

# Company Profile



Autumn 2018

Issue #3

hbreavis

## We create remarkable experiences that make people's lives richer.



At HB Reavis, we don't just build places to work. We design remarkable experiences. Spaces and infrastructure that help get people up in the morning, make their job easier, and give them the opportunity to live healthily. How? By making sure they're built around their needs.

Whether our experts are scouting for new investments, designing new projects or reviewing construction plans; every decision is taken with the people who'll use these buildings firmly in mind.

Equally, we think holistically about the businesses that use them. Can we create a community to help them flourish? Can we design flexible solutions that evolve as their needs change? Will the building play a valued role in the local community? The biggest of pictures is always in focus.

It's a different approach. One that first succeeded in our home country, Slovakia. And has since inspired people across Poland, Czechia, Hungary and, more recently, the UK. With Germany now also on our horizon, we continue to integrate these values into every facet of our work.

So much so, that we now consider ourselves not only a developer, but also a Workspace as a Service provider. By combining the physical and intangible benefits; by delivering innovative hardware, software and services – we strive to change life for the better.

---

Marian Herman  
Group CEO





22

20 Farringdon Street

|    |                               |
|----|-------------------------------|
| 03 | Editorial                     |
| 04 | Contents                      |
| 06 | Company highlights            |
| 10 | Brands and perks by HB Reavis |
| 18 | United Kingdom                |
| 30 | Poland                        |
| 44 | Czech Republic                |
| 52 | Slovakia                      |
| 70 | Hungary                       |

# Contents

11

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



Going up every day – Varso Place rises above ground level.

34



14

Discover the new BASF offices in West Station, designed by Origameo.



76

Agora Budapest construction works are in full swing.



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 Czechia and Hungary.

2008

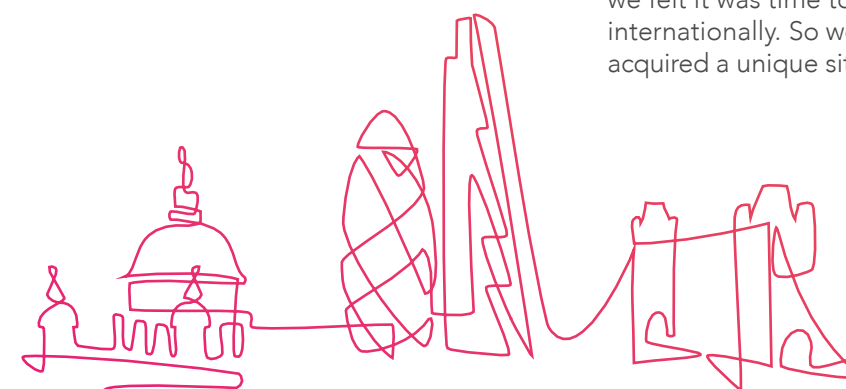
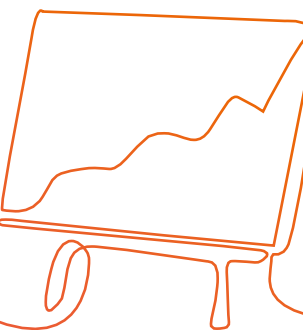
It seemed strange not to be part of Poland's growth, so we launched our first development in Warsaw.

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

London is the most challenging market and we felt it was time to really make a statement internationally. So we accepted the challenge 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.

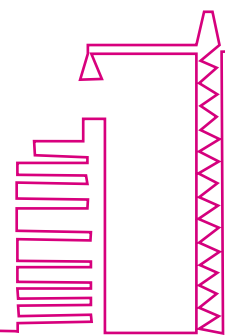




# evolve

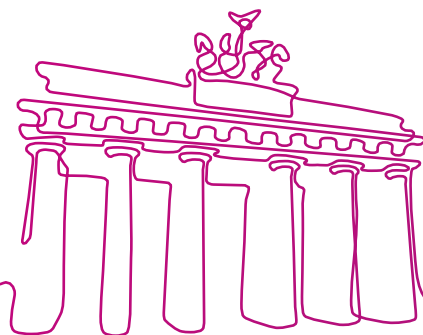
## 2016

When Wells Fargo first saw 33 Central, our first London development, we knew we had a great building. 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 One Waterloo!



## 2018

We added a new project to our Polish portfolio – this time located in Lodz.



## Today

Today there are more than 760 of us passionately working on further unique schemes, with over 1 million sq m and lots of other 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.



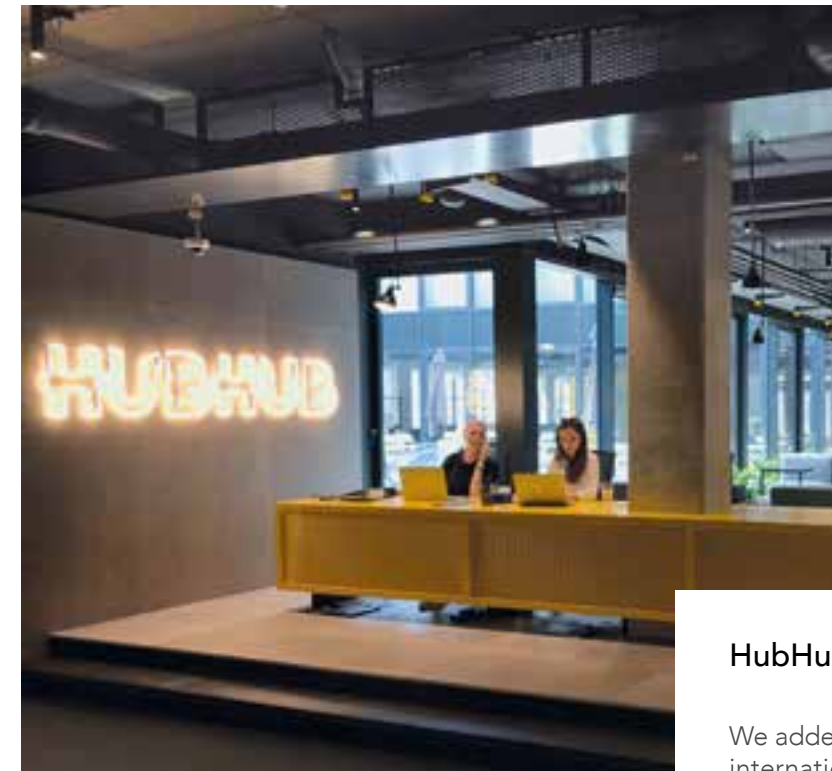
Establishing ourselves in the Polish and Slovak markets gave us the impulse to open even more locations – two new spaces in Bratislava and one in Prague. We designed unique spaces ideal for working, networking and business meetings as well as events and education – all of that in cooperation with local architects and designers. At the beginning of 2019, we will have finished our first HubHub in Budapest and second spaces in Warsaw and Prague. Our ambition is to cover the whole Central European region, and we're not afraid of venturing beyond – we are opening HubHub in London soon. During the next year HubHub will be running in eight locations. But HubHub is not only about space. Our space is just a hardware for our software education and community. Our education events are unique 16+ events and workshops focused on trending topics such as AI, Big data or Blockchain. At these events, a wider community meets and grows. From start-ups to corporations, universities and students, we want everyone to participate. The number of locations as well as our community are constantly growing. To keep on developing ourselves as well our business, while pushing everyone involved to the next level – this is our goal.

