

Hello!

Welcome to the HB Reavis Annual results 2018 presentation

It's May 2019

hbreavis

01

Group overview

Highlights

26 years in the real estate market

Over 1.1 million sq m of GLA delivered and leased

Over 1.2 million sq m of GLA in pipeline

Almost 770 professionals in 6 countries

International innovative workspace provider

Over €2.35 billion in total assets

Over €1.34 billion in net asset value

Top office developers in Europe by pipeline
(independent data as of June 2018)

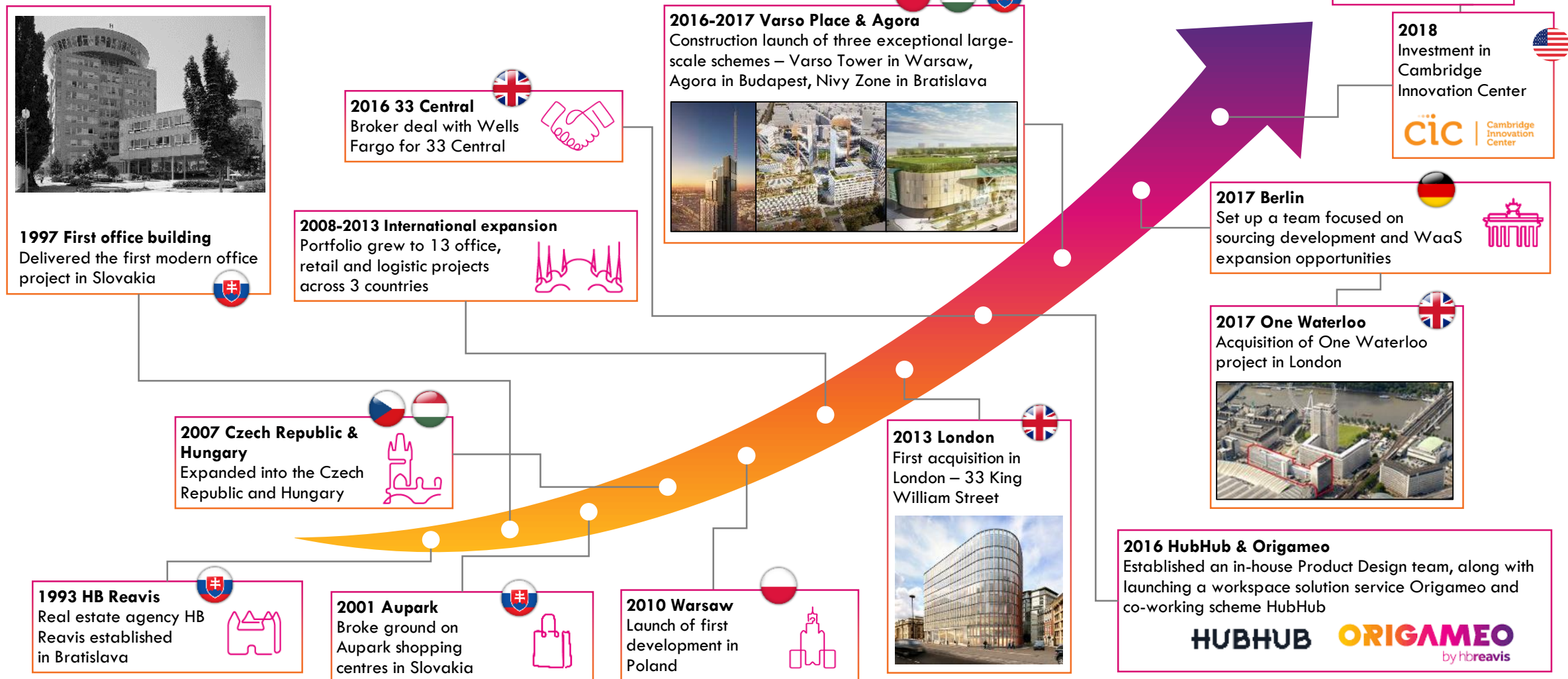
	Company	Office space in pipeline (sq m)
1	Skanska	1,400,00
2	HB Reavis	900,000*
3	Altarea Cogedim	840,000
4	Hines	540,000
5	AXA IM – Real Assets	490,000
6	BNP Paribas Real Estate	390,000
7	British Land	320,000
8	Gecina	297,000
9	AG Real Estate	210,000
10	Trigranit	200,000

Source: IFRS financials as of 31 December 2018 and Company Management as of March 2019

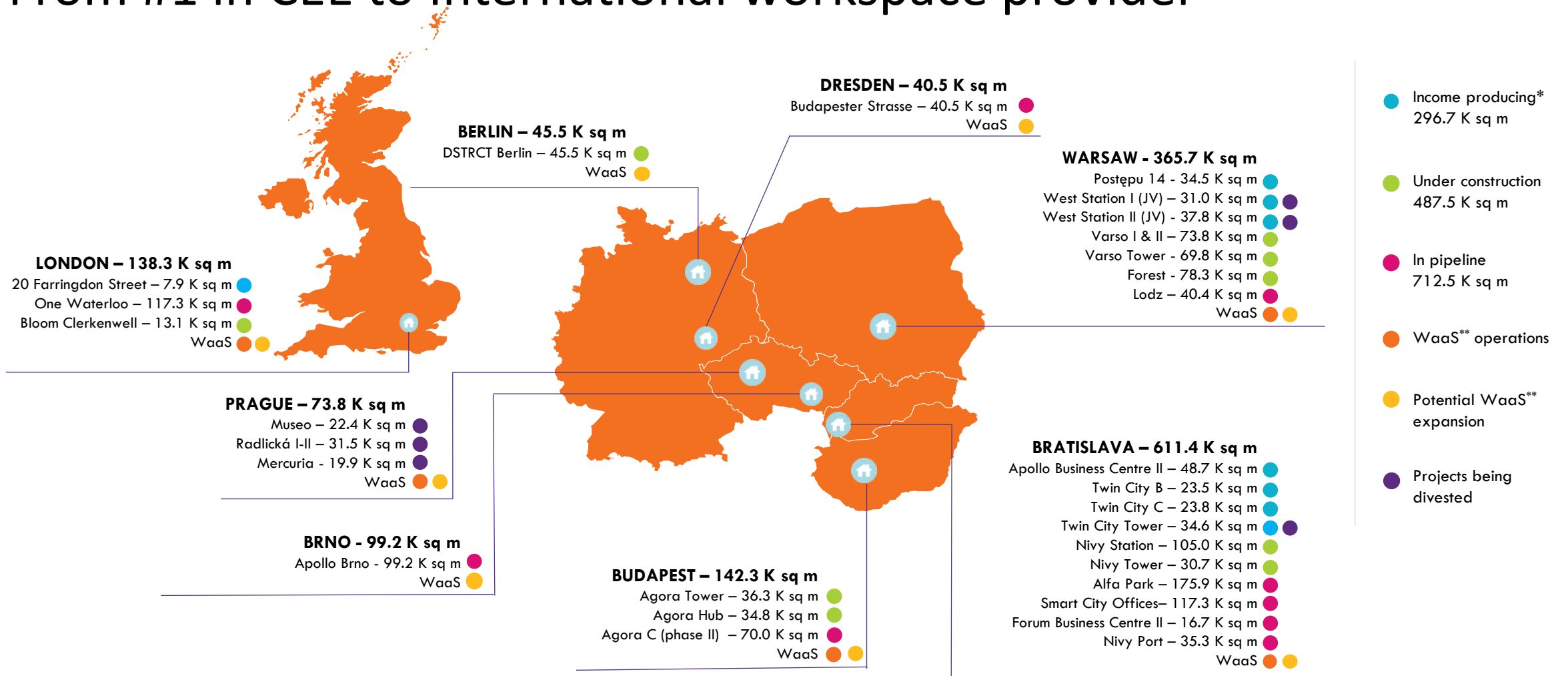
Source: PropertyEU, June 2018

* Based on independent data from PropertyEU and does not match latest Company data

