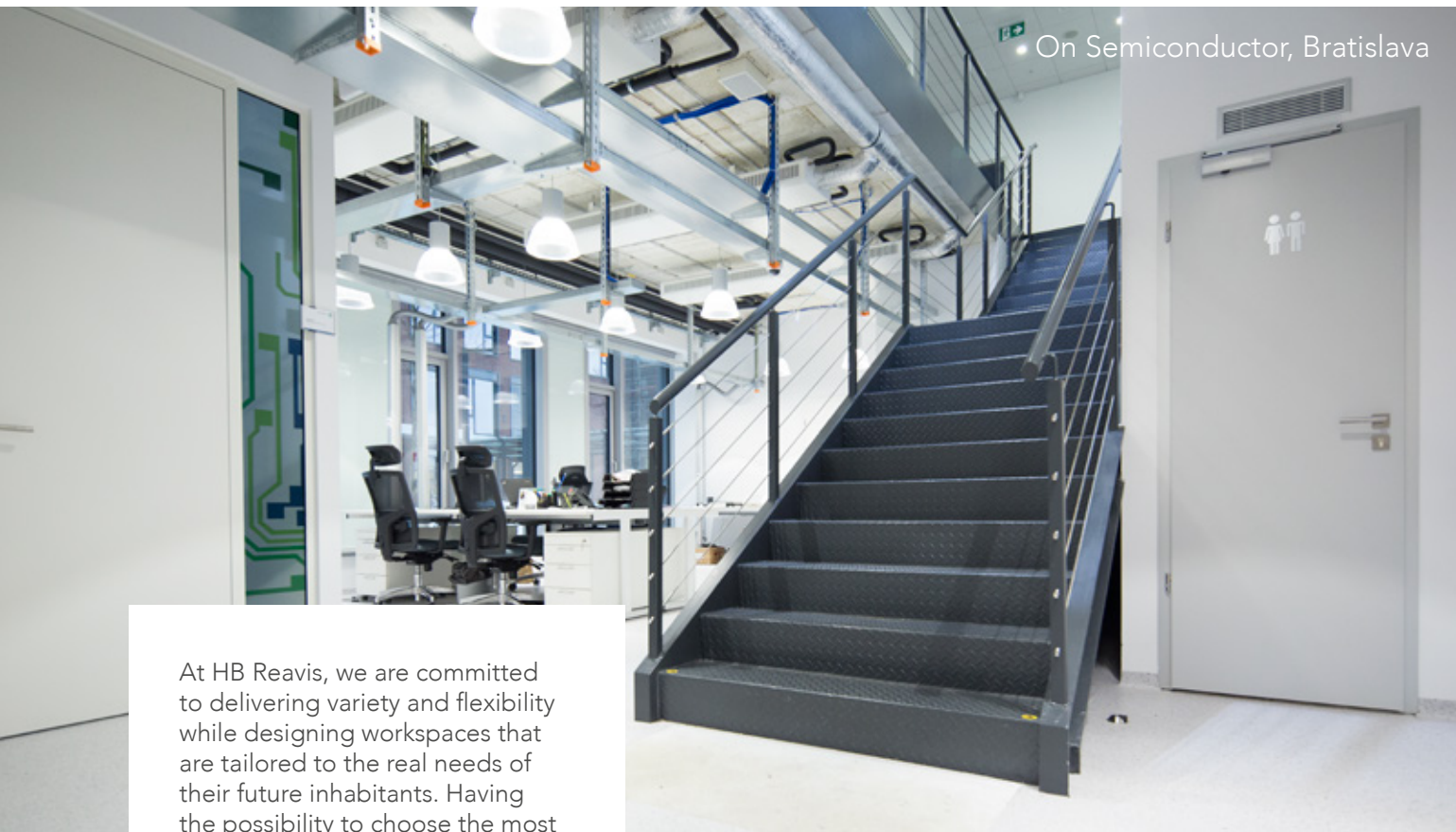
HubHub runs regular events connected with business and personal development. 'How to overcome stress and be more confident in your personal life?' Answers given in a VR workshop with a personal trainer.





# Origameo

The office is no longer merely a container for 'where' work happens. We know that in order to produce value, the average knowledge worker needs to spend more time focusing than meeting others. At the same time, collaboration is an essential ingredient of productivity and innovation which consequently leads to growth.



At HB Reavis, we are committed to delivering variety and flexibility while designing workspaces that are tailored to the real needs of their future inhabitants. Having the possibility to choose the most suitable space in a beautifully designed, ergonomic & functional environment is what we consider crucial in creating this experience.

A large degree of science goes into planning the perfect office space. Evidence based and participative design has become our mantra and this means diving deep into the complexity of workspace experiences.

## 1. Holistic insight

We believe in co-designing space and learning as much as possible about its future user. We explore the client's vision, industry and business strategy. In this process our team uses social science and smart technology to collect and analyse relevant data and business acumen to understand the company culture and the workings of your current space.

## 2. Participative prototyping

We help the client drive employee engagement and communication throughout the entire design process and especially at relocation. We create the future workplace using participative design methods. Together with the client's team, we iterate this prototype of their office based on their daily experience.

## 3. Evidence-based final design

After observing and listening to employees carefully, we assess all the relevant activities, behaviours and preferences. The layout, logic and final design of the space are based on our primary data as well as the knowledge of our multidisciplinary team accumulated from across the globe.

## 4. Post-relocation measurement and recommendations

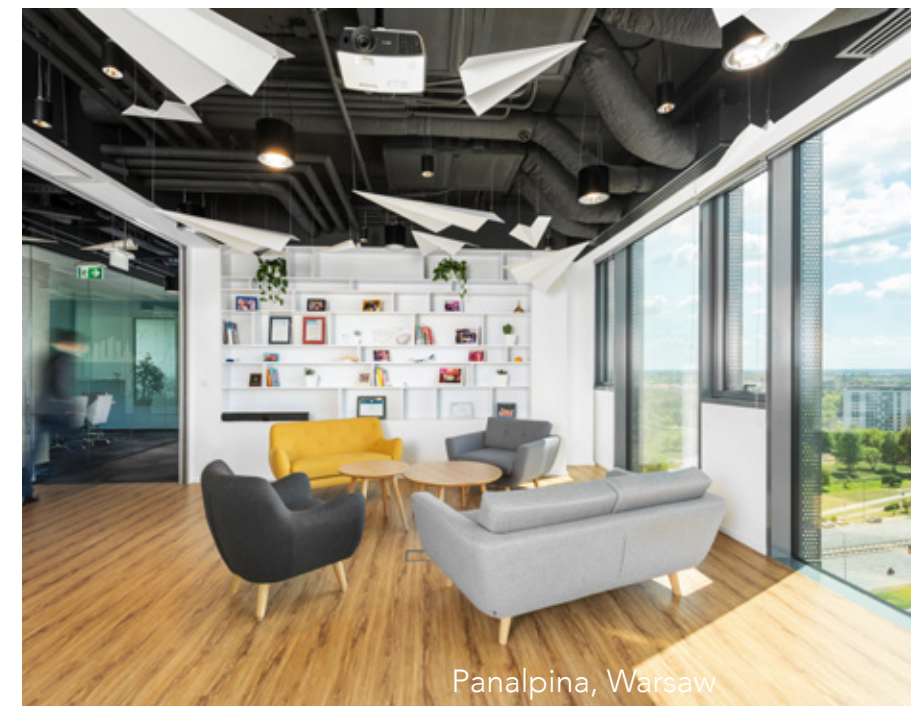
After the move and settling in, Origameo experts come back to collect new data from employees and compare it with the previous analysis. Based on the feedback of the new office, we suggest final improvements to the workplace to further improve its performance.