Natalia Kiskova  
Head of HubHub

## Pohoda Festival

This summer, HubHub became part of the biggest multigenre festival in Slovakia – Pohoda Festival. The festival attendees joined us in the HubHub Innovation Zone, where they had a chance to try a fun variety of new technologies, 3D printing and holograms, and meet start-ups from the Central European region. During our interactive events, we discussed topics such as artificial intelligence, innovative education and future of fashion with top experts from start-ups, corporations and NGOs.

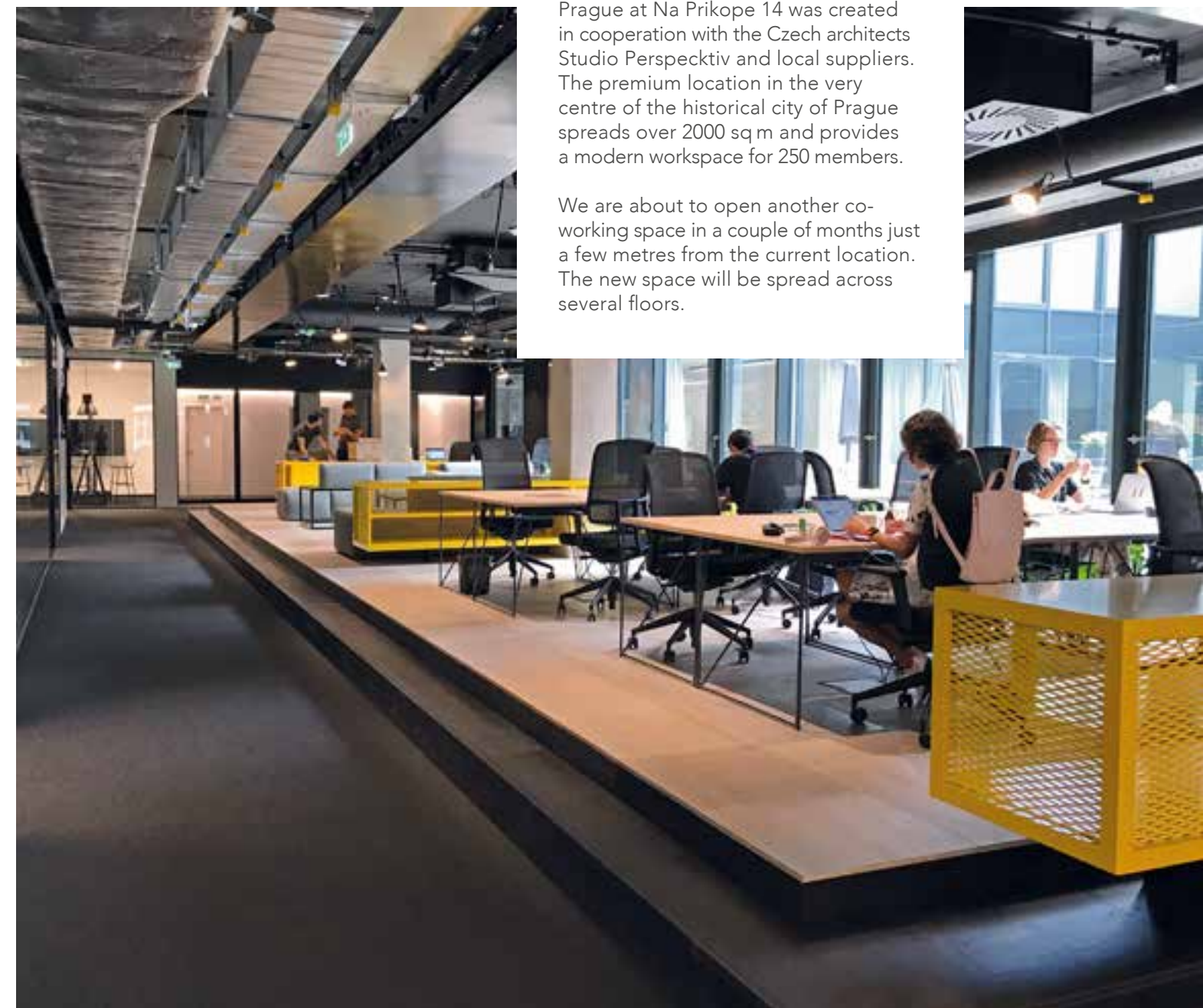
Thanks to the rich program, we managed to host thousands of people in our tent, giving them insights into the world of start-ups and technologies changing our everyday lives.



## HubHub Prague

We added yet another HubHub to our international network of co-working spaces. The new HubHub based in Prague at Na Prikope 14 was created in cooperation with the Czech architects Studio Perspektiv and local suppliers. The premium location in the very centre of the historical city of Prague spreads over 2000 sq m and provides a modern workspace for 250 members.

We are about to open another co-working space in a couple of months just a few metres from the current location. The new space will be spread across several floors.





## Education events

Throughout the whole year, we organize dozens of events in cooperation with top industry leaders. Expert talks, masterclasses, panel discussions on topics such as artificial intelligence, blockchain, future of work and many others.



## Butterfly Effect

Butterfly Effect is an educational program run by the Slovak innovative digital companies Sygic and Pixel Federation, the non-profit organization LEAF and coworking and community of HubHub. It aims to strengthen the local start-up and innovative ecosystem with practical education for digital business.

During five months, participants work in multidisciplinary teams to create a game or a mobile app. Teams consist of designers, programmers and business people. They learn as they go through the whole process of creating a digital product, improve their skills for the 21<sup>st</sup> century, such as teamwork, cooperation, initiative taking and, last but not least, the program supports their values as ethical awareness. Students as well professionals can apply for the program twice per year.

The pilot was launched in January. And today, more than 20 graduates, among them two employees from Tatra Banka (who supported their participation) can see the great results.

Most of them are successfully employed by games studios or banks, Slovak companies and local start-ups. Beside that two new apps focused on to solve problems with parking and public transports in cities and two games were launch in the pilot.

Thanks to Hubhub, the Butterfly effect can connect young talents with global companies.



## About FutureNow Conference

FutureNow is Slovakia's biggest tech conference and start-up competition. Also featuring a multi-day festival all around Bratislava celebrating innovation, FutureNow aims to gather tech enthusiasts, innovators and start-ups from Central Europe.

This year the conference will take place in Bratislava on October 24.

HubHub is already operating co-working spaces in Bratislava, Warsaw and Prague with aims to open places in Budapest and London as well. One part of HubHub's mission regionally is to engage existing start-up ecosystems. Thus, going international with the FutureNow start-up competition and conference activities was a natural evolution.



Whether we are talking about the Polish, Czech, Hungarian or Slovak tech and innovation ecosystems, they all function in their own specific ways with no event that ties them all together – until now. FutureNow is an event platform that, on one hand, will always focus on Bratislava because that's where we grew up and a place we are truly excited about, but on the other hand will bring a global audience here so people really get to feel what the Central European start-up ecosystem looks like and how individual countries can interact and cooperate with one another.

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



With HubHub's focus on tech education through our programming, we knew we wanted a platform that connected all the regional ecosystems under one roof. Joining forces with Slovak innovation ecosystem leader and original founder of FutureNow, Neulogy was thus a natural step for us.

Valentina Kasperova  
Conference Manager



# Origameo

The office is no longer merely a container for 'where' work happens. At Origameo we believe in informed decisions and evidence based design. We're part of HB Reavis and we were born from the Group's passion for creating remarkable workspaces that perfectly match clients' personality, needs and ambitions.