From a Slovak leader to an International workspace provider and Worspace-as-a-Service pioneer



From #1 in CEE to International workspace provider



* Includes GLA of existing buildings of One Waterloo (Elizabeth House), as well as non-core projects of Centrum Bottova, Kesmark and H Business centrum

** WaaS – Workspace as a Service

Note: Estimated GLA is subject to permits

Source: Company Management as of March 2019

Group numbers at a glance

Profit before
income tax
€151.6m

In investment
property
€2.0bn

Developed
property
1.1 m sq m

Property under
development
1.2 sq m

Professionals
770

	UK	Germany	Poland	Czech Republic	Slovakia	Hungary	Other	Total
Profit before income tax (€m)	€ 48.7	(€ 1.7)	€ 90.6	€ 7.5	€ 14.7	€ 11.7	(€ 19.9)	€ 151.6
In investment property (€m)	€ 463.1	€ 92.2	€ 574.7	€ 63.5	€ 668.8	€ 129.8	-	€ 1,992.1
Developed property (sq m)	36,000	-	253,000	160,000	638,000	22,000	-	1,109,000
Property under development and in pipeline (sq m)	130,000	86,000	262,000	99,000	481,000	141,000	-	1,199,000

Note: Estimated GLA is subject to permits

Source: IFRS financials as of 31 December 2018 and Company management as of March 2019

Leadership team overview

Non-executive Directors



Ivan Chrenko

Chairman, Co-founder
26 years with HB Reavis

- Co-founder of HB Reavis
- He served as CEO of the HB Reavis Group from 1994 to October 2013
- Only ultimate beneficial owner of HB Reavis



Pavel Trenka

Non-Executive Director
13 years with HB Reavis

- Group CEO from 2013 – 2018
- Joined HB Reavis in 2007
- Previous experience includes McKinsey and Bank Austria
- Graduate of The University of Rochester's Simon Business School in New York, USA



Maarten J. Hulshoff

Non-Executive Director
10 years with HB Reavis

- Maarten Hulshoff chaired the HB Reavis advisory board for eight years
- Previously, he was CEO of Rodamco Europe and Rabobank International following a 19-years career at Citibank, holding a variety of senior positions internationally

Chief Executive and Executive Directors



Marian Herman

Group CEO
10 years with HB Reavis

- In charge of Group strategy, overseeing activities in Germany, Hungary and UK, as well as all commercialization activities
- From 2014 to April 2019 Group CFO and member of the Board, previously investment management and divestments
- Previous experience: RREEF, Deutsche Bank, ING Group
- London Business School: Master in Finance; Comenius University in Bratislava: Financial Management



Peter Čerešník

Member of the Board
3 years with HB Reavis

- Joined HB Reavis in 2016 as Board member, initially responsible for commercialization activities and WaaS product lines. Now responsible for development, construction and procurement.
- Previous experience includes leadership positions at Exe, Microsoft and the SAS Institute
- MBA graduate of the University of New York in Prague and City University Bratislava

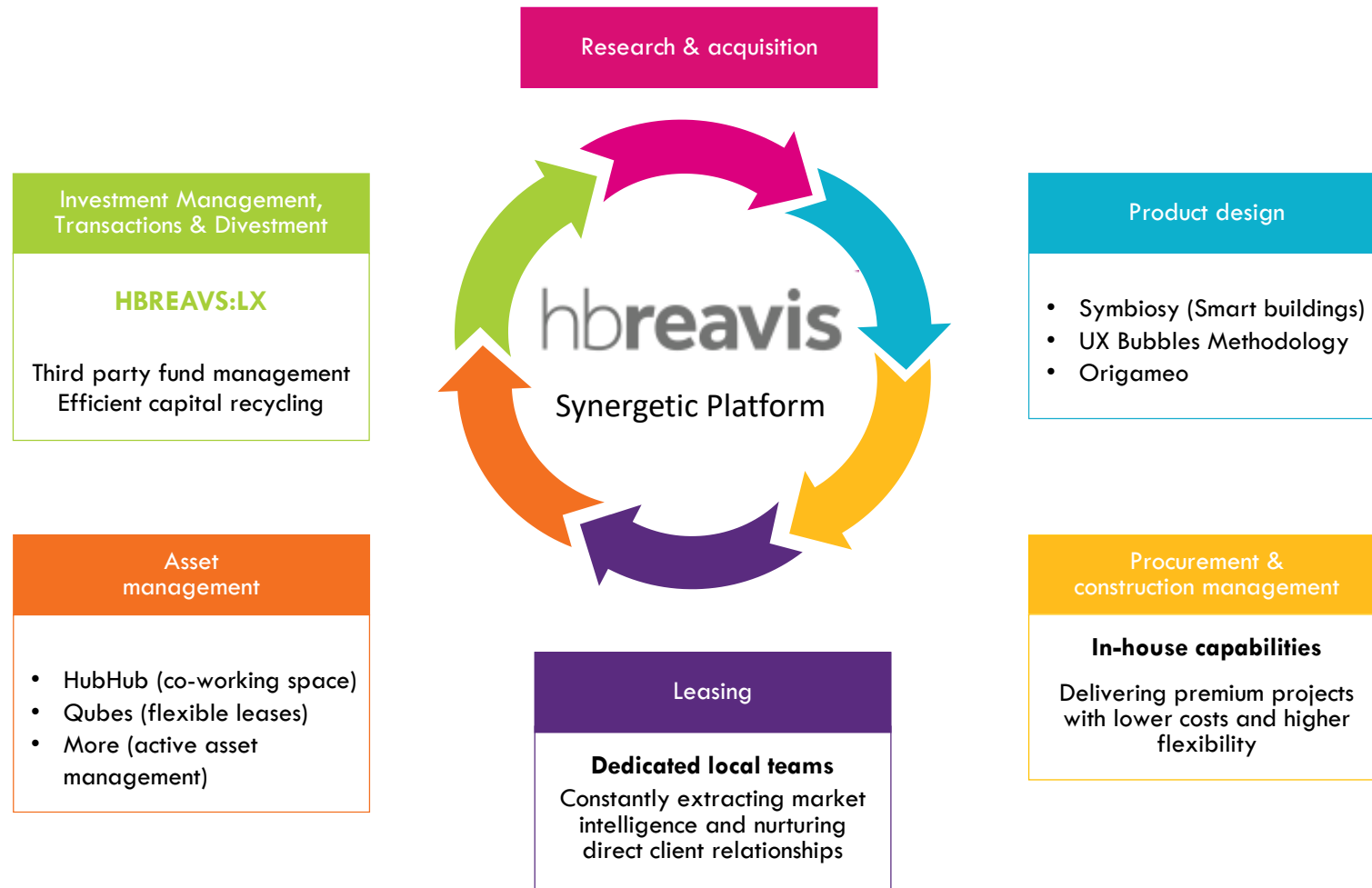


Martin Mikláš

Group CFO
2 years with HB Reavis

- Before becoming the Group's CFO in April 2019, Martin has been responsible for the non-real estate businesses of the HB Reavis shareholder
- He worked most of his professional life for one of Europe's largest utility companies RWE (now Innogy) in Slovakia, Germany, Poland and the UK in chief finance positions
- He is a graduate of The Management School of Comenius University in Bratislava and Cornell University, USA