More info at [www.origameo.com](http://www.origameo.com)

The office is no longer merely a container for 'where' work happens. People create by sharing knowledge in both planned and unplanned interactions, in formal and informal conversations and in private and open offices where they can mingle and collaborate.



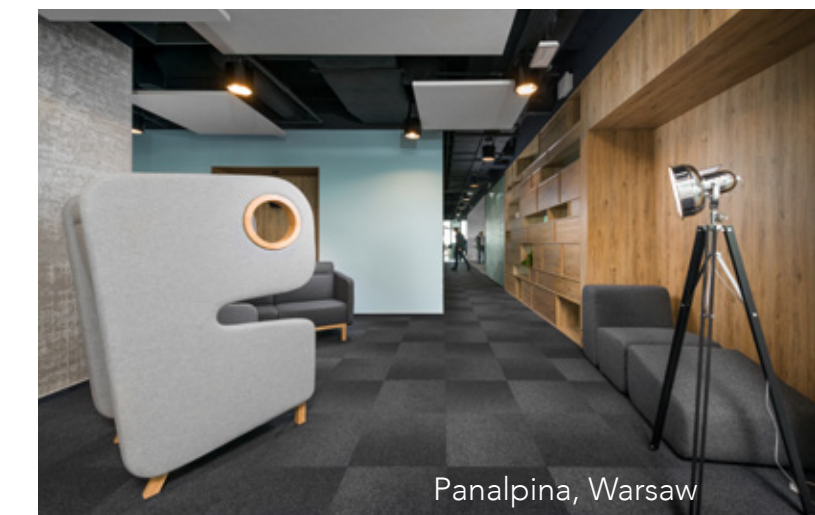
HB Reavis, Warsaw



Panalpina, Warsaw

To meet the needs of different people, of different ages and in different positions is a complex assignment and we wouldn't have been able to create such space by ourselves. We are very satisfied with the results and are delighted to see our staff enjoy our beautiful new office.

Wojciech Gulaj  
Business Unit Manager, Panalpina Poland



Panalpina, Warsaw



Our team considers many different aspects of people-environment interaction, and to do it properly we have to be a diverse crowd. That's why Origameo is a carefully selected blend of architects, social scientists, innovation and HR experts as well as business consultants.

Martin Nestepny  
Head of Origameo



The people who work in our properties are foremost in our thoughts.  
Here are some of the ideas that are elevating their experiences, day by day.

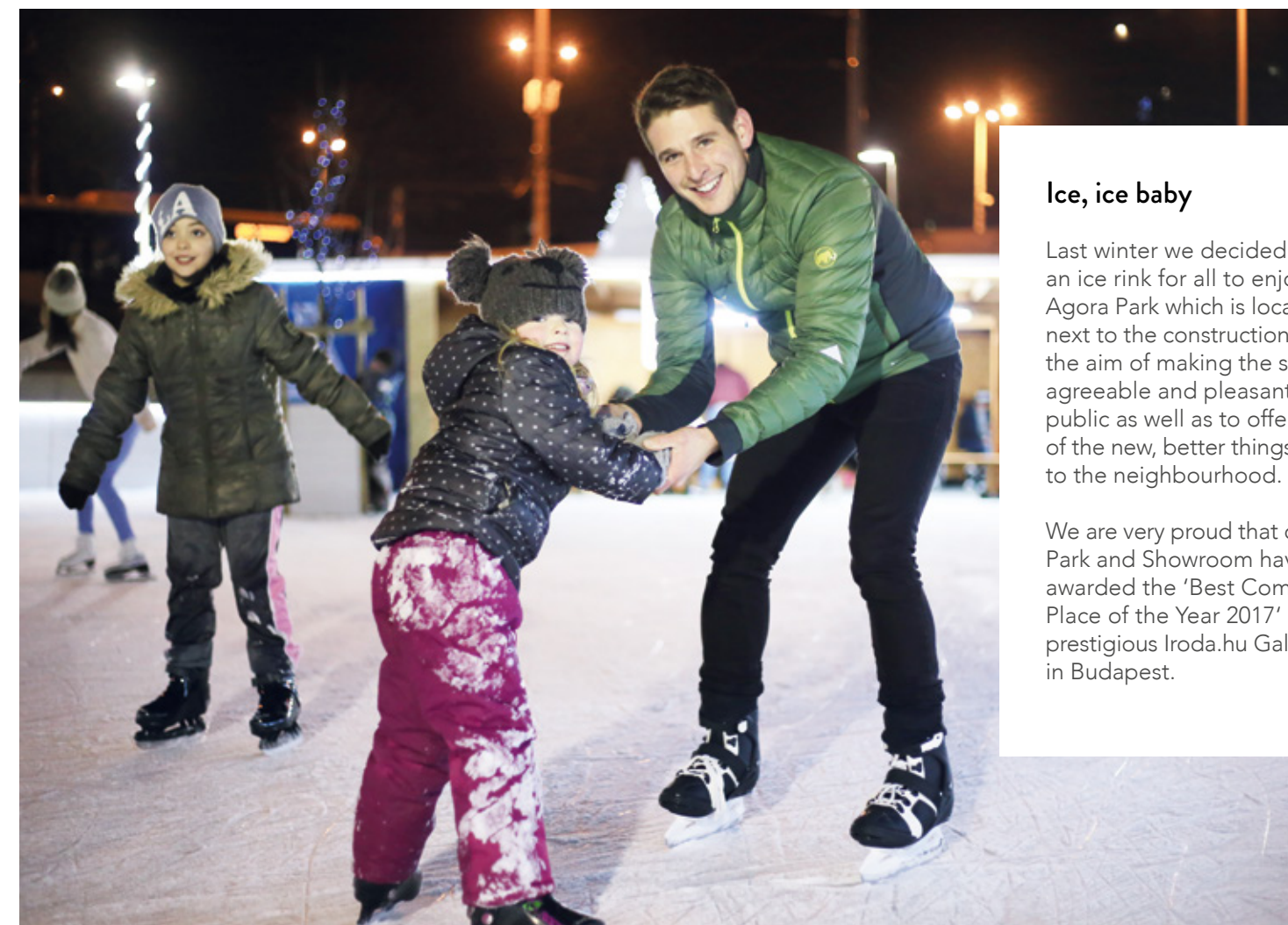


#### Say hi to hi.bike

We placed over 20 Brompton bikes in our Bratislava offices, free to use. When we saw they were being snapped up on a daily basis, we knew we were onto something. So we're rolling it out across our other offices. Car-free city centres are the future so let's get used to it.

#### Spreading some goodness

We invited non-profit organisations to host TWIN XMAS MRKT, a small local Christmas market. The funds raised went to the homeless and supported workshops that employ people with mental disabilities.



#### Ice, ice baby

Last winter we decided to open an ice rink for all to enjoy in our Agora Park which is located right next to the construction site with the aim of making the site more agreeable and pleasant to the public as well as to offer a taste of the new, better things to come to the neighbourhood.

We are very proud that our Agora Park and Showroom have been awarded the 'Best Community Place of the Year 2017' at the prestigious Iroda.hu Gala Awards in Budapest.