HB Reavis, Warsaw

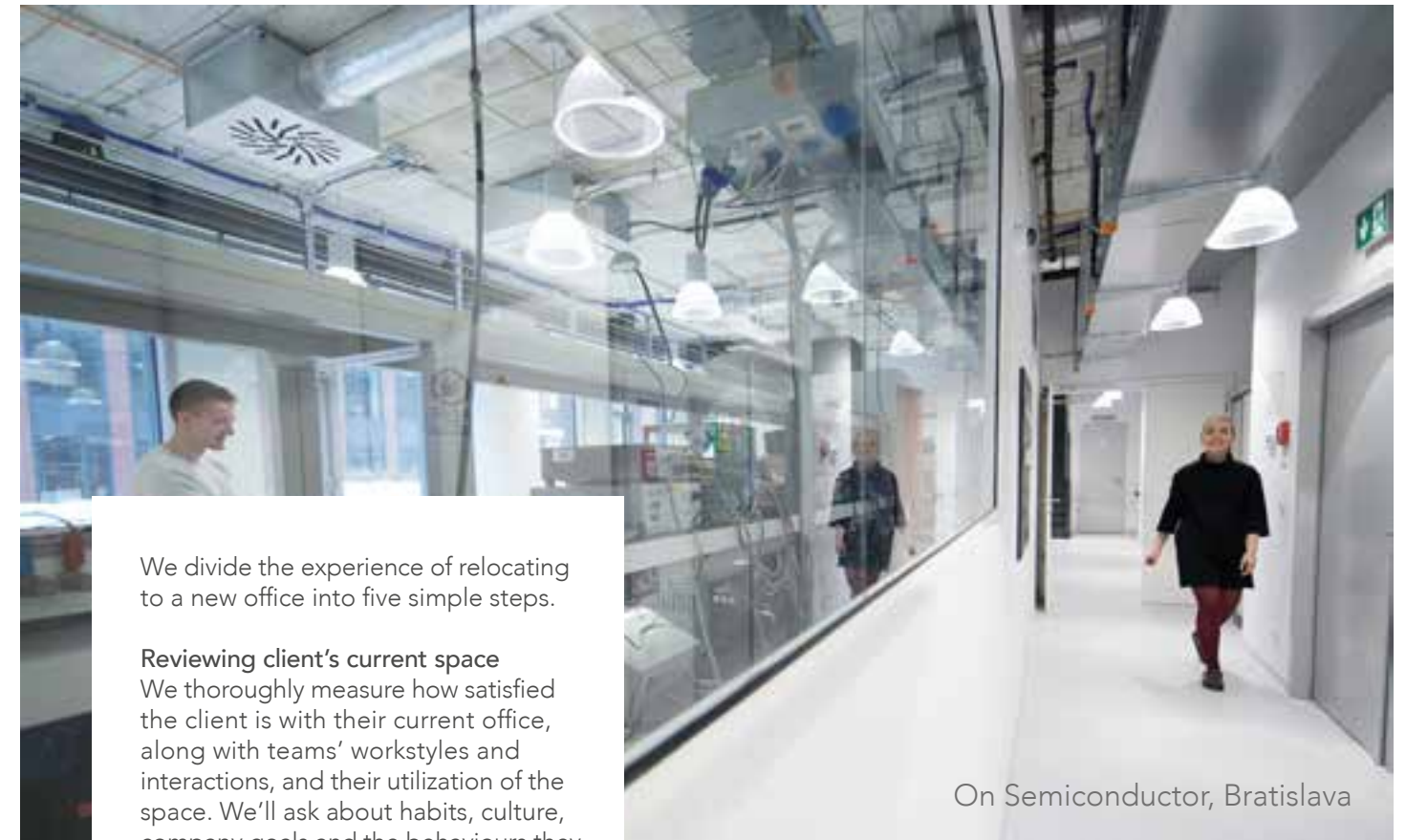
*The space should serve the types of activities performed in it and cater to the unique needs of its inhabitants. A workspace is a channel to communicate culture and instill values and ways of doing things.*

One of our key focuses is the flow of the space. We thoroughly analyse and plan to encourage the right kind of interactions between teams, choose space types that give everybody what they need to be productive, and craft details that contribute to better health and elevated wellbeing among users.

Our team of 50 professionals are based across six countries. In particular, we're specialists in all three elements of the workplace process – analytics and consultancy, space planning and design, and fit-out project management.



Panalpina, Warsaw



On Semiconductor, Bratislava

We divide the experience of relocating to a new office into five simple steps.

## Reviewing client's current space

We thoroughly measure how satisfied the client is with their current office, along with teams' workstyles and interactions, and their utilization of the space. We'll ask about habits, culture, company goals and the behaviours they wish to support before using our findings to build a workplace strategy.

## Creating a tailored design

We combine the results of our broad and detailed analytics with deep research knowledge to design a workspace that reflects the client's needs, brand and culture. The result is a space plan and concept design with all the information needed to start building.

## Building the new office

Our fit-out managers know the building and future design 'from the ground to the sky'. They'll use their experience to advise on any practical considerations, and deliver everything on time and to budget.

## Maximising the investment

After the move, people will change their habits, which means there may be new behaviours that impact on the workspace strategy. A post-occupancy survey will shed light on many factors, and permanent sensors that monitor usage will give you ongoing data to evolve the new space to suit changing needs.

## Managing the change

People will individually have different feelings about the changes, from being upset about not wanting to move location, to fearing hot desking, to being suspicious of new technology and practices. Our consultants will help change attitudes and allay any worries from the move.

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



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



BASF, Warsaw



The people who use our buildings every day are at the centre of our focus. Here are some of the ideas that can truly elevate their experience.



#### A step closer to car-free cities

We started by placing some Brompton bikes in our Bratislava office, to be used for free. When we saw they were being snapped up on a daily basis, we knew we were onto something so we expanded the service to more buildings and added e-scooters as well. Car-free city centres are the future so let's get used to it.

#### A spectacular view from the crane

Agora Budapest construction site creates wonderful opportunities. We invited Tamas Rizsavi – a well-known local 'daredevil', who climbs Hungary's most significant buildings, venues and monuments to capture perfect moments – to climb our 90-meter high tower crane and take pictures of the stunning views and our construction site in the sunrise. The result is breathtaking!



#### 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.



#### Another bird left the nest

One of our favourite projects in Warsaw, Gdanski Business Center II, has been sold for over €200 million! It's the best-connected office development in Warsaw with around 5,000 employees working at a number of well-known institutions and is now in the hands of Savills Investment Management.







Steven Skinner  
CEO of United Kingdom

# United Kingdom

Est. 2013

After five years, we have firmly established ourselves as one of the leading commercial property developers in London. The forward sale of our first landmark development, 33 Central, was heralded by Estates Gazette as one of 2016's top 10 biggest office deals. Then, in May 2017, we concluded the acquisition of One Waterloo in one of the capital's largest commercial site transactions that year.

2018 has been just as exciting. Cooper & Southwark was completed in March, then pre-let in its entirety to CBRE's Global Workplace Solutions division and subsequently divested in June for a record price to an overseas private investor. 20 Farringdon Street was also launched and is now 90% let or under offer to diverse companies, demonstrating the wide appeal of our projects and the leasing market's robustness despite the EU referendum result.

In August we acquired the 13,000 sq m Crossrail Over-Site Development at Farringdon West. The unique scheme is immediately adjacent to Farringdon Station, providing the only intersection of three Underground lines, Thameslink and Elizabeth Line (Crossrail); and is targeting the highest BREEAM, WELL and Wiredscore ratings in London.