Integrated business model creates a synergistic platform

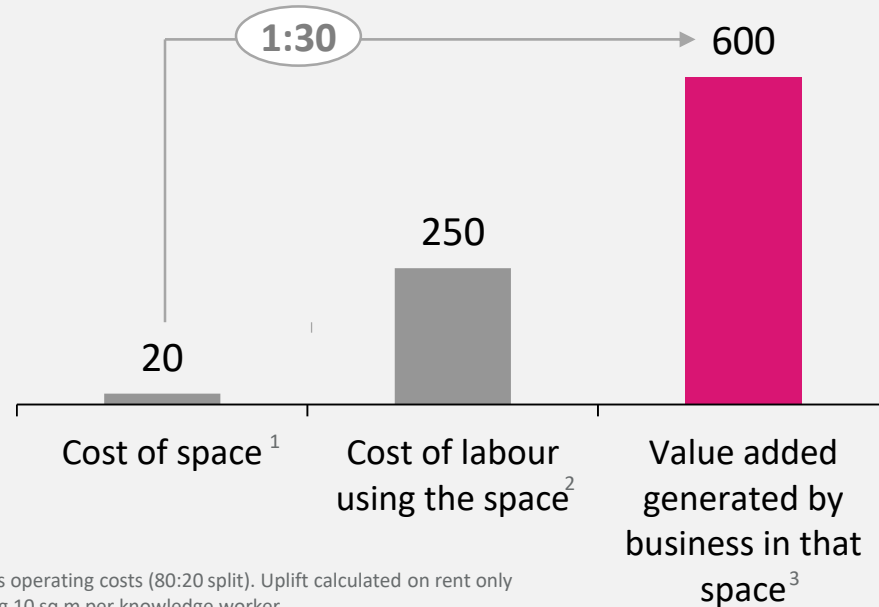


Integrated development and asset management platform allows HB Reavis to consistently deliver successful projects and to replicate its model in new geographies

Shifting paradigm from real estate as a cost item to real estate as productivity enhancer

**1 sq m of workspace means
(monthly, simplified)**

1% increase in employee productivity creates
potential for rent uplift by 38%



¹ Rent plus operating costs (80:20 split). Uplift calculated on rent only

² Assuming 10 sq m per knowledge worker

³ Ranges between 2-8x of labour costs



User centric design



Productivity



**Large-scale hubs
(>100k sq m)**

Workspace-as-a-Service (“software”) will be at the heart of what we do on top of our real estate “hardware”



UX Bubbles: User centric design

Methodology of improving work efficiency

- ✓ Unique approach connecting academic research into user centric product design
- ✓ Comprehensive insight to how particular element impacts productivity and design solutions related to it
- ✓ Founding member of WELL Living Lab, research to measure productivity impact of built environment



Origameo: Workspace advisory

Team of analysts and designers of workspace

- ✓ Data-driven workspace advisory
- ✓ Covers design, strategy and implementation of efficiency-enhancing solutions
- ✓ Allows an in-depth understanding of the whole organization



Symbiosy: Digital enablers

Targeted creation of symbiosis between users and the building

- ✓ Digital innovations in the building
- ✓ Uses attractive and smart technologies
- ✓ Provides useful behavioural data in scalable solutions for exceptional user experience with space



More: Social events & services

Active asset management with above the standard services

- ✓ Active approach to asset management
- ✓ Offer wide range of events & services (e.g. concierge, bikes, car pooling, food delivery, sport clubs, etc.)
- ✓ Delivering more value to companies and their employees, to enhance talent attraction & retention



HubHub: Events & services for innovation community

Coworking space built on community

- ✓ Supports collaboration, creativity and innovation
- ✓ Links up start-ups with corporations and creates a programming platform for meeting and learning
- ✓ Provides flexible working conditions with growth potential



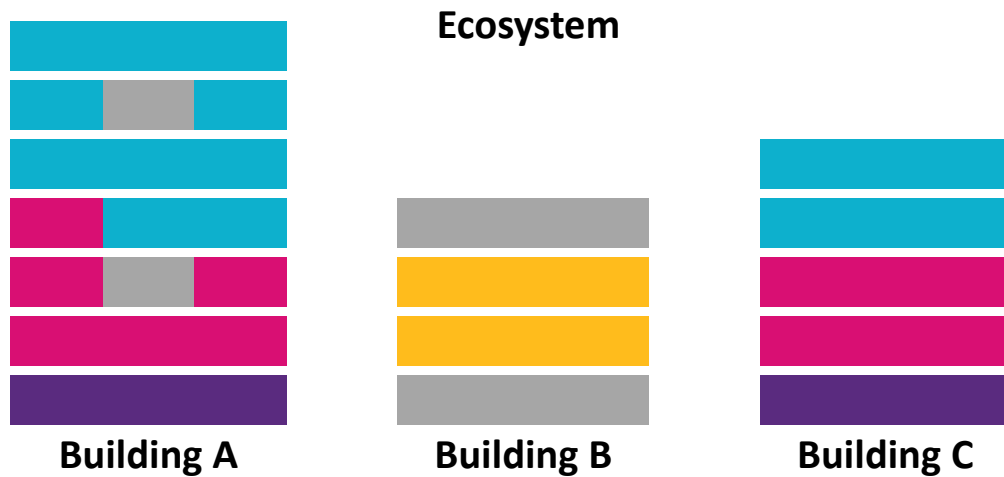
Qubes: New genres of workspace

Flexible workplace, all inclusive services, for a wide range of companies

- ✓ Provides flexible and scalable workspaces with possibility of immediate expansion
- ✓ Mix & Match system of services
- ✓ Provides tenants the fourth dimension – the time to focus on people and business growth

Our strategy is to develop large-scale hubs with various types of space

User focused large-scale hubs



Space Types

- Anchor traditional corporates
- Qubes
- CIC & HubHub start-ups & innovation community
- Shared spaces / programming
- Shared spaces / services

Size matters:
60+ k sqm in WE
100+ k sqm in CEE

Top developments (independent data) by PropertyEU

	Developer	Project name	City	Space (sq m)	Opening
1	HB Reavis	Nivy Zone	Bratislava	227,000	2018-2023
2	HB Reavis	Varso Place	Warsaw	145,000	2019-2020
3	HB Reavis	Agora Budapest	Budapest	136,000	2019-2022
4	BNP Paribas RE	Nanterre Smurfit	Nanterre	133,000	2020
5	AXA IM - Real Assets	22 Bishopsgate	London	123,265	2018
6	HB Reavis	One Waterloo	London	93,000	n.a.
7	Unibail Rodamco	Tour Phare - Sisters Project	Paris	89,427	> 2021
8	Unibail Rodamco	Tour Triangle	Paris	85,140	> 2021
9	GEG German Estate Group	MainTor – Riverside Financial District	Frankfurt	82,550	2018
10	HB Reavis	Forest	Warsaw	78,000	2020