#### Need a hand? Consider it done!



Our personal assistance service, Concierge, is at the service of everyone at Twin City, Bratislava. Need a shoe repaired or your car cleaned? Just one call and it's done, so you can concentrate on work.







# Hello!

## United Kingdom

Est. 2013

After less than five years in the UK, we have established ourselves as one of the leading players on the London commercial property scene. In May, we concluded the acquisition of Elizabeth House, one of the largest commercial site transactions of 2017. Located next to Waterloo station, this strategically important site provides a unique opportunity to deliver a world-class, office-led development and improve the public realm for the millions of people who use the station each year.

In December 2017, we completed the forward sale of our first London development, 33 Central and handed the keys to US investment bank, Wells Fargo. According to Estates Gazette, the sale was one of the top 10 biggest office deals in 2016 when the transaction was signed and with the bank making 33 Central one of their new worldwide hubs, it was a vote of confidence in the City in the wake of the EU referendum.

Looking ahead, 2018 promises to be just as big as last year. Both 20 Farringdon Street and Cooper & Southwark will complete in Q1, our first UK Talks lecture event will be hosted in May and we have already been shortlisted for four industry awards, as well as winning a Considerate Constructors Scheme 2018 National Site Award for 20 Farringdon Street.

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**Radim Rimanek**

Member of the Board of Directors,  
responsible for overseeing the UK market



# 33 Central



Located just off London Bridge and within the City of London, 33 Central was our first foray into the UK real estate market. Designed by John Robertson Architects, the nine-storey 21,000 sq m island-site provides stunning office space with large flexible floorplates, state of the art facilities that maximise natural light and spectacular surrounding views.

By increasing the natural light available to occupiers, apart from their wellbeing, we're also increasing their productivity.

Whilst the building has impressive features such as the double height reception, it is the third-acre roof top garden with over 40 different species of wild plants and flowers native to Britain on the roof top garden that really wows and offers fantastic panoramic views of London's most famous landmarks including the Shard and the Walkie Talkie building.

We were thrilled when, in 2016, we forward sold 33 Central to American bank, Wells Fargo in one of the largest post-referendum office transactions in London. The deal was completed in December 2017.

# 360°

stunning roof top views  
of the City and beyond

## Location

33 King William Street, City of London

## Architects

John Robertson Architects

## Status

Delivered in 2017, sold to Wells Fargo

## GLA

21,000 m<sup>2</sup>

## Awards

Shortlisted: Best Commercial Workplace 2018  
– BCO Regional Awards  
City Deal of the Year 2017 – OAS Development Awards  
Highly commended: Deal of the Year 2017 – Property Awards  
Best Newcomer Award 2016 – CoStar Agency Awards

## Sustainability

BREEAM 'Excellent'

1/3 acre  
roof top garden  
with wild plants  
native to Britain

220 bike racks  
with showers and high quality  
changing facilities



Employee comfort is a priority. Cyclists have a separate entrance for convenient access to the cycle superhighway and there are an unusually high number of shower facilities, changing rooms and lockers available, encouraging more staff to cycle or run to work. Our cycling provision beats mayoral targets by 35%. Keep the wheels spinning!





# 20 Farringdon Street

Our second London development, 20 Farringdon Street offers 8,000 sq m of Grade A office accommodation arranged over 11 column-free floors. Occupying a prominent corner position, the reception boasts a bespoke lighting installation designed by Acrylicize and fully glazed wrap allowing maximum natural light into the building.

# 6

terraces offering exceptional views across London

**Location**  
20 Farringdon Street, City of London

**Architects**  
Denton Corker Marshall

**Status**  
Delivery in 2018

**GLA**  
8,000 m<sup>2</sup>

**Sustainability**  
BREEAM 'Excellent'



located on the  
Cycle Superhighway

# 142

bike spaces  
and lockers

20 Farringdon Street is brilliantly accessible, located minutes from the new Crossrail, Thameslink and three underground stations. Our cycling commuters will be thrilled with their very own entrance off the Cycle Superhighway, 142 cycle spaces plus excellent storage and changing facilities. The extra wide staircase in the building also encourages stair climbing, increasing activity levels and leading to better wellbeing.

The bespoke lighting feature in the reception takes inspiration from the River Fleet, the largest in London, that runs deep underneath 20 Farringdon Street and follows the Farringdon Road.

"A quarter of the population of the UK will be able to reach Farringdon within 45 minutes."

Alan Baxter  
Engineering Partner on Crossrail





# Cooper & Southwark



The barrel-makers, or Coopers, of Southwark were an important part of the local landscape.

Southwark is one of London's most desirable places to live and work, offering the best in food, culture and entertainment. An industrious spirit lives on in the hearts and minds of modern artisans who really complete the area's cultural vibrancy.



**Location**  
61 Southwark Street, London

**Architects**  
Tate Hindle

**Status**  
Delivery in 2018

**GLA**  
7,000 m<sup>2</sup>

**Sustainability**  
BREEAM 'Very Good'



Cooper & Southwark is our first refurbishment scheme in the UK and is located at the very heart of the Southbank, an area which has evolved into one of London's most vibrant cultural and commercial districts with international landmarks including the Tate Modern and Borough Market. We are transforming the existing outdated, nine-storey concrete office block into a high quality and contemporary workspace, and we are confident that the development will become a trophy asset in our London portfolio once the major refurbishment has completed.

Steven Skinner  
Transactions Director





# Elizabeth House, Waterloo



**Our ethos is to create remarkable places and experiences for people and we are very excited to have that opportunity with Elizabeth House.**

Acquired by HB Reavis in May 2017, Elizabeth House is one of the capital's most important redevelopment projects and adds a fourth exciting development to our London portfolio.

The 1960s building which is located immediately adjacent to Waterloo station, the UK's busiest transport hub, has been earmarked for redevelopment for over a decade. With AHMM appointed as design partner to take the scheme forward alongside the teams at HB Reavis, this strategically important site provides a unique opportunity to deliver a world-class commercial-led development, supporting thousands of jobs and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.

**Location**  
39 York Road, Lambeth

**GLA**  
109,000 m<sup>2</sup> (pre-existing consent)

**Awards**  
Shortlisted: Property Deal of the Year 2018  
– Property Awards



## iconic London location

Elizabeth House is in a prime location moments from the South Bank, London's cultural district which is home to national centres for arts, film and performance, the London Eye and River Thames.



Waterloo Station is the busiest in the UK.

Over **100** million people pass through the terminus every year. To put this into perspective, 78 million people pass through Heathrow Airport every year.



Elizabeth House is our fourth and largest investment in London to date. This strategically important site, next door to Waterloo station provides us with a unique and exciting opportunity to deliver a world-class, contemporary office-led development that will transform the area through our considered approach to development and placemaking. We intend to be part of the Waterloo community for years to come and we look forward to making a hugely positive contribution to the local area.

Kiran Pawar  
Development Director





# Cześć!

## Poland

Est. 2008

We love the Polish capital and Warsaw certainly seems to love us. Once again, HB Reavis is the leading commercial developer in the city. We aim to stay on top, continually reinforcing our reputation for delivering top-notch quality projects and then exiting them at the right time and for the right price. Today, we are focused on new landmark developments, such as the Foster+Partners designed Varso Tower which is to become the highest skyscraper in Poland. The construction is in full swing and we have also received the very first WELL Core & Shell precertificate in Europe for this exceptional scheme, which promotes solutions that have a direct impact on human health and well-being. The delivery to market of our West Station – recently acclaimed Best Office Building in Poland – saw the city's office stock exceeding five million sq m for the first time ever. In 2016 – 2017, our sales team signed lease contracts for almost 95,000 sq m. If that was not enough, then the AON Hewitt survey awarded us the 'Best Employer' label. So you will understand why HB Reavis' Polish team – and our clients – are feeling the love.