In response to user requirements for more flexibility, we successfully let our first plug and play offering on the 4<sup>th</sup> Floor at Elizabeth House to high-growth companies and will be bringing our educational-led co-working concept, HubHub, to London. We also received industry recognition, with 33 Central a finalist in the British Council for Offices 2018 'Commercial Workplace' category; and HB Reavis UK highly commended at the Property Awards for 'Developer of the Year' and shortlisted at the EG Awards in 'Offices Company of the Year'.

The future is full of opportunities for us in the UK and we have incredibly exciting developments that can set new benchmarks for the city.

Steven



# 33 Central



## 360°

stunning roof top views  
of the City and beyond

### Location

33 King William Street, City of London

### Architects

John Robertson Architects

### Status

Forward sold to Wells Fargo 2016, delivered in 2017

### GLA

21,000 sq m

### Awards

Finalist for Best Commercial Workplace 2018  
– British Council for Offices  
City Deal of the Year 2017 – OAS Development Awards  
Highly commended for Deal of the Year 2017 – Property Awards  
Best Newcomer Award 2016 – CoStar Agency Awards  
Shortlisted for City Development of the Year 2018 – OAS Award

### Sustainability

BREEAM 'Excellent'

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

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.

While 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 that really wows. Its fantastic panoramic views of London include major 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 single office deals in the City of London market that year and less than a month after the historical Brexit vote. The deal was completed in December 2017.

## 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

20 Farringdon Street offers approximately 8,000 sq m of Grade A office accommodation arranged over 11 storeys and designed to maximise flexibility.

Within walking distance of Farringdon Station and with six terraces providing outdoor space and views towards the Houses of Parliament and Battersea Power Station to the west and St Paul's Cathedral and the City to the east, 20 Farringdon Street incorporates a state of the art facial recognition system into the double-height reception, enabling seamless and secure journeys throughout the building.

The reception also features a bespoke lighting installation created by the art and design studio, Acrylicize. The light feature leads visitors through the entrance portal, into the reception and on to the stairwell and building core using 650 light batons. Thoughtfully designed for the building, the installation is inspired by the flow of water from the River Fleet which flows under Farringdon.



located on the  
Cycle Superhighway

# 142

bike spaces  
and lockers

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

**Architects**  
Denton Corker Marshall

**Status**  
Delivered in April 2018

**GLA**  
8,000 sq m

**Awards**  
2018 National Site Award –  
Considerate Constructors Scheme

**Sustainability**  
BREEAM 'Excellent'



# 6

terraces

providing exceptional views towards the Houses of Parliament and Battersea Power Station to the west and St Paul's Cathedral and the City to the east.

Cycling commuters have access to their own entrance off the Cycle Superhighway, plus 142 cycle spaces, excellent storage and changing facilities.

To further promote better wellbeing within the building, 20 Farringdon Street boasts a double-width polished concrete feature staircase, encouraging occupiers to stretch their legs while at work.

Earlier this year we were delighted to announce the UK's first HubHub will open at 20 Farringdon Street. HubHub will occupy approximately 3,000 sq m of the office building, providing four floors of high quality and user-focused space.





# Cooper & Southwark

Cooper & Southwark, located at 61 Southwark Street, marked our first refurbishment scheme in London and the first south of the river.



We've transformed an outdated nine storey office block into a high quality and vibrant offering, adding additional floor space, terraces on the fifth, sixth and seventh floors, and a new self-contained unit on Great Guildford Street for a total of 7,000 sq m of modern and flexible office space.

Working with TateHindle architects and Collins Construction, Cooper & Southwark completed in March 2018. The development was pre-let in its entirety on a long-term lease to real estate advisor CBRE's Global Workplace Solutions division and sold to an overseas private investor in June 2018.



**Location**  
61 Southwark Street, London

**Architects**  
TateHindle

**Status**  
Delivered in March, sold in June 2018

**GLA**  
7,000 sq m

**Sustainability**  
BREEAM 'Very Good'



The sale of Cooper & Southwark demonstrates our ability to create value through both the quality of our developments and the pre-leasing terms we were able to achieve. This significant investment from a global investor emphasises the continued growth of the South Bank into one of the most appealing places to live, visit, work and invest. The South Bank will continue to be a key area for us as we progress our plans for the redevelopment of Elizabeth House in Waterloo into one of the city's most important schemes.

Steven Skinner  
CEO of United Kingdom



# One Waterloo (Elizabeth House)



Acquired in May 2017, One Waterloo is one of the capital's most important redevelopment projects and adds a fourth exciting development to our London portfolio.

The 1960s building, which was acquired with pre-existing planning consent for a circa 117,000 sqm development, is located immediately adjacent to Waterloo Station, the UK's busiest transport hub. Already, over 100 million people pass through the station every year, and this number is set to rise to 130 million passengers over the next five years.

Well connected to London and the South of England, One Waterloo is minutes away by foot from the world-famous cultural destinations on the South Bank including the Southbank Centre, the National Theatre, the River Thames and the London Eye.



## enhancing the pedestrian experience

With Sterling-prize winning architects Allford Hall Monaghan Morris (AHMM) appointed as design partner to take the scheme forward alongside our team at HB Reavis, this strategically important site provides a unique opportunity to deliver a commercial-led development supporting approximately 13,000 new jobs from large global companies through to start-ups and scale-ups, while enhancing the pedestrian experience around the site and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.



**Location**  
39 York Road, London

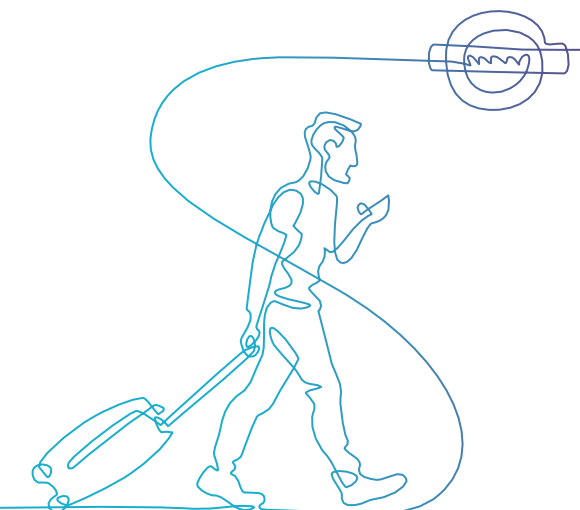
**Expected GLA\***  
117,000 sq m (pre-existing consent)

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

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.



Immediately adjacent to UK's busiest transport hub  
**100 million**  
people pass through every year



As we continue to develop our proposals for the site, we are keen to make short-term improvements to the building and earlier this year we successfully launched our first plug and play offering on the 4<sup>th</sup> Floor. Our UK team designed and delivered the fully fitted out space to provide flexible office accommodation, allowing end-users to quickly occupy the workspace, express their own identity, and take advantage of a shared collaboration area. We were delighted when we fully let the space to two high-growth companies.

More info at  
[www.4thfloorelizabethhouse.co.uk](http://www.4thfloorelizabethhouse.co.uk)





# Farringdon West

August 2018 saw us complete the acquisition of our fifth UK project, the 13,000 sq m Crossrail Over-Site Development (OSD) at Farringdon West, located in the heart of creative Clerkenwell.



Designed by award-winning British practice John Robertson Architects, who we also worked with on our 33 Central scheme, Farringdon West will deliver the highest quality office accommodation, retail and amenity space. Wellbeing is a key theme – as you'd expect of an HB Reavis development – and will help to foster a creative, content and motivated community of users.