02

Business results of 2018

Key business achievements in 2018

Acquisitions	Completions and divestments	Commercialisation	Strategic Investment	WaaS
<ul style="list-style-type: none"> Berlin, Germany DSTRCT.Berlin London, United Kingdom Bloom Clerkenwell Dresden, Germany Budapester Strasse 	<p>Completions:</p> <ul style="list-style-type: none"> London, United Kingdom: Cooper & Southwark 20 Farringdon Street Bratislava, Slovakia Twin City Tower <p>Divestments:</p> <ul style="list-style-type: none"> London, United Kingdom: Cooper & Southwark Warsaw, Poland: Gdanski BC II - C&D Prague, Czech Republic: Metronom BC, Prague 	<p>129,300 sq m of GLA leased during 2018 incl. renewals (including GLAs related to the HB Reavis CE REIF) – over 19.2% higher than in 2017 (107.5 thousand sq m)</p>	<p>We have invested approx. €50m into US-based Cambridge Innovation Centre (CIC), securing HB Reavis a board seat and non-controlling interest (CIC will also lease 30% of Varso II in Warsaw)</p>	<p>Launched or expanded business lines focused on value added services:</p> <ul style="list-style-type: none"> • HubHub • Origameo • UX Bubbles • Symbiosy (Smart Buildings) • More • WELL certification
<p>Estimated 99,000 sq m of GLA on delivery with GDV € 715m¹</p>	<p>Total completions of 50,000 sq m GLA & total divestments of 94,000 sq m GLA</p>	<p>Contracted annual rental income of €28.8m</p>	<p>Invested €50m in US-based CIC</p>	<p>A strategic shift from ‘Bricks & Mortar’ to ‘Click & Mortar’</p>

Acquisitions in 2018



DSTRCT.Berlin Berlin (2018)

- First acquisition in Germany
- Expected GLA of approx. 45,500 sq m
- Expected GDV of approx. €307m



Budapester Strasse Dresden (2018)

- Second acquisition in Germany
- Expected GLA of approx. 40,500 sq m
- GDV of approx. €141m



Bloom Clerkenwell London (2018)

- Located above the Crossrail Farringdon West station, with unbeatable connectivity in the region.
- Expected GLA of 13,100 sq m
- Expected GDV of approximately €267m

Completions in 2018



Cooper & Southwark, London

- Completed in Q1 2018
- 7,200 sq m of GLA
- Fully let to CBRE and sold to an overseas private investor



20 Farringdon Street, London

- Completed in Q2 2018
- 7,900 sq m of GLA
- 88% occupancy
- Implementation of WaaS, including Symbiosy (smart building) solutions and HubHub platform



Twin City Tower, Slovakia

- Completed in Q3 2018
- 35,000 sq m of GLA
- 96% occupancy
- The major anchor tenant of the building is Amazon

Divestments in 2018



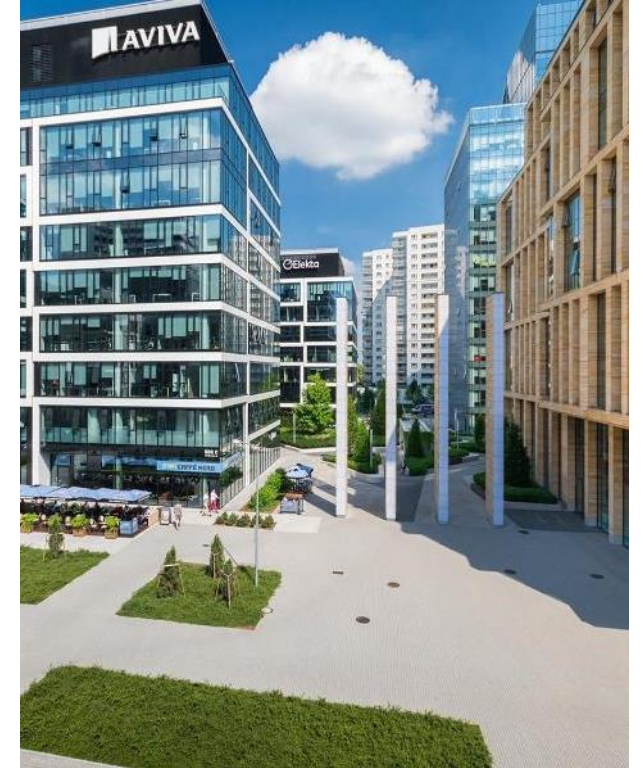
Cooper & Southwark, London

- 7,200 sq m of GLA
- Fully let to CBRE and sold to an overseas private investor



Metronom, Prague

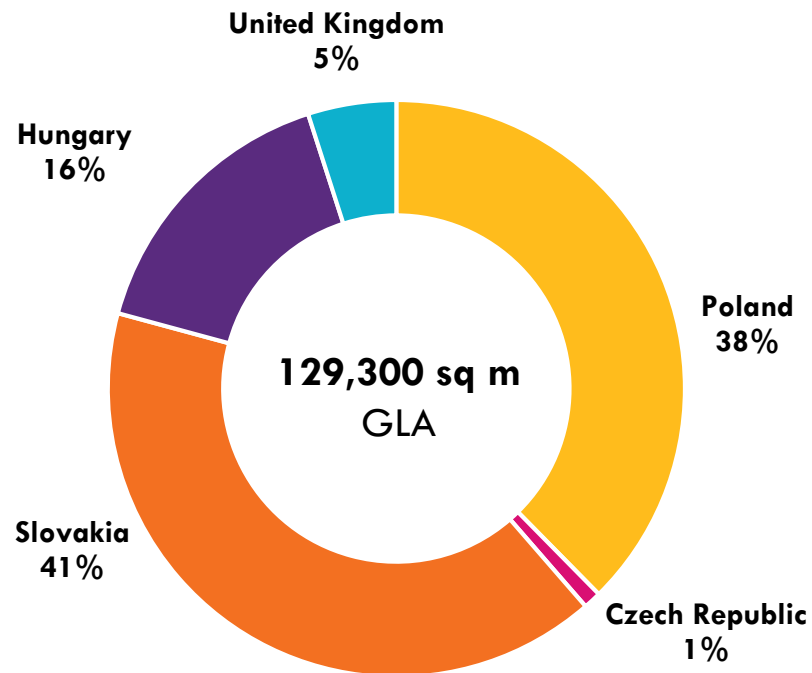
- 34,000 sq m of GLA
- Sold to REICO (Member of Erste Group)