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## Stanislav Frnka

CEO of Poland





# Varso Place

310 m

Warsaw's largest commercial development of 145,000 sq m and Central Europe's highest tower designed by celebrated architects, Foster + Partners.

## unique viewing platform

### Location

Chmielna, Central Business District, Warsaw

### Architects

Foster + Partners/HRA Architekci

### Status

Under construction, delivery in 2019 – 2020

### GLA

Varso 1 & 2	75,000 m <sup>2</sup>
Varso Tower	70,000 m <sup>2</sup>

### Sustainability

First WELL Core & Shell Precertification™ in Europe  
BREEAM 'Outstanding'



over 750  
cycle spaces

adjacent to new public bike highway



Many an architect and engineer dreams of taking part in a project like Varso, which is to become the tallest building in the EU. Varso means state-of-the-art technologies, carefully selected finishing materials and well-equipped healthy offices. We are creating not only a prestigious business hub but also spaces that can be accessed by everyone; from the immediate neighbourhood of our buildings, which will become more orderly and accessible for pedestrians, to a covered walkway lined with shops and restaurants, to a spectacular public observation deck on the top of Varso Tower. The scale of positive changes in this part of the Warsaw city centre will be enormous.

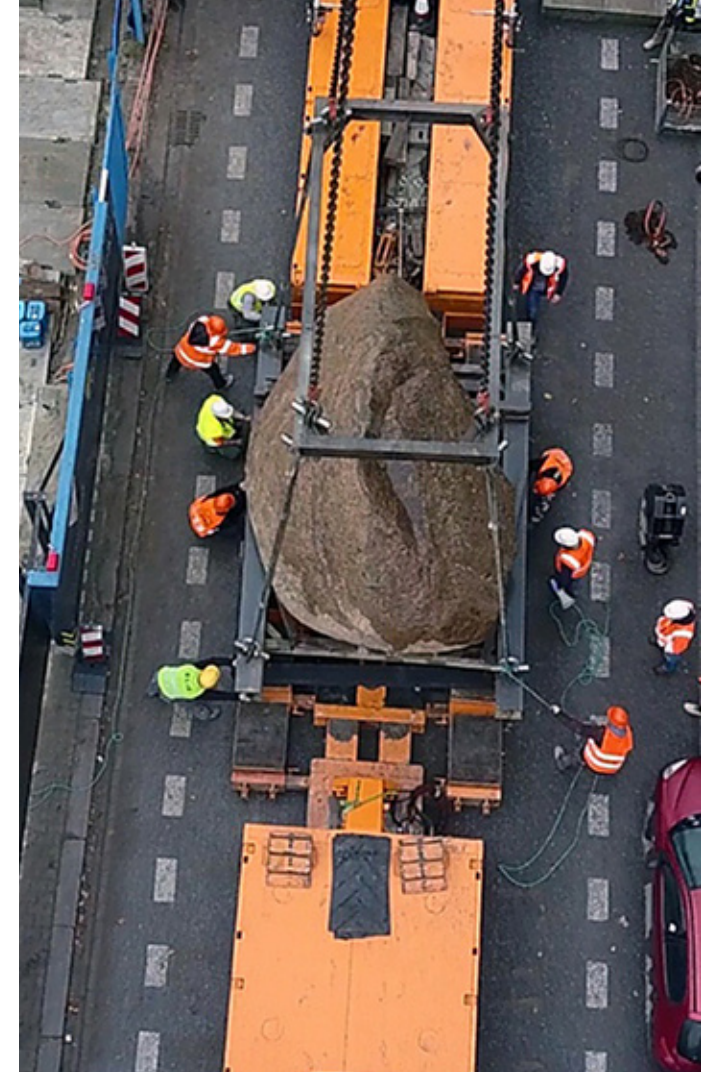
Marcin Chruslinski  
Development Manager





Reportage

## Varso rocks on so many levels - quite literally!



Construction is in full swing at Varso Place. We're simultaneously developing three buildings on the largest construction site in Warsaw city centre. While the diaphragm walls have already been completed, excavations continue and a reinforced concrete slab is being built in the depth of approximately 19 metres below the ground. The underground works will be completed mid 2018, reaching the ground level. The two lower buildings of Varso Place are scheduled for 2019 and the tallest tower a year later.

During the excavation works the largest boulder dug out so far in Warsaw has been found on the site. It is a glacial boulder of a 12-meter circumference, weighing about 60 tons. It was probably brought here by a glacier some 1.5 million years ago. The boulder was pulled from the ground by a specialized crane. The finding was placed on steel platforms and transported to Pole Mokotowskie park. It will be exhibited next to the National Library, where Varsovians will be able to see it. Once Varso Place is finished, we would like to place this ancient monument in front of another, modern monument.



# Burakowska



The Burakowska project is a mixed-use space inspired by new generations of employees and their needs. It is a place where business meets metropolitan lifestyle in all its possible dimensions. Creative and inspiring, it is a space for work, yet incomparably more human, friendly and accessible. The local office campus will have everything at hand, from modern offices, restaurants and cafés, to active leisure zones and plenty of events for employees, in a beautiful setting of lush greenery.

Kuba Stiller-Romanowski  
Development Manager



**Location**  
Wola district, Warsaw

**Architects**  
HRA Architekci

**Status**  
Delivery in 2020

**GLA**  
80,000 m<sup>2</sup>

**Sustainability**  
Pursuing BREEAM Communities  
WELL Shell & Core Precertification

vibrant  
urban campus

new generation  
work place



# Gdanski Business Center



Gdanski Business Center creates a new business district in a formerly neglected area in the Northern part of the city centre, by combining attractive urban space with state-of-the-art commercial offer. The project has achieved wide recognition from both tenants and real estate professionals.



Without a doubt, Gdanski Business Center is a project that has redefined the Warsaw real estate market. The four buildings that we created in the northern part of the city centre, which had not been regarded as an attractive office location before, proved to hit the mark. Excellent access to public transport, diverse and contemporary architecture, vibrant ground floors and green public spaces between the buildings, functional roof terraces and naturally top-quality workspaces – these are the factors behind the 100% occupancy rate.

Yacine Diallo  
Head of Development

## lots of greenery

### Location

Srodmiescie, City Centre fringe, Warsaw

### Architects

E&L architects/Benoy/HRA Architekci

### Status

Delivered in 2014 – 2016

### GLA

101,000 m<sup>2</sup>

### Sustainability

BREEAM 'Excellent'



unique atmosphere in the courtyard





# West Station

We created more than just offices. We helped improve the infrastructure, added more shops and eateries and there is new greenery. Together with our partners we have given impetus to the further development of this part of Warsaw as a place more suited to the needs of residents and travellers.



West Station is a perfect example of a public-private partnership project. Together with our partners, we built two top-class office buildings, a new part of the Warszawa Zachodnia railway station and additional road infrastructure, which has helped transform the surroundings of one of Poland's most important transport hubs. An easy commute by public transport, proximity to the city centre, the highest quality of office space and access to essential services made West Station one of the most popular choice among our clients over the last years.