The scheme aims to provide a landlord-operated fitness facility and generous ground floor cycle area with direct access to the Cycle Superhighway. With the ambition of providing one of London's highest ratios of terrace to office at 12%, the views will take in some of London's best skylines too. The outside areas have also been carefully designed as 'third spaces': flexible locations for focused or collaborative work, user events, or to simply relax or socialise. It's a hugely exciting proposition and marks our increasing influence in the UK capital.

The development is next door to the newly-built Farringdon Station; the only station to host the Elizabeth Line (Crossrail), London Underground and Thameslink. When the Elizabeth Line opens, it will become one of the UK's busiest interchanges.

exceptional  
location



## Location

4-12 Farringdon Road,  
48-50 Cowcross Street, London

## Architects

John Robertson Architects

## Status

Expected delivery in 2020

## Expected GLA\*

13,000 sq m

## Sustainability

Targeting BREEAM Outstanding  
WiredScore Platinum  
WELL Platinum

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.



Farringdon West is a fantastic addition to our UK portfolio. The strategically important site sits above Farringdon Station, which will be London's only interchange where the Elizabeth, Thameslink and Underground Lines meet. This means that the building will be highly accessible from across London and the UK while benefitting from the vibrancy and culture of Clerkenwell – a perfect fit for our strategy to target well-connected, characterful locations.

Charlie Russel-Jones  
Transaction Manager





# Poland

Est. 2008

We love Warsaw and certainly it seems to love us. Once again, HB Reavis is the leading international workspace provider 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 developments, such as Varso Place, which will be the most distinctive landmark on the capital city skyline in upcoming years. As for today, it has become one of the most complex sites in Europe, calling for creativity and unconventional solutions. Starting this summer, it has become easier to track the progress of construction, as the first superstructural elements begin to appear above the hoarding. Varso Place has also attracted its first tenants, including the innovation cluster specialist Cambridge Innovation Center and a major hotel chain. We've begun our journey in the second Polish city too, after buying a plot in Lodz, which is consistently building its modern image while taking note of its unique history. Located near the main railway station and next to a regenerated arts, culture and education complex, the one-hectare site may be developed with approx. 41,000 sq m of healthy offices and retail premises. The New Centre of Lodz is a truly extraordinary initiative in European terms and we are excited to be a part of it. It is very rewarding to see our Poland's team efforts take shape and continue taking ambitious steps to the next level.

Stano



Stanislav Frnka  
CEO of Poland



## Varso Place

Varso Place, which is to become Warsaw's largest commercial development at 144,000 sq m, recently got a 98% Walk Score rating! This means that users can get to a lot of important amenities and places within a five minute walk.



310 m

### Landmark tower

with public viewing platform  
designed by Foster + Partners

A neighbourhood bike path and a fitness center will ensure the tip-top physical condition of Varso Place users.



over **750**  
cycle spaces



#### Location

Chmielna, Central Business District, Warsaw

#### Architects

Foster + Partners/HRA Architekci

#### Status

Expected delivery in 2019 – 2020

#### Expected GLA\*

144,000 sq m

#### Sustainability

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

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.



Many an architect and engineer dreams of taking part in a project like Varso, which is to become Central Europe's highest tower. 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's city centre will be enormous.

\_\_\_\_\_  
Marcin Chruslinski  
Development Manager





Varso has reached the ground level and its silhouette will soon start forming in Warsaw's skyline.

## Reportage

# Varso Place soars to the sky

Building Varso Place is a great challenge, with a humming city centre, thousands of people in transit and hundreds of trains moving through the cross-city tunnel every day, merely a few metres from the foundations of the buildings under construction. Over the past eighteen months, we have successfully solved a number of unusual issues. We moved an active fibre-optical backbone that ran across the excavation; we've built temporary work platforms to go ahead with the works despite room shortages, and we successfully dealt with the 60-ton glacial erratic found in the ground. We are also constantly paying special attention to logistics to ensure efficient vehicle traffic, delivery punctuality and good welfare conditions for workers as well as strict compliance with safety rules.



The construction reached a new phase in summer 2018, with the first of three Varso Place buildings reaching the ground level and the two others to join it by the end of the year. Most recent works included new sections of the foundation slab – one of the most crucial stages of construction for high-rise buildings. The Varso Tower's slab, whose thickness reaches up to 3.6 metres, takes approx. 2,500 tonnes of reinforcement and nearly 10,000 cubic metres of concrete.

The number of staff also continues to grow every month. At the peak of the construction, there will be over 100 engineers and 1,200 workers working on site.

*This unique crane will grow higher with the tower's superstructure and in two years reach 313 m with its hook.*



# Forest

The Forest office campus is a response to the needs of various generations of employees and will provide them with healthy and creative working conditions.



## new generation workspace



The Forest 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

## vibrant urban campus



**Location**  
Burakowska, Wola district, Warsaw

**Architects**  
HRA Architekci

**Status**  
Expected delivery in 2020

**Expected GLA\***  
78,000 sq m

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

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.





# 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 a 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

Inflancka, Srodmiescie district, Wola

### Architects

E&L architects/Benoy/HRA Architekci

### Status

Delivered in 2014 – 2016, sold in 2018

### GLA

100,000 sq m

### Sustainability

BREEAM 'Excellent'



unique courtyard atmosphere





# 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 has made West Station one of the most popular choices among our clients over recent years.

Karol Wyka  
Country Leasing Director



## Location

Al. Jerozolimskie, Ochota district, Warsaw

## Architects

FS&P Arcus

## Status

Delivered in 2016 – 2017

## GLA

69,000 sq m

## Awards

New Office Building 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 that works 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.



operational  
HubHub space



**Location**  
Postepu 14, Mokotow district, Warsaw

**Architects**  
HRA Architekci

**Status**  
Delivered in 2015

**GLA**  
34,000 sq m

**Sustainability**  
BREEAM 'Excellent'

multiple events  
organised by  
**Together is better**





Petr Herman  
CEO of Czechia

# Czechia

Est. 2006

We successfully continue the rapid development of our business in the market. We recently opened our first Czech HubHub co-working space in the centre of Prague and we plan to open another one in Q1 next year. That followed up on the successful divestment of our Metronom Business Center for CZK 2.3 billion – the country's biggest office property transaction that year. We also acquired a new building, Merkuria, in another Prague district, Holesovice, that should be our key tool for the revitalization of its close neighbourhood. We are also planning a new ambitious project in Vinohradská street in the heart of Prague – we intend to build an energy efficient and modern polyfunctional building which is designed to meet the requirements of BREEAM Outstanding and WELL Gold certificates. Another exceptional office project we're preparing, Radlicka, will also include a unique roof terrace. By the end of 2017 we completed the sale of Multimodal logistics center Lovosice, our latest logistic project in Czechia.

Petr



# Aupark 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 sq m

**Tenants**  
H&M, Ecco, Geox, Tommy Hilfiger, Lindex, NewYorker, Pandora, Orsay, Terranova, Superdry, Takko, s.Oliver, Billa, CCC

100 shops





# Vinohradska

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.



Vinohradska project with its unique location in a city center and close vicinity to Wenceslas square will offer excellent accessibility by all means of transportation. Designed by renowned Jakub Cigler Architekti, Vinohradska's unique concept will offer a boutique design lobby, fully-equipped bike facilities (including changing rooms and showers), as well as power charger

facilities for electric cars and spacious rooftop terraces with fantastic 360° views. A focus on wellbeing and after-work activities will be driven by a huge variety of cafes, bars and services in the immediate vicinity. Attractive landscaping around the main entrances will give a flavour of Prague's beautiful and popular parks situated just a few minutes' walk away.