Gdanski Business Center II - C & D, Warsaw

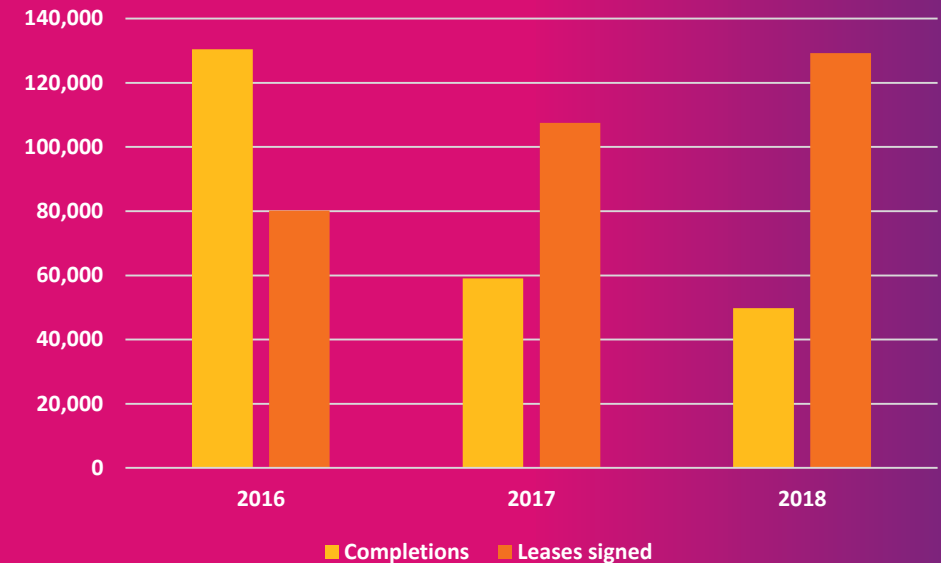
- 53,000 sq m of GLA
- Sold to Savills Investment Management (on behalf of a global pension fund)

2018 marks one of the strongest leasing performances in our history...



...driven by effective pre-let activity

Completed vs. Leased GLA (in sq m)



Gross Lease-up (incl. renewals)*

129,300 sq m GLA

New Leases*

123,600 sq m GLA

Contracted annual rental income

€28.8 million*

Top clients signed in 2018



WaaS achievements in 2018

2018 in numbers

Further expansion plans



950
members

6 locations
operational

15,400 sq m

2 new
locations
signed

Signed for further 2 locations of additional 5,800 sq m to be opened in Prague and London



Concept
officially
released

Pilot
launched
in Prague

Planned to be implemented in Nivy Tower in Bratislava (6,000 sq m) by 2019, as well as in Agora Hub in Budapest (5,200 sq m) by 2020.



4 buildings
serviced in 2
countries

84 events
organized

4,000 bike
& e-scooter
rentals

Concierge:
1200 new
users & 1700
orders

More's services are to be expanded by a mobile app, Car sharing/pooling service, food delivery and sports clubs. More is planned to be implemented in Agora Budapest, Varso Place and Nivy Tower.

We invested €50m (\$60mil) in Cambridge Innovation Center

Who are they

- The privately owned company – founded in 1999 in Cambridge, Massachusetts – is the world's top innovation community builder
- They create very large, very high service innovation-focused offices and lab facilities
- Their communities help innovators commercialize big ideas that solve human and global issues

Their accomplishments

- They have averaged 30% CAGR growth for 18 years, maintaining revenues during downturns
- They deliver 20% gross margins and super-normal returns on their real estate
- Many award-winning successes have come out of CIC
- Along the way, they have founded and grown important public-benefit institutions

Economic impact

- \$4.4bn in venture capital raised by CIC-based organisations
- \$3.9bn IPOs/publicly disclosed exits
- \$7.8bn of venture capital within their buildings
- 1,500 innovation-focused events hosted annually
- \$1.3m-worth of free space donated annually to the innovation community
- Serves 1,400 startup companies, corporate R&D and academic labs

Significant minority position and a seat on the Board

Technology, understanding and knowledge-sharing

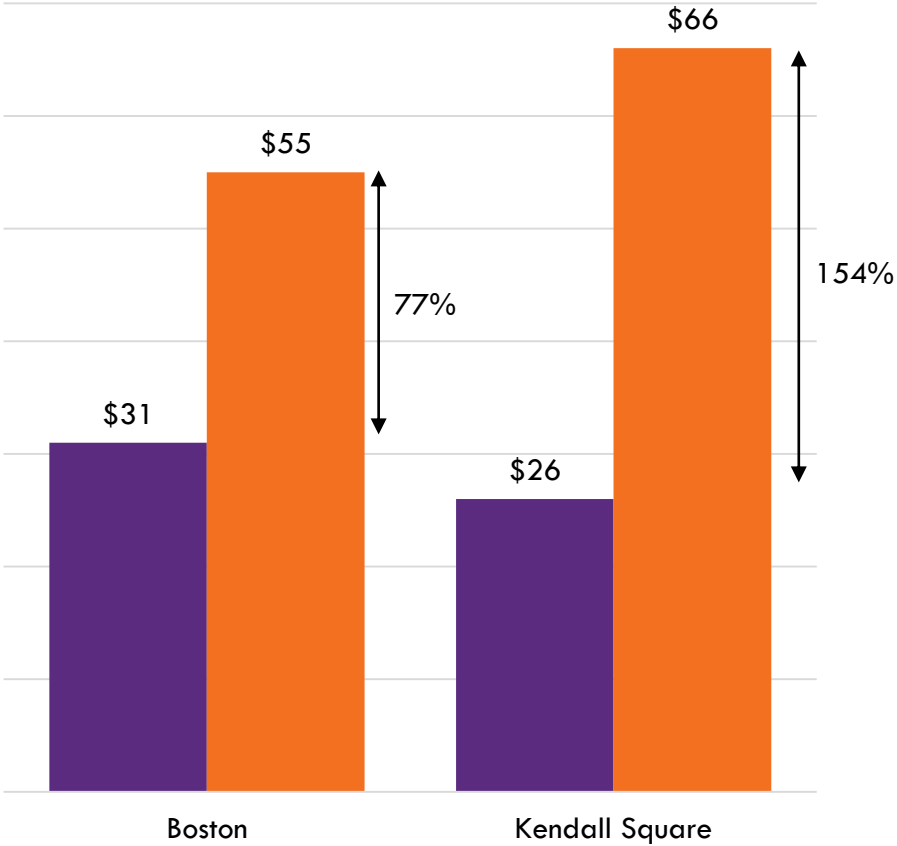
CIC is taking **13,500 sq m** of our landmark Varso Place