Karol Wyka  
Country Leasing Director



**Location**  
Ochota district, Warsaw

**Architects**  
FS&P Arcus

**Status**  
Delivered in 2016 – 2017

**GLA**  
69,000 m<sup>2</sup>

**Awards**  
New Office of the Year 2017 – Eurobuild Awards  
Best Office Development of the Year 2017  
– Prime Property Prize

**Sustainability**  
BREEAM 'Excellent'



perfectly  
interconnected





# Postepu 14

Like most of our projects, Postepu 14 too can be proud of its great accessibility.

Another added value of the scheme is the green patio with relaxation zones and activities for tenants and our own co-working space, HubHub.

'Together is better' is a project involving working with the community to keep on improving the neighbourhood. By organising various events and activities, we aim to bring people closer together and so build an inspiring community of tenants.



operating  
HubHub space



**Location**  
Mokotow district, Warsaw

**Architects**  
HRA Architekci

**Status**  
Delivered in 2015

**GLA**  
34,000 m<sup>2</sup>

**Sustainability**  
BREEAM 'Excellent'



multiple events  
organised by  
**Together is better**



# Čau!

## Czech Republic

Est. 2006

We successfully continue the rapid development of our business in the Czech Republic. We recently opened the Aupark Shopping Center in Hradec Kralove and divested River Garden II/III – two architecturally distinguished office buildings in the Karlin district of Prague 8. That followed up on the successfully completed and fully leased River Garden I. Soon after the River Garden II/III divestment, we acquired a new building, Mercuria, in another Prague district, Holesovice. Mercuria should be our key tool for the revitalization of its close neighbourhood. We are also planning a new ambitious project in Vinohradska street in the centre of Prague. We intend to build an energy efficient and modern polyfunctional building which is designed to meet the requirements of BREEAM 'Excellent' and WELL certificates. Our another office building Metronom Business Center in Prague 5 is now fully rented and in its close neighbourhood we are preparing another exceptional office project Radlicka this time with a unique roof terrace. By the end of 2017 we completed the sale of Multimodal logistics center Lovosice, our latest logistic project in Czechia. This year's first challenge is to open our first HubHub co-working space in Prague.

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### Petr Herman

CEO of Czech Republic





# Aupark Shopping Center Hradec Kralove

Aupark offers extraordinary shopping opportunities. Combined with bus and railway stations within walking distance and a spacious parking facility with spaces reserved for local residents, it also serves as an everyday gastro tourist destination.



Aupark is a modern hub space where far more than shopping takes place. Due to its architecture, modern technology, and special care solutions, Aupark has so much more to offer to its customers than local competitors. Close cooperation with communities, locally based events, support for start-up projects, regional heroes as brand ambassadors, a packed events calendar, plus a whole lot more, are essential to all of us in the Aupark's team. I believe that this approach, which strongly reflects the environment in which a business operates, will lead to the sustainable growth of the centre and greatly benefit its financial performance.

————— Marek Dorfl  
Property Manager

290 seats in foodcourt



**Location**  
City Centre, Gocarova Street

**Architects**  
Helika

**Status**  
Delivered in 2016

**GLA**  
23,000 m<sup>2</sup>

**Tenants**  
H&M, Ecco, Geox, Tommy Hilfiger, Levi's, Lindex, NewYorker, Pandora, Orsay, Wojas, Terranova, Superdry

110 shops





# Vinohradská

In respect to the unique historical location, we want to create an equally unique building featuring double-height boutique lobby lounges which will complement the character of the area and allow the past and the future to function in harmony.



Vinohradská project will be provided with a separate lift for our clients, a boutique design lobby, a fully-equipped bike facility (including changing rooms and showers), a power charger facility for electric cars, and a highly unique rooftop terraces with a fantastic view. Designed to appeal to young and dynamic

professionals, Vinohradská's unique concept focused on wellbeing will offer an unsurpassed range of restaurants that will satisfy all tastes. An incredible choice of cafes, bars, and other services can be found in the immediate vicinity. One of the most beautiful and largest parks in Prague is situated just five minutes walk away.

Jakub Banas  
Development Manager

# 1,680<sup>m²</sup> of terraces

**Location**  
Vinohradská 8, Prague 2

**Architects**  
Jakub Cigler Architekti

**Status**  
Planned, delivery in 2020

**GLA**  
23,000 m²

**Sustainability**  
BREEAM 'Excellent'  
WELL



roofs with 360° views

excellent accessibility





# Radlicka

The emerging breed of innovators and digital makers need a habitat to call their own. We are creating a peaceful nest, catering to a fresh work-life balance.



Our vision is to create a dynamic, yet calm, urban environment. Radlicka is designed to deliver outstanding quality of the office environment, with architecture that celebrates the character of the surroundings while drawing inspiration from the green hills adjacent to the site. This remarkable building is a true green oasis, located in a quiet part of Prague, but only ten minutes away from the city centre. The fully functional green roof is freely accessible to clients and their staff and is dedicated to working, relaxation, collaboration and team events. In addition, there are meeting rooms embedded within the rooftop gardens, which can be used for meetings, brainstorming, and interviews – I personally think that giving such a first impression to the ‘talent to be hired’ is truly unique and reflects the company culture and the importance of their people.

Andrea Foretnikova  
Country Leasing Director



accessible  
green roof with  
chill-out and  
creative zones



**Location**  
Radlicka, Prague 5

**Architects**  
Jakub Cigler Architekti

**Status**  
Planned, delivery in 2021

**GLA**  
31,000 m<sup>2</sup>

**Sustainability**  
BREEAM 'Outstanding'

forest and bike tracks  
just around the corner





# Ahoj!

## Slovakia

Est. 1993

People are the most important asset to us.

It is easy to remember. In terms of age, the story of HB Reavis is a true reflection of the history of independent Slovakia. A quarter of a century has passed since we started. Moreover, the story of HB Reavis is also my story. My employee card number is 009, which means I am a dinosaur and remember everything. I have been in the company for almost 22 years; I am proud to have experienced the company's growth, the first successes and being and being able to co-create the visions for its future.

Now we are faced with the most exciting challenge in our company's history. In Bratislava, we are building a truly unique project in the centre of the capital - a new district. The New Nivy, however, is not just a set of projects, but whole communities of large companies and start-ups. Bratislava will thus increase its competitiveness not only in terms of life and work quality, but also in terms of opportunities for talent development.

Former industrial complexes are being replaced by places for work, business growth, housing, shopping, and especially for life. Bratislava is gradually acquiring a new district, a huge space that serve all.

We know very well in HB Reavis that it is all about the people. We realise that we are a strong company only thanks to our employees where everything we do wouldn't make any sense without people. So yes, people are the most powerful asset for us.

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**Adrian Rac**

CEO of Slovakia



# Twin City | New Nivy

Twin City is the first project in the zone of New Nivy setting a corner stone for future development which will significantly influence the face of the Old Town and bring fresh life to an old industrial zone and so extend the cultural centre of the city.



24 floors  
89m high

Twin City has an ideal address in the heart of the business district with excellent connectivity to public transport and to two international airports. With a shopping mall and an international bus station being built just across the street, it is the place to be.