Martin Rezanina  
Development Manager



**Location**  
Vinohradska 8, Prague 2

**Architects**  
Jakub Cigler Architekti

**Status**  
Planned, delivery in 2021

**Expected GLA\***  
22,000 sq m

**Sustainability**  
BREEAM 'Outstanding'  
WELL GOLD

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.

1,680 sqm  
of terraces with 360° views





# 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.

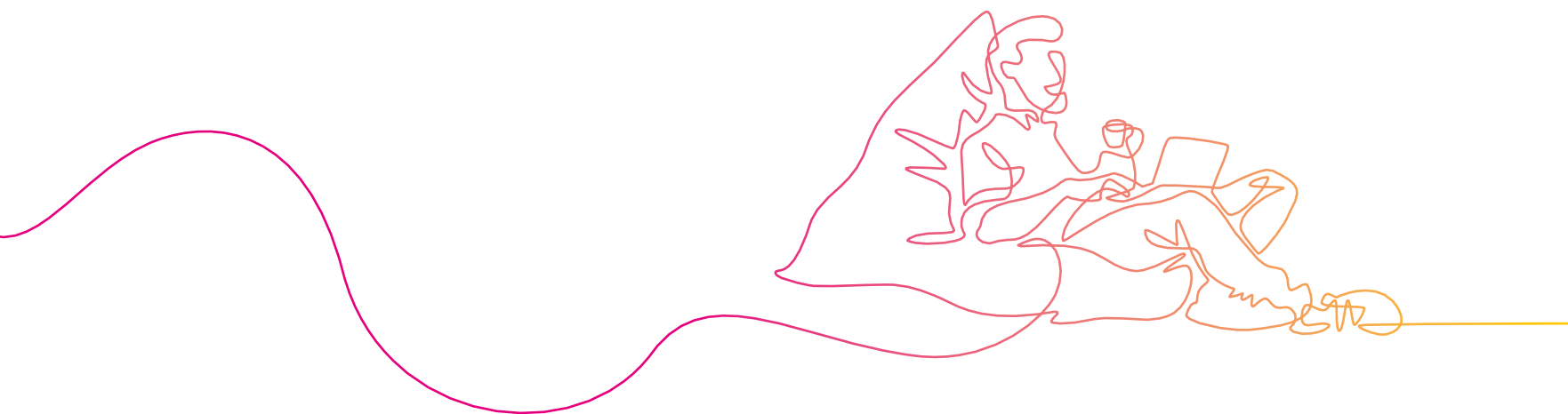


Our vision is to create a dynamic, yet calm, urban environment. Radlicka is designed to deliver an outstanding quality of office environment, with architecture that celebrates the character of the surroundings while drawing inspiration from the green hills adjacent to the site. This remarkable building 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 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 it places on its 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

**Expected GLA\***  
21,000 sq m

**Sustainability**  
BREEAM 'Outstanding'

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.



forest and bike tracks  
just around the corner





# Slovakia

Est. 1993

While reading or just browsing through our company profile, you might have noticed a sentence: “We are bringing remarkable experiences to people’s lives”. Are you curious what it actually means?

Well, for example in Bratislava, together with a team of more than 150 professionals, we are facing an exciting challenge. We are building a new district, New Nivy, which will become the heart of the city with its unique ecosystem of businesses and communities. We are fulfilling the ideals of our company mission by creating a coherent zone, where people and businesses can interact in a thought-out space, designed for work, life and leisure.

All of our new company initiatives and services come to life here. We are building a truly unique project, by revitalizing an old brownfield, creating a place for work, business growth, leisure and life in general. Bratislava is gradually acquiring a new district, a huge space with the potential to serve to more than 30 thousand employees, plus the thousands of others who live and visit the area.

However, New Nivy is not just a set of projects, but a significant ecosystem of communities, large companies and start-ups. An ecosystem that will allow its users to grow. Bratislava will increase its competitiveness not only in terms of life and work quality, but also in terms of opportunities for talent development.

And if you ask why we are doing this, the answer is simple. We want to stay ahead of the curve as we always have, during our 25 years in business. We all know that life has changed, our way of work has changed, our perception of space has changed and so have our needs. We also acknowledge the new generations who are so crucial to new ideas, innovations, social interactions and progress. Our aim is to take all of this into account and redefine business culture and the way of work through our unique insights into workspace solutions, which have a true potential to bring remarkable experiences to people.

A remarkable experience for all, us who are working on it and all the communities that will bring it to life.

Rene



Rene Popik  
CEO of Slovakia



# Introducing The New Nivy zone



\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.

*Nové Nivy*





## BREEAM Communities

BREEAM Communities is an assessment method used to measure, improve and certify the sustainability of large-scale development projects. And we're absolutely thrilled that the New Nivy district has become the first cluster of projects in the world to register under a new version of BREEAM Communities International certification assessment. This demonstrates our commitment to shaping cities and delivering exceptional spaces for people to enjoy, whether they live in, work in or visit our developments. BREEAM Communities focuses on the wider environmental impact a larger development will have on its surroundings. It assesses a project's effect on social and economic wellbeing, natural resources, energy use, infrastructure, housing provisions and economic facilities, while acting as a framework for master-planning. The entire New Nivy district aspires to be BREEAM Communities International certified, including the yet-to-be-built Twin City Tower, Nivy Station, other new office schemes, public infrastructure and greenery – including an urban garden equal in size to two football pitches.

*A vital part of the new zone will be a sparkling new boulevard with an underground roundabout*



A lively fresh market



The public space on the roof will bring much needed greenery to the city and introduce a truly unique meeting space. People will enjoy this city-centre oasis, and we're also welcoming schools to utilise this exciting new urban outdoor space as a temporary classroom thanks to bug boxes, beehives and a botanical path offering an opportunity to learn first-hand about the importance of flora and fauna within the environment.



# Twin City | New Nivy

Twin City complex, as the first project in the zone of New Nivy, comprises of one high-rise and three low-rise schemes. Twin City, as such, has set a cornerstone for future New Nivy development by significantly influencing the face of the Old Town and bringing to life an old industrial zone, therefore extending the centre of the Slovak capital.



24 floors

89m high

Twin City complex represents an entry gate to the new business district with excellent connectivity to public transport and two international airports.

Twin City Tower – a modern and elegant ‘zone lighthouse’ with copper cladding reflects the area’s historic industrial past and the cable factory. Together with John Robertson Architects, 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 imitating the bunch of cables is the latest technology, providing the people inside with the ideal working environment.

## HubHub homeland

### Location

Mlynske nivy, New Nivy zone, Bratislava

### Architects

John Robertson Architects/Siebert+Talas/CEPM

### Status

Twin City A, B, C delivered in 2015 and 2016  
Twin City Tower estimated delivery in autumn 2018

### GLA

Twin City A, B, C 64,000 sq m  
Twin City Tower 35,000 sq m

### Sustainability

BREEAM ‘Excellent’ and ‘Outstanding’

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.



The project was quite a nice story. The high-rise building and the historical context of the area was a challenge. But, together with JRA – who have a wealth of experience with similar buildings from Central London – we made it work. It was an honour for us to collaborate on Twin City Tower. It’s now described as one of the city’s best developments in recent years.