Kendall Square in Boston anchored by CIC's innovation center

A clear success of synergy between corporates and the start-up community



Office Rents 2003 vs 2016



03

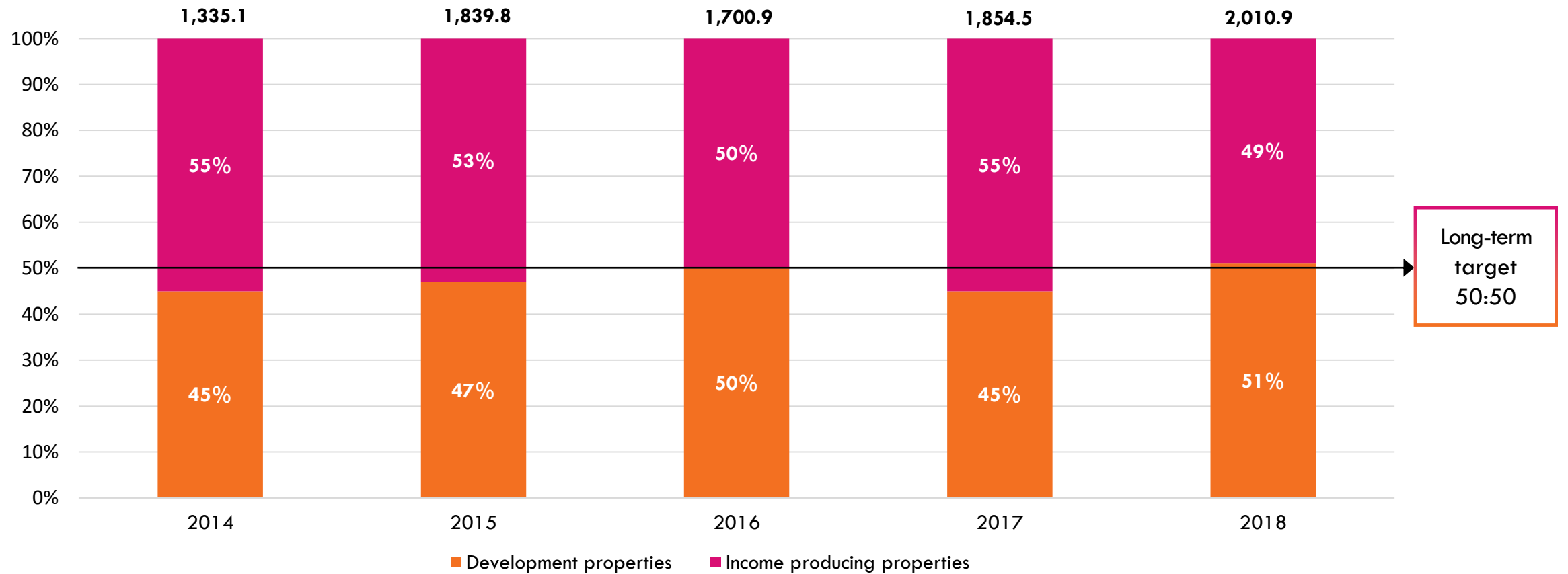
Financial review

A robust financial policy

Target level of leverage	<ul style="list-style-type: none">▪ Optimal net debt to total assets 35%, max 40%▪ Optimal gross debt to total assets 40%, max 45%
Target debt maturity	<ul style="list-style-type: none">▪ Initial maturity of project loan financing and issued bonds to commensurate with our product development cycle
Dividend policy	<ul style="list-style-type: none">▪ Dividend pay-out up to 3% of NAV
Optimal cash reserve	<ul style="list-style-type: none">▪ Cash reserve target at minimum 5% of the balance sheet, with additional reserve to cover future debt-bullet repayments
Active hedging policy	<ul style="list-style-type: none">▪ FX hedging for all known and estimated exposure 12M forward▪ Interest rate hedging via fixed, embedded or active hedging covering 50 – 100% of total debt exposure

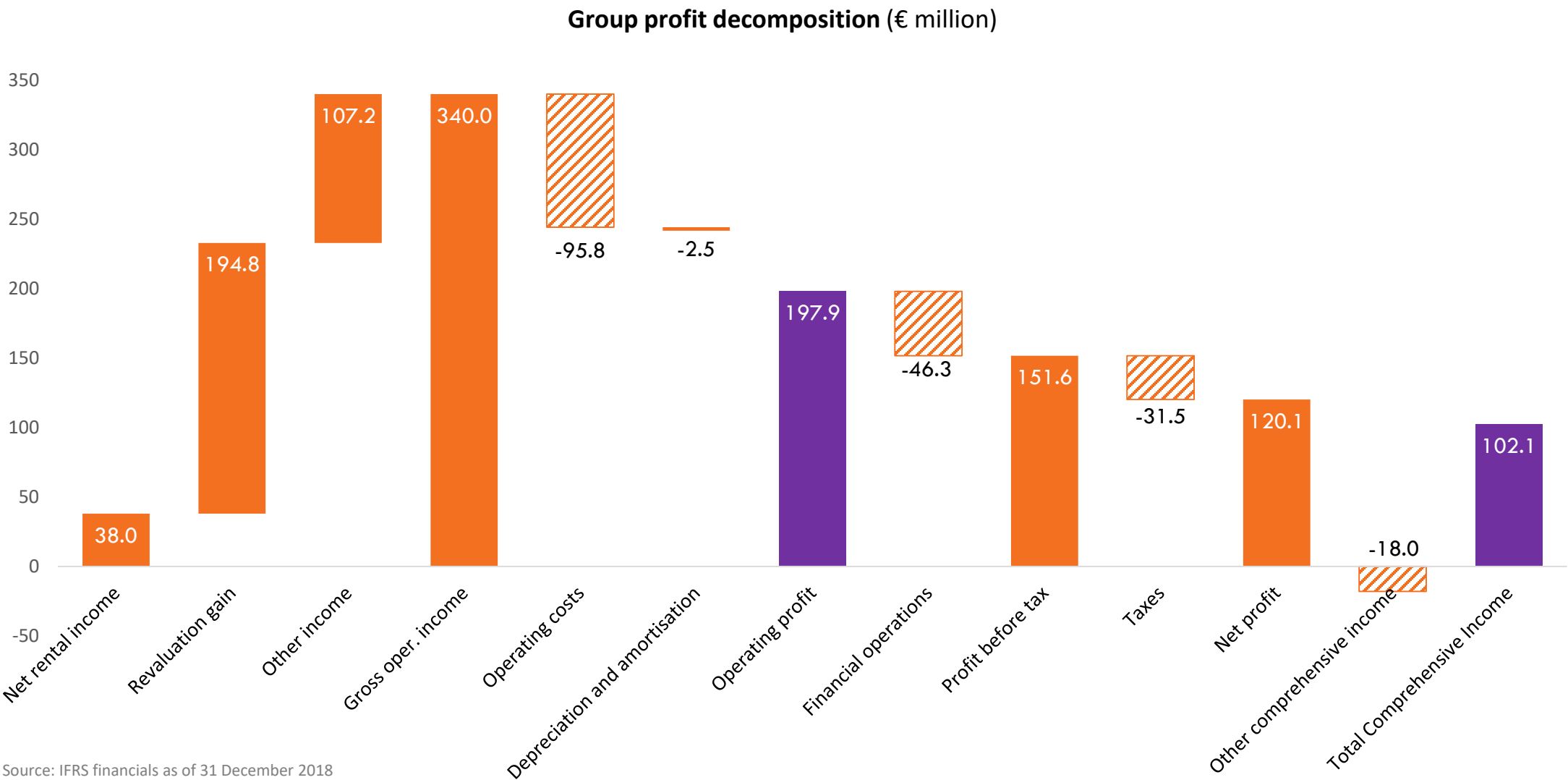
Development/income portfolio is approaching target split

Our repositioning towards a balanced portfolio of development and income producing properties is unlocking higher value creation



Note: Fair market value of properties excluding non-core
Source: IFRS financials and Company Management as 31 December 2018