A modern tower with copper cladding reflects the heritage of the past industrial zone and the Kablo factory. We took this rich heritage and used it as a cornerstone for the reconstruction and to remind us of the former fame of the district. Behind the spiralling facade is the latest technology, providing the people inside with the ideal working environment.

operating  
HubHub space



green roof  
and terraces

#### Location

Mlynske nivy, Business District, Bratislava

#### Architects

John Robertson Architects/Siebert+Talas/CEPM

#### Status

A, B, C delivered in 2015/2016  
Tower under construction, delivery in 2018

#### GLA

Twin City 64,000 m<sup>2</sup>  
Tower 35,000 m<sup>2</sup>

#### Sustainability

BREEAM 'Excellent' and 'Outstanding'



The project was a challenge for us mainly because of the historical context of area. That's why it was a great honour for us to collaborate on Twin City Tower with John Robertson Architects who have a wealth of experience with similar buildings from central London.

Roman Talas  
Siebert+Talas Architects

15 min  
to Bratislava Airport





## What I love about working in Twin City



Something's always going on – Just Relax when you can get a quick massage on your way to lunch right in the lobby or Be Well Days. My personal

favourite, however, is the Meating when you can taste through new hip flavours in food trucks right outside the building and enjoy your hot dog (or salad) basking barefoot in the sunshine on a picnic blanket.

The offices are nice and bright with plenty of sunlight coming in through the generous openable windows. On the higher floor you can even go outside and have your one on one meetings out on the terrace.

It's more than just an office space, this defines a whole new standard for offices. It's a place that integrates the neighbourhood, where life continues after 5 pm. Once the whole zone of New Nivy is finished, it's going to be a truly amazing neighbourhood bustling with life.

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Michal Pastier  
Co-owner, GoBigname





# Nivy Station | New Nivy



**55,000**  
visitors expected daily

Top quality  
shopping centre,  
fresh market,  
green roof and  
running track.



A unique location demands unique solutions. You might have seen it all before, but we have decided to integrate what no one has ever combined before.



**30,000**<sup>m<sup>2</sup></sup>  
international bus terminal

A supra-regional shopping centre, a bus station of international significance and a modern urban marketplace where customers can access fresh groceries and the finest domestic products. All of that at the heart of a vibrant business zone at the border of the historic city centre.

fresh market  
**3,000**<sup>m<sup>2</sup></sup>



Nivy Station is a project very dear to my heart. Not only for its unique combination of services and location in the heart of Bratislava, but also because of the team that always tries to bring something new. From custom screws and bolts to the final design or the portfolio of brands we will find here in 2020.

Jakub Gossanyi  
Head of Development



**Location**  
Mlynske nivy, Business District, Bratislava

**Architects**  
Benoy/Siebert+Talas

**Status**  
Under construction, delivery in 2020

**GLA**  
101,000 m<sup>2</sup>



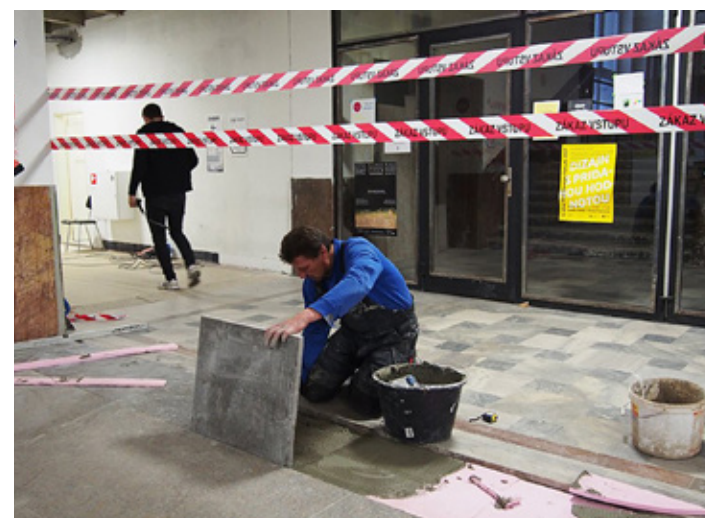
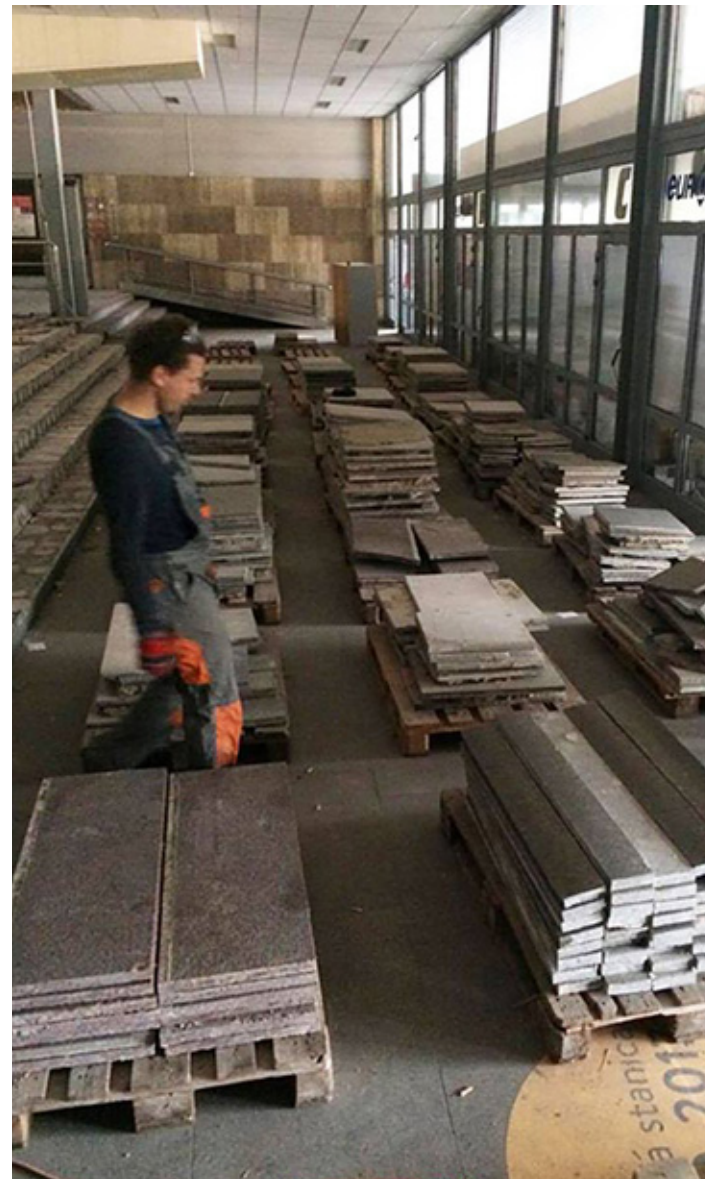
# How the old bus station lives on and what happens to the temporary station when the project is finished?

Giving materials a second chance is the key to sustainability. We did our best to make use of as many components of the old station as possible. Many museums and private collectors approached us with the interest to keep something from the old station. However it wasn't just art and furniture that moved on to a new home. Altogether 16 tons of granite flooring from the entrance hall went to Nova Cvernovka and were used to repair the original floors and staircases as well as to create new paths in the park. The organisation also adopted the benches, garbage bins and ash trays. The signage and station clocks went to the Museum of Transport and almost 200 m<sup>2</sup> of travertine were used to renovate damaged areas of the Slovak Radio building, which was built around the same time and uses the same stone, which would have been impossible to source nowadays.