Roman Talas  
Siebert+Talas Architects



Twin City has  
Slovakia’s largest  
brick-surfaced  
facade



## What I love about working in New Nivy



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 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 floors, you can even go outside and have your one-to-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.

Michal Pastier  
Co-owner, GoBigname

## #hurabratislava


... is our initiative to bring smiles and good vibes to the city. It's our tagline connected with everything we do – from commercial to non-commercial projects that help make a better city, and create a more liveable and beautiful space.

It is a signature of a city-forming developer. We want it to express the feelings that people might have of the city which is transforming dynamically. It is a tool that can be used by everyone who wants to point at good things that are happening – celebrating art, greenery, culture, colours, smiles of people, city-life satisfaction, everything that makes city more livable and people smile. Because we live in a good city.

Join us and use #hurabratislava.

We like  
**Bratislava**  
and we want  
**everyone**  
else to like it too.

#hooray 

 **HB Reavis (SK)**

#hurabratislava is our tagline connected with everything we do – from commercial to non-commercial projects that help make a better city, create a more liveable and beautiful space. It is our signature of a city forming developer. The city is developing and changing dynamically. Should you want to point out something good is happening somewhere, here you go, this is your tool – regardless of what you see – art, greenery, design, architecture, or just smiling people. Because we live in a good city. 😊



Bratislava is a really nice city and think will be nicer. Even if many things don't work properly, I am optimistic. Sometimes the change must come from the people, inhabitants. That may cause a better city-life. Stop hating, rather take notice and highlight good things that are happening.

4

That's nice, a little of colours is always a good idea and it has never killed nobody. I guess it will be that nice in New Nivy zone after the construction finished. Thumbs up.

1

You are planning to create an iconic sign like Amsterdam has too? I think it is a good plan. Bratislava deserves this form of patriotism. Good luck. Think positive. 😊

3

I like this idea very much 😊😊

1

We would like to help you. Contact us 😊

1



## Nivy Station | New Nivy

Nivy Station is comprised of a top quality shopping centre, fresh market and green roof with running track.

**55,000**

visitors expected daily



**Location**  
Mlynske nivy, New Nivy zone, Bratislava

**Architects**  
Benoy/Siebert+Talas

**Status**  
Expected delivery in 2020

**Expected GLA\***  
100,000 sq m

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.

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 in the heart of a vibrant business zone at the border of the historic city centre.

**3,000 sq m**  
fresh market

## Nivy Tower | New Nivy

**the tallest** office building in the city

A unique location in the heart of the new city district, with a well connected public transport system in a cycle-friendly environment. Enjoy your business lunch or your anniversary celebration on the highest level – with the opening of the highest restaurant in town.

At 125 metres, Nivy Tower will offer breathtaking views from the rooftop restaurant.

And did we mention the fastest lifts? Simply a project with many superlatives.

**Location**  
Mlynske nivy, New Nivy zone, Bratislava

**Architects**  
Benoy/Siebert+Talas

**Status**  
Expected delivery in 2019

**Expected GLA\***  
31,000 sq m

**Sustainability**  
BREEAM 'Outstanding'  
WELL Building Standard Core & Shell Gold

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.

125 m



**panoramic**  
rooftop  
restaurant





## Work in progress

Stanica Nivy and Nivy Tower under construction.  
We are currently working on the biggest 'hole' in Central Europe, with a construction site totalling 4.4 ha.





# Mlynske nivy Kosicka | New Nivy



## Location

Mlynske nivy, New Nivy zone, Bratislava

## Architects

AHMM

## Status

Planning, delivery 2023

## Expected GLA\*

100,000 sq m

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.



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 appreciate the way it combines them together.

————— Michal Belica  
Office Leasing Manager

Our ambition is to create a new centre for business and urban lifestyle in one scheme. The project aims to create a space where start-ups and large companies can work alongside each other. It will create a mix of different business communities and develop synergies between established companies and start-ups that attract talented individuals to New Nivy.



# 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 new public greenery aimed at a healthy lifestyle and wellbeing.



## Location

Mlynske nivy, New Nivy zone, Bratislava

## Architects

MAKE architects

## Status

In preparation

## Expected GLA\*

52,000 sq m

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.





## Good place – 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 Bratislava municipalities, will revive key public spaces and bring back to life places which used to teem with life. We aim to create top quality public areas.



### Revitalisation of Freedom Square

The first major initiative of the civic association Good Place is the revitalisation of 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, provided funds, communication and fund raising. Currently we are at phase two of implementing 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. Basic works have already been done, new greenery and a watering system are in place. The next steps are pedestrian areas, more greenery and, last but not least, the fountain. We are already looking forward to what other phases of the revitalization will bring.



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



Previous state of Freedom Square.

### Revitalisation of Landerer Park, part of the Old City centre

Safarik Square can once again glow with pride thanks to our first successfully finished revitalisation in the Old Town – Landerer Park.

Together with the Old Town municipality we have adjusted project plans to ensure maximum use of greenery, comfortable and logical paths, a playground and a dog park. We have extended existing greenery and installed a new smart watering system connected to a well, new lights, benches and new drinking fountains.

The park was opened on 8 September and we hope fans new and old will fall in love with it soon.



The fountain Marina will splash again



Expansion of greenery is one of the many new positives







Jan Hubner  
CEO of Hungary

# Hungary

Est. 2007

We are really proud of the growth we've delivered so far in 2018: our local team has expanded significantly, our first HubHub co-working office is planned to be opened before the end of the year, we are building up our Origameo service to clients and, most importantly, we're beyond excitement about the upcoming completion of Agora Budapest's first phase. We believe that this new, sustainable city centre will bring significant improvement for the city: along with the 12,000 workplaces that Agora will provide, locals will enjoy a wide range of services and a renewed, green area to ensure happiness and wellbeing. I'm really proud of the team that is continuously helping us to bring our ambitions to life and I can't wait to see the results!

Jan



# Vaci Corner Offices

Located on the major office corridor of Budapest, Vaci Corner Offices is HB Reavis' first Hungarian development. The nine storey building, comprises around 22,000 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 environments. 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 sq m

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

**Sustainability**  
BREEAM 'Excellent'



# Agora Budapest

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



It's really inspiring to see this development building step by step. Our ambition is to create a new, green city centre for the people working there and the residents of the area. After many months of preparation and background work, we're almost a year away from the completion of the first phase. Health and ergonomics are our passion: we do our best to provide proper office space to the people, supporting them to be happy and balanced. To prove our excellence, we target BREEAM Outstanding, BREEAM Communities and WELL Gold certifications.

Zsolt Szarvas  
Development Manager

## 4,500 sq m

one of the largest floor plates in Budapest



**Location**  
Vaci Office Corridor, Budapest

**Architects**  
MAKE Architects, FINTA Studio

**Status**  
Expected delivery in 2019 – 2022/23

**Expected GLA\***  
138,000 sq m

**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

\*Estimated GLA and project delivery subject to successful closing of acquisition, permitting, construction delivery and commercialization.





## Getting closer

The construction is moving at pace at the Agora site.

We have already grown above the second basement floor with our Agora Tower building, and by the end of the year we expect both buildings of the first phase (Agora Tower and Hub) to be visible above the ground.