2018 Operating results



Source: IFRS financials as of 31 December 2018

2018 Operating results

€194.8m of revaluation gain driven by

Construction and leasing progress

€50m generated by **Varso Place** in Warsaw

€18m generated by **Agora Budapest**

€13m owing to **Nivy Station** and **Nivy Tower** in Bratislava

Project completion and leasing progress

€30m generated by **Twin City Tower**

€25m positive gain on **Cooper & Southwark** in London

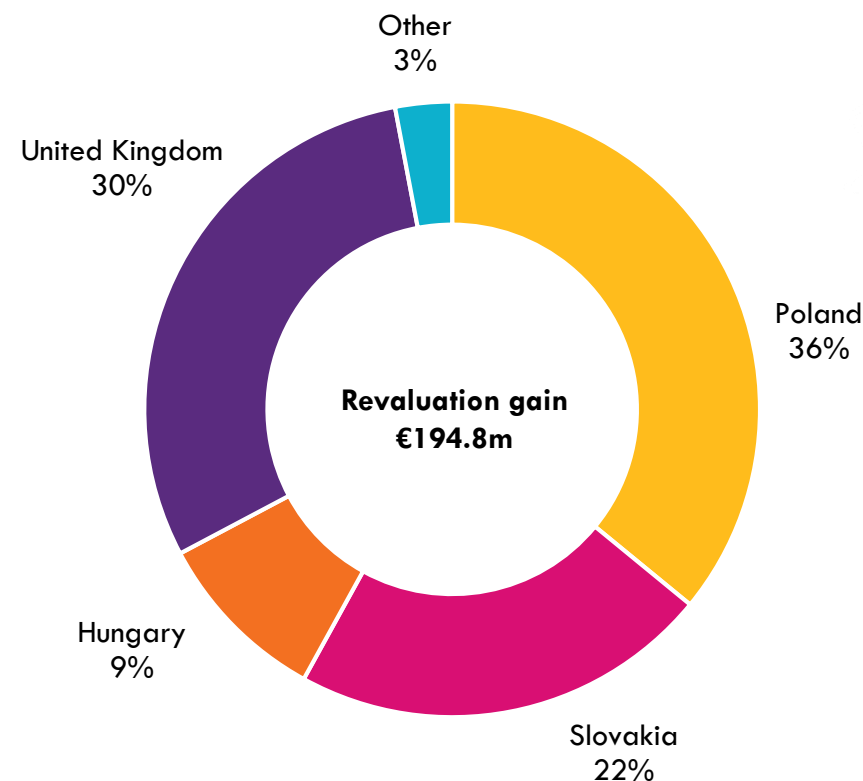
€33m owing to **20 Farringdon Street** in London

Permitting progress

€20m owing to **Forest** in Warsaw

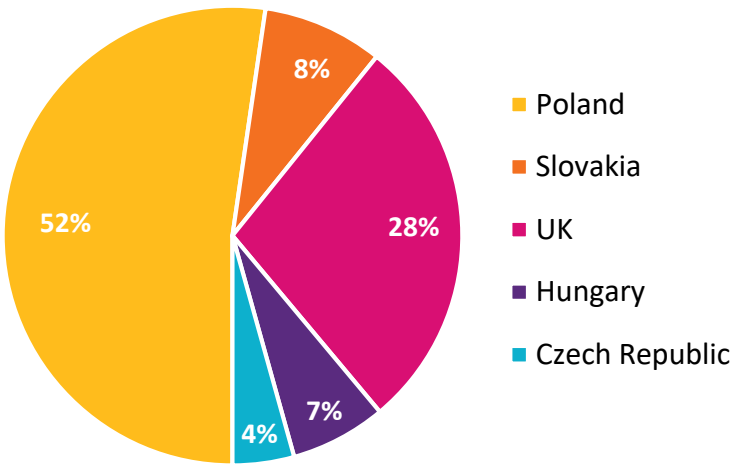
Challenges

- Increased construction costs on our developments due to capacity constraints in the construction sector and competitive labour market
- Higher operating expenses driven by R&D investment and costs related to new business lines such as HubHub, Qubes, Origameo and Symbiosy, in line with the Group strategy



Diversified profit generation

€151.6m profit before tax by country, FY2018



Poland

Poland was the biggest contributor to our profit before income tax due to:

- Substantial development progress on Varso Place (Varso Tower, Varso I, Varso II)
- Commercialization progress of Varso I and II
- Net operating income received from income-producing assets (Postepu 14, West Station I and II)
- Revaluation gain on West Station I and II

United Kingdom

United Kingdom was the second biggest contributor to our profit before income tax due to:

- Development and commercialization progress on 20 Farringdon
- Cooper & Southwark completed, fully leased and sold
- Net operating income received from income-producing assets (One Waterloo)

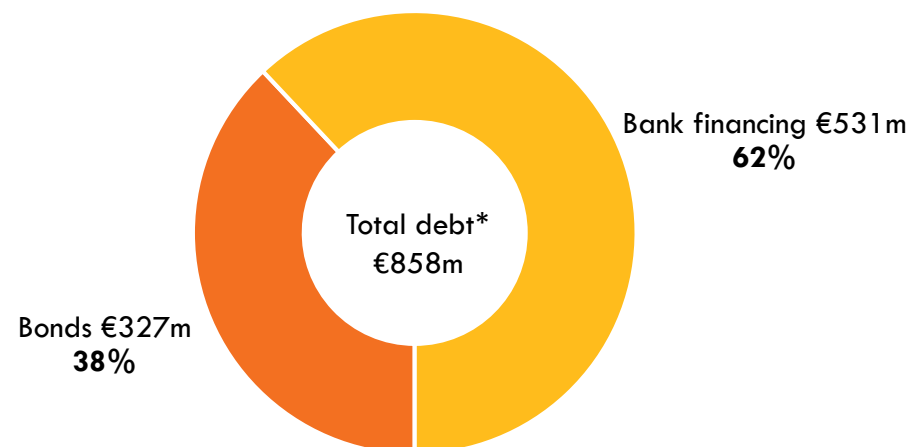
Slovakia

Slovakia was the third-biggest contributor to our profit before income tax due to:

- Net operating income received from income-producing assets (Twin City B & C, Apollo BC II, Twin City Tower)
- Twin City Tower completed and fully leased
- Further commercialization of Twin City B & Twin City C
- Development progress of Nivy Tower and Nivy Station

Ongoing debt funding optimisation and diversification

Debt overview (as of 31 December 2018)



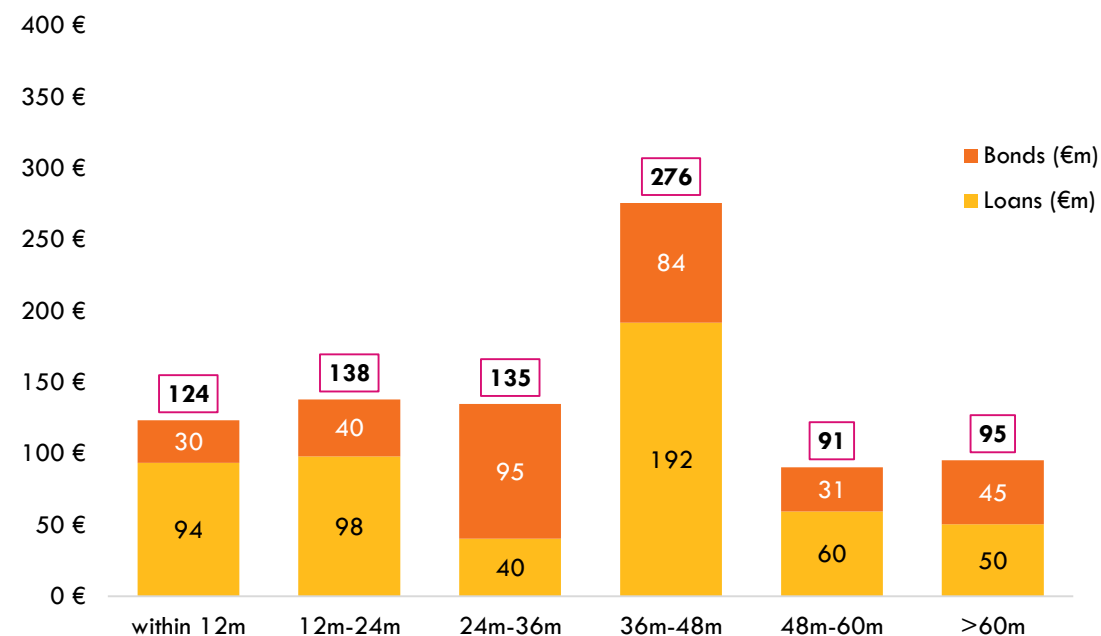
Addressing €124m of debts maturing in up to 12 months