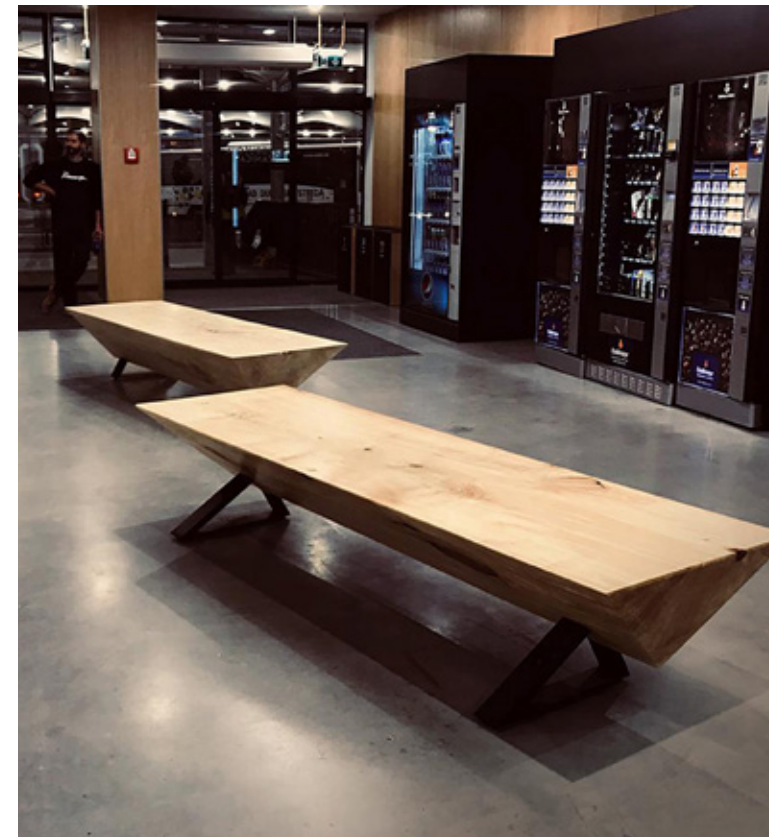
In its glory days, the station saw 20 million travellers through its gates annually. It's a place that has been part of many people's daily routine for a very long time. Travellers have naturally developed a nostalgic fondness for the station and are happy to know that it hasn't been simply disposed of, but will be put to good use elsewhere.

Nothing from the temporary station will go to waste either. The concrete we used for the platforms can be recycled. The roof construction will find use in smaller towns which have already shown interest in adopting parts of the temporary station for their own stations.

Jakub Gossanyi  
Head of Development



The trees which had to be removed from the construction site of Nivy Station were given a new function by Material Basic and now serve as stylish benches for weary travellers.



The iconic statue by Juraj Melis has also been preserved.

After 34 years of service the old station closed its gates and for the next 3 years until the new station opens, we moved all the services to a temporary station which has been in operation since October 2017.

We have fully replaced all services of the old station and added some new ones as well. Travellers can enjoy free wi-fi and phone charging facilities. The temporary station operates 34 platforms and approximately 1530 connections every day.





# Nivy Tower | New Nivy



Panoramic restaurant at the rooftop

## 125 m

tallest in the city

### Location

Mlynske nivy, Business District, Bratislava

### Architects

Benoy/Siebert+Talas

### Status

Under construction, delivery in 2020

### GLA

31,000 m<sup>2</sup>

### Sustainability

BREEAM 'Outstanding'  
WELL Building Standard Core & Shell Gold

Nivy Tower is a unique project at a truly unique location in the heart of the new Business District. With excellent connectivity to public transport and bike-friendly, the centre of the Old Town right at your fingertips.

At 125 metres, Nivy Tower will become the tallest building in the city, offering breathtaking views from the rooftop restaurant. Along with Nivy Mall, the Tower will bring new life and a new vibe to the neighbourhood and complete the new city boulevard.



## fastest lifts in the city





# Mlynske nivy Kosicka | New Nivy



## Location

Mlynske nivy, Business District, Bratislava

## Architects

AHMM

## Status

Planning, delivery 2023

## GLA

101,000 m<sup>2</sup>



The uniqueness of this project is the central square and its concept, which aims to connect different communities. I look forward to the companies and people who will fill these spaces and will be able to appreciate this combination.

Michal Belica  
Office Leasing Manager

This project is not only about offices. The ambition is to bring new trends and life into the zone. We want to connect communities and create a hub for innovative companies and young talent. There will be a generous public square at the heart of the district with cafes, restaurants, lush greenery and spaces for various events throughout the entire year engaging the entire neighbourhood, not just the project itself.



# New Apollo | New Nivy

In this scheme we are planning to create The East Gate to the new business district. Convenience and location are Apollo's greatest advantages. We are designing a place for real efficiency in work with all of HB Reavis' services at hand. We have a vision of a spacious lobby, green atrium terraces and a new public park aimed at a healthy lifestyle and wellbeing.



## Location

Mlynske nivy, Business District, Bratislava

## Architects

MAKE architects

## Status

Planning, delivery 2020

## GLA

52,000 m<sup>2</sup>





## Good place – powered by HB Reavis

We care about the city where we do business, but more importantly, we care about the city we live in. That's why we decided to create a platform to improve places that need it the most.

Every city walk should be a little adventure in discovering unique nooks and green oases, rather than an excursion through a blinding labyrinth of glass and concrete. We believe that the civic association Good Place, in cooperation with the city of Bratislava will revive key public spaces and will bring back life to places which used to teem with life in the olden days. We aim to create top quality public areas.



The first major initiative of the civic association Good Place is the revitalisation of the Freedom Square so that it may once again become a friendly public space full of greenery. The plan consists of a series of activities to improve the current state. So far we have organised a public architectural competition and we will provide the funds and oversee the actual implementation of the winning proposal. Freedom Square is one of the largest public squares in Bratislava which has become a painful eye-sore thanks to long years of neglect. The centrepiece of the square is the Fountain of Union, the largest fountain in Slovakia, which has been out of order since 2007. We set to work right away to restore its former glory. In 2017, we conducted all the necessary surveys, measurements and audits of the area. At the same time, in cooperation with the Magistrate and the Old Town Hall, organised several activities to clean up, secure and improve the area.



*The winning concept for the revitalisation of the Freedom Square which will be further developed in 2018.*



*Current state of the Freedom Square.*

*Freedom Square was designed and built in late 1970s. Depicted is the square during the unveiling ceremony of the Gottwald memorial on 13. November 1980.*





# Szia!

## Hungary

Est. 2007

2018 will be a great year for us at HB Reavis Hungary. The construction of our new office landmark, AGORA Budapest, is going full steam ahead and will deliver modern and sustainable architecture including green areas and public spaces for the Budapest community. Along with opening a 5,000 sq m green public park and setting up a high-tech container showroom built from shipping containers in September, we also set up a skating rink for families to enjoy the friendly atmosphere of AGORA long before the official opening. Developers are very active here, and with the start of multiple new projects this growing proclivity is expected to continue. Therefore, we must prepare for the increasing competition. We are optimistic as Hungary and the Czech Republic remain the two countries with the most positive investment outlook, as demonstrated by the RICS Investment Sentiment Index.

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### Jan Hubner

CEO of Hungary





# Vaci Corner Offices

Located on the major office corridor of Budapest, Vaci Corner Offices is the first Hungarian development of HB Reavis. The 9 storey building comprising over 21,500 sq m offers quality, modern office and retail space and is fully occupied by prestigious Hungarian and international corporations. The building is BREEAM 'Excellent' certified, providing efficient design as well as attractive working environment. The spacious lobby and the 1,700 sq m private garden of the building ensures friendly and relaxing atmosphere for the office users.