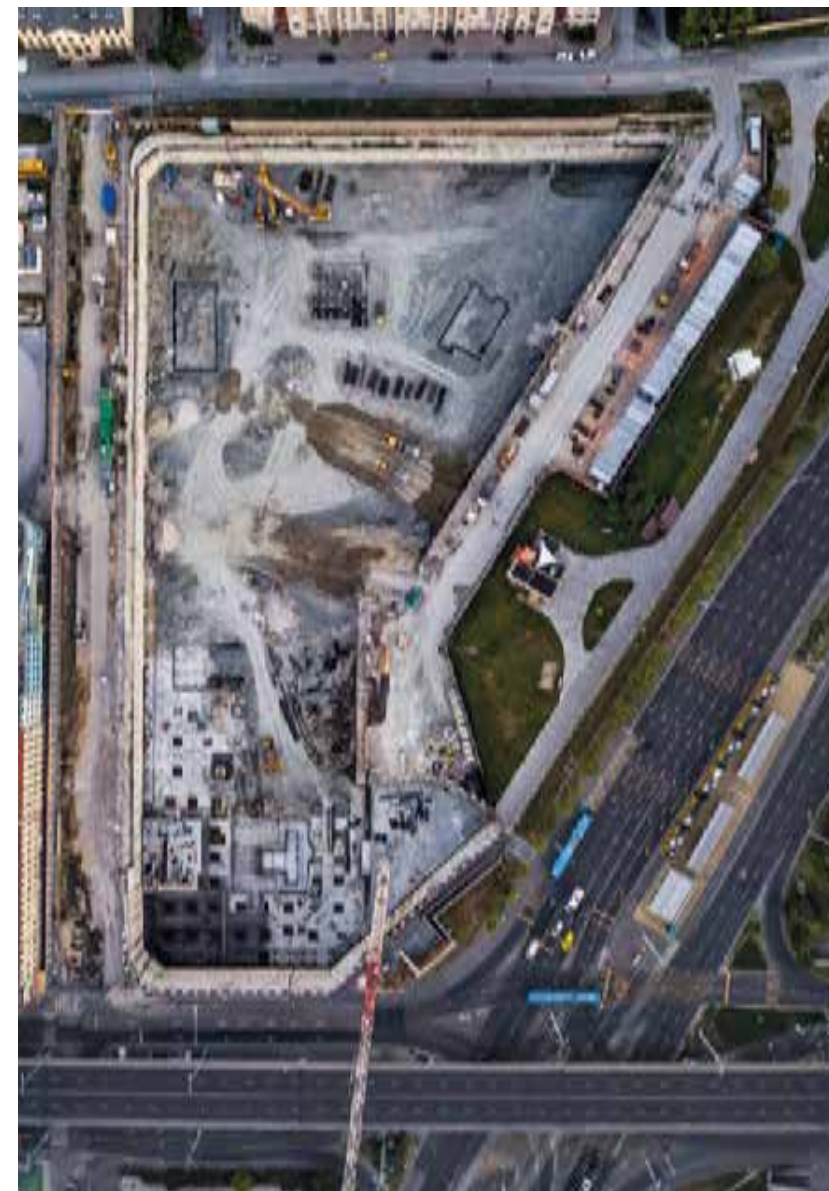
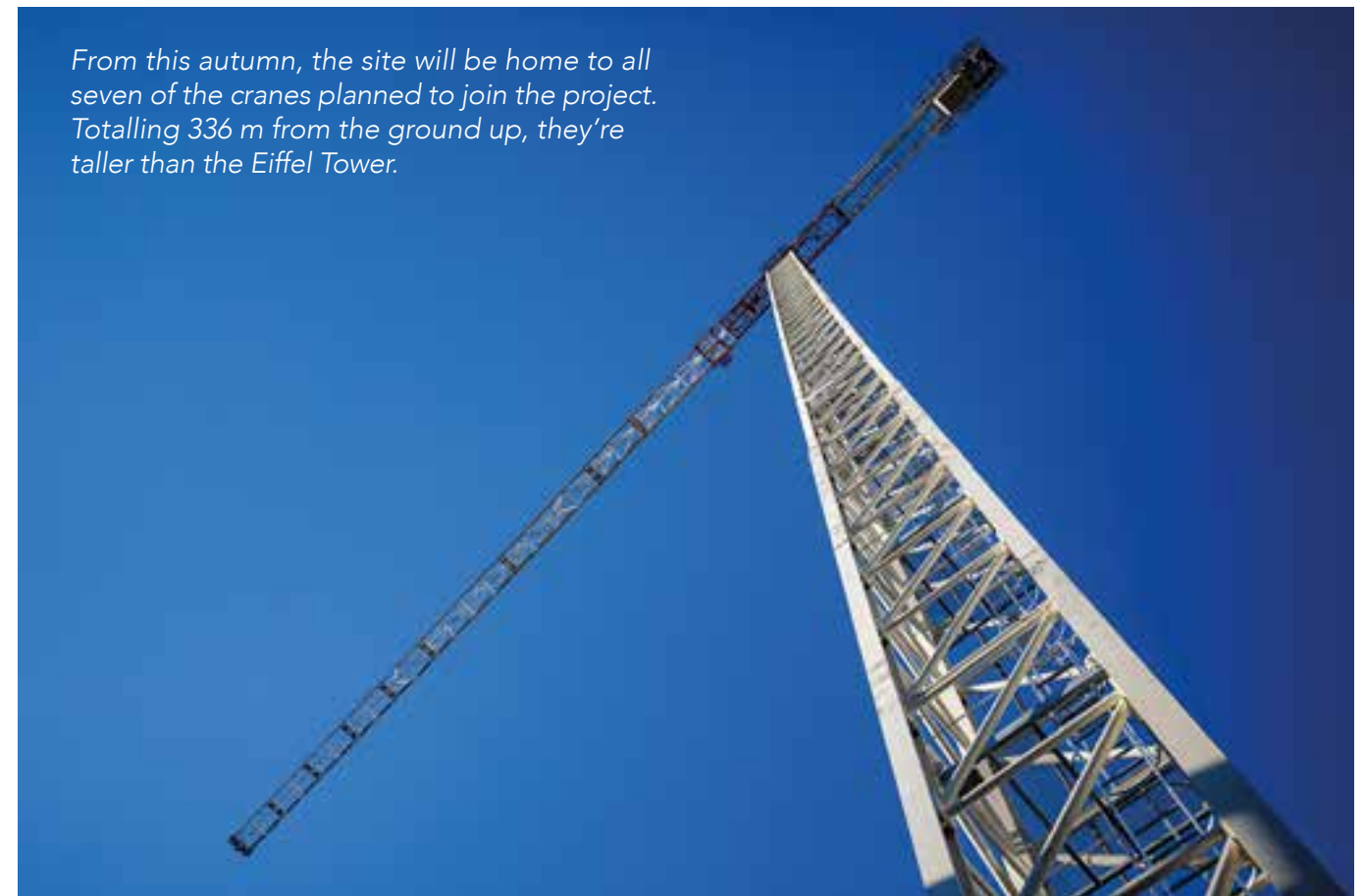
Such a large scale development also involves large scale numbers: very soon in the peak times there will be around 800-1000 workers supporting the construction, and the delivered buildings will provide human focused, smart and sustainable working environment for approximately 12,000 people.



*The foundation slab is nearly finished. Agora will soon rise to the street level and above.*



*From this autumn, the site will be home to all seven of the cranes planned to join the project. Totalling 336 m from the ground up, they're taller than the Eiffel Tower.*



*Up to the beginning of this year we have removed approximately 200,000 m<sup>3</sup> soil from the construction site, transported daily by an average of 45 trucks, preparing the area for the structure building works.*

*We used 13 000 m<sup>3</sup> concrete to building the foundation of the complex, which would fill five Olympic swimming pools.*



hbreavis



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