- €30m bonds maturing in August 2019 – in discussions with arrangers about the potential refinancing
- €14m debt from related party was repaid in January
- €50m debt related to corporate revolving facility is expected to be rolled-over
- €30m debt related to other debt facilities are expected to be repaid out of regular cash-flow as well as debt prolongation

Weighted average debt maturity: 3.2 years

* Excluding debt from €114.9m worth of joint venture projects, in line with IFRS Equity Method

Debt maturity profile (as of 31 December 2018)



	2014	2015	2016	2017	2018
Net debt leverage	26.5%	29.7%	17.4%	26.8%	30.5%
Gross debt leverage	35.1%	35.2%	32.3%	38.9%	37.9%

Source: IFRS financials as of 31 December 2018

Maintaining strong presence on capital markets

Issuer	Collateral	Currency	Coupon	Implied € rate	Issue size (in €)	Original tenor	Time until maturity
HB Reavis Finance SK	Secured	EUR	4.25%	4.25%	30,000,000	5 years	0.4 years
HB Reavis Finance SK II	Unsecured	EUR	4.25%	4.25%	40,000,000	5 years	1.0 years
HB Reavis Finance CZ	Unsecured	CZK*	6M Pribor* + 4%	4.86%	46,239,966	5 years	2.0 years
HB Reavis Finance PL2	Unsecured	PLN*	6M Wibor* + 4.4%	3.94%	23,255,814	4.5 years	2.0 years
HB Reavis Finance SK III – Tranche I	Unsecured	EUR	3.50%	3.50%	25,000,000	5 years	2.7 years
HB Reavis Finance SK III – Tranche II	Unsecured	EUR	3.50%	3.50%	12,000,000	5 years	3.0 years
HB Reavis Finance SK III – Tranche III	Unsecured	EUR	3.35%	3.35%	20,000,000	5 years	3.2 years
HB Reavis Finance SK III – Tranche IV	Unsecured	EUR	3.25%	3.25%	31,000,000	6 years	4.6 years
HB Reavis Finance PL2 – Tranche II	Unsecured	PLN*	6M Wibor* + 4.2%	4.05%	51,948,052	4.5 years	2.8 years
HB Reavis Finance SK IV	Secured	EUR	4.45%	4.45%	45,000,000	10 years	8.5 years
HB Reavis Finance SK V	Unsecured	EUR	3.25%	3.25%	15,000,000	6 years	5.9 years
Total bonds outstanding in €				4.04%	339,443,832		3.4 years



We launched a €150m regional bond programme at the end of 2018, and we have issued its first retail tranche of €15m in February (HB Reavis Finance SK V)

Source: Company Management as of end of March 2019

HB Reavis *Cross-currency interest rate swap hedge in place at issue date until maturity



04

2019: Year-to-Date update

2019: Year-to-Date update

Commercialisation



- 43.5 thousand sq m of new leases
- €9.2m annual passing rent¹ contracted
- Largest tenants signed YTD:
 - Agora Hub – Multinational oil&gas company (20,000 sq m)
 - Varso II - Financial institution (12,600 sq m)
 - Nivy Tower - HubHub (3,600 sq m)

Development Progress



- We have commenced construction works on Bloom Clerkenwell in London, UK
- We have started preparational works on DSTRCT.Berlin in Germany

Debt funding



- We signed a record setting €350 million syndicated loan for the development of our Varso Place project in Warsaw
- The Group has €490m of committed bank financing to be drawn down, mainly against the future capital expenditures of Varso Place, Nivy Station, Nivy Tower and DSTRCT.Berlin

As of May 2019

2019: Year-to-Date update

Divestments



- We have successfully completed the transaction of West Station I and II in early May
- Divested Bem Palace, a non-core project in Budapest
- Ongoing negotiations for divestment of completed projects Twin City Tower, 20 Farringdon Street, Twin City B and C

HubHub



- First HubHub opened in London at 20 Farringdon Street, with further capacity for 700 members
- Second HubHub opened in Prague at Palace Ara in early May, with 38% occupancy already
- 8 operating spaces in five locations - Warsaw, Prague, Bratislava, Budapest and London
- Total GLA of 21.2 thousand sq m and over 1,400 signed members

Strategic update



A strategic decision was made to leave the Prague development market and proceed to sell our stand-alone projects in the Czech capital, following our long-term strategy to put increased focus on developing and managing large-scale, comprehensive business districts in the CEE. We will thus focus our energies in the country on our project in Brno, with a size that allows for the potential of large business hubs. We also remain committed to operating our HubHubs in Prague in Na Příkopě street and Palace Ara, rolling out our Qubes product line, as well as to the further development of Aupark Hradec Králové.

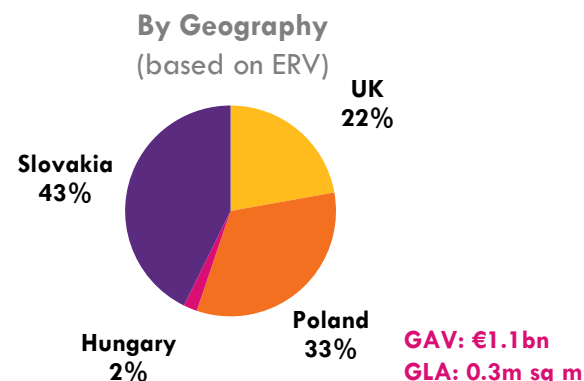


05

Portfolio overview

Portfolio overview – Income producing asset portfolio

Summary statistics



Top 10 Tenants	Leased GLA (in k sq m)	Share of total Group's leased GLA
Amazon	26.3	8.9%
Astra Zeneca	17.9	6.0%
SwissRe	17.5	5.9%
Polskie Koleje Państwowe S.A.	17.3	5.8%
Raiffeisen ²	15.0	5.1%
Wincor Nixdorf	11.3	3.8%
HubHub	7.6	2.6%
HB Reavis	7.5	2.5%
Samsung Electronics Polska	4.8	1.6%
Fundacja Rozwoju Systemu Edukacji	3.6	1.2%
Total	128.8	43.4%

Income generating asset portfolio¹

No. of properties

12

GLA

296.7 k sq m

ERV

€58.9m

Occupancy

96%

Weighted average
remaining lease term

5.2 years

Market value

€1,100.2m

Diversified income generating portfolio consisting of business centres and landmark buildings

Source: Company information as of end of March 2019

¹ Including JV projects (3) and non-core projects Centrum Bottova, H Business Centrum and Kesmark