**Location**  
Vaci Road 150, Budapest

**Architects**  
Studio 100

**Status**  
Delivered in 2014  
Divested to Zeus Capital Management in 2016

**GLA**  
22,000 m<sup>2</sup>

**Awards**  
Office Building of the Year by Tenant's Opinion in 2015

**Sustainability**  
BREEAM 'Excellent'



# Agora Budapest



At HB Reavis, we think it is no longer enough to just create sustainable buildings. Our entire planning and designing procedure is now led by the well-being of the people. It's important for us to build office buildings that serve the employees and those living in the surrounding neighbourhoods in the long term. Therefore, AGORA Budapest is designed for WELL Gold and BREEAM Outstanding and BREEAM Communities standards. As part of environmental awareness, there will be green areas the size of 15 tennis courts, and the concept includes human-focused innovative solutions like smart pass integration, elevator-controlling systems, micro location-based information systems, mobile applications, and smart parking.

Ors Kigyossy  
Development Manager

# 4,500<sup>m<sup>2</sup></sup>

one of the largest floor plates  
available in Budapest



## Location

Vaci Office Corridor, Budapest

## Architects

MAKE Architects, FINTA Studio

## Status

Delivery in 2019 – 2021

## GLA

Over 134,000 m<sup>2</sup>

## Awards

Best Planned Commercial Real Estate Project of the Year 2017  
– Iroda.hu

Best Community Place of the Year 2017 – Iroda.hu

## Sustainability

Designed for WELL 'Gold', BREEAM 'Outstanding'  
and BREEAM Communities

World class architects from London and Hungary are collaborating to create a new landmark with excellent technical specifications located in the new city centre, at the heart of the Vaci office corridor.

15 tennis court  
sized green areas  
to relax on

over

# 2,000

parking spaces





In the mood for some numbers?

21,000 m<sup>2</sup>  
of GLA delivered

15,000 m<sup>2</sup>  
of GLA under construction

109,000 m<sup>2</sup>  
of GLA in pipeline

United Kingdom

- 2017 33 Central, 21,000 m<sup>2</sup> of GLA
- 2018 Cooper & Southwark, 7,000 m<sup>2</sup> of GLA
- 2018 20 Farringdon Street, 8,000 m<sup>2</sup> of GLA
- 2024 One Waterloo, 109,000 m<sup>2</sup> of GLA

253,000 m<sup>2</sup>  
of GLA delivered

201,000 m<sup>2</sup>  
of GLA under construction

24,000 m<sup>2</sup>  
of GLA in pipeline

Poland

- 2013 Konstruktorska Business Center, 49,500 m<sup>2</sup> of GLA
- 2014 Gdanski Business Center A, 32,000 m<sup>2</sup> of GLA
- 2014 Gdanski Business Center B, 16,000 m<sup>2</sup> of GLA
- 2015 Gdanski Business Center C, 23,000 m<sup>2</sup> of GLA
- 2015 Postepu 14, 34,000 m<sup>2</sup> of GLA
- 2016 Gdanski Business Center D, 30,000 m<sup>2</sup> of GLA
- 2016 West Station I, 31,000 m<sup>2</sup> of GLA
- 2017 West Station II, 38,000 m<sup>2</sup> of GLA
- 2019 Varso 1, 30,000 m<sup>2</sup> of GLA
- 2019 Varso 2, 45,000 m<sup>2</sup> of GLA
- 2020 Varso Tower, 70,000 m<sup>2</sup> of GLA
- 2020 Burakowska I, 56,000 m<sup>2</sup> of GLA
- 2021 Burakowska II, 24,000 m<sup>2</sup> of GLA

160,000 m<sup>2</sup>  
of GLA delivered

136,000 m<sup>2</sup>  
of GLA in pipeline

Czech Republic

- 2010 Logistics Center Lovosice, 43,000 m<sup>2</sup> of GLA
- 2011 Air Park Ostrava – Terminal A, 15,000 m<sup>2</sup> of GLA
- 2012 River Garden Office I, 19,000 m<sup>2</sup> of GLA
- 2014 River Garden Office II/III, 26,000 m<sup>2</sup> of GLA
- 2015 Metronom Business Center, 34,000 m<sup>2</sup> of GLA
- 2016 Aupark Shopping Center Hradec Kralove, 23,000 m<sup>2</sup> of GLA
- 2020 Vinohradska, 23,000 m<sup>2</sup> of GLA
- 2021 Radlicka, 31,000 m<sup>2</sup> of GLA

608,000 m<sup>2</sup>  
of GLA delivered

167,000 m<sup>2</sup>  
of GLA under construction

170,000 m<sup>2</sup>  
of GLA in pipeline

Slovakia

- 1997 Bratislava Business Center I-II, 14,000 m<sup>2</sup> of GLA
- 1999 Bratislava Business Center III-IV, 20,000 m<sup>2</sup> of GLA
- 2001 Aupark Shopping Center Bratislava I, 42,500 m<sup>2</sup> of GLA
- 2005 Apollo Business Center I, 44,000 m<sup>2</sup> of GLA
- 2005 Logistics Center Bratislava – Raca I-II, 70,000 m<sup>2</sup> of GLA
- 2006 City Business Center I-II, 39,000 m<sup>2</sup> of GLA
- 2007 Aupark Shopping Center Bratislava II, 15,500 m<sup>2</sup> of GLA
- 2007 Logistics Center Svaty Jur, 32,000 m<sup>2</sup> of GLA
- 2008 Aupark Tower Bratislava, 33,000 m<sup>2</sup> of GLA
- 2009 Apollo Business Center II, 82,000 m<sup>2</sup> of GLA
- 2009 Logistics Center Presov I-II, 17,000 m<sup>2</sup> of GLA
- 2010 Aupark Shopping Center Piestany, 11,000 m<sup>2</sup> of GLA
- 2010 Aupark Shopping Center Zilina, 26,000 m<sup>2</sup> of GLA
- 2011 City Business Center III-V, 26,000 m<sup>2</sup> of GLA
- 2011 Aupark Shopping Center Kosice, 34,000 m<sup>2</sup> of GLA
- 2012 Aupark Tower Kosice, 13,000 m<sup>2</sup> of GLA
- 2013 Forum Business Center I, 19,000 m<sup>2</sup> of GLA
- 2015 Twin City A, 17,000 m<sup>2</sup> of GLA
- 2016 Twin City B, 23,000 m<sup>2</sup> of GLA
- 2016 Twin City C, 24,000 m<sup>2</sup> of GLA
- 2016 Centrum Bottova, 6,000 m<sup>2</sup> of GLA
- 2018 Twin City Tower, 35,000 m<sup>2</sup> of GLA
- 2020 Nivy Tower, 31,000 m<sup>2</sup> of GLA
- 2020 Nivy Station, 101,000 m<sup>2</sup> of GLA
- 2020 Mlynske nivy Kosicka, 101,000 m<sup>2</sup> of GLA
- 2020 New Apollo, 52,000 m<sup>2</sup> of GLA

22,000 m<sup>2</sup>  
of GLA delivered

68,000 m<sup>2</sup>  
of GLA under construction

66,000 m<sup>2</sup>  
of GLA in the pipeline

Hungary

- 2014 Váci Corner Offices, 22,000 m<sup>2</sup> of GLA
- 2019 Agora Budapest I. phase, 68,000 m<sup>2</sup> of GLA
- 2021 Agora Budapest II. phase, 66,000 m<sup>2</sup> of GLA



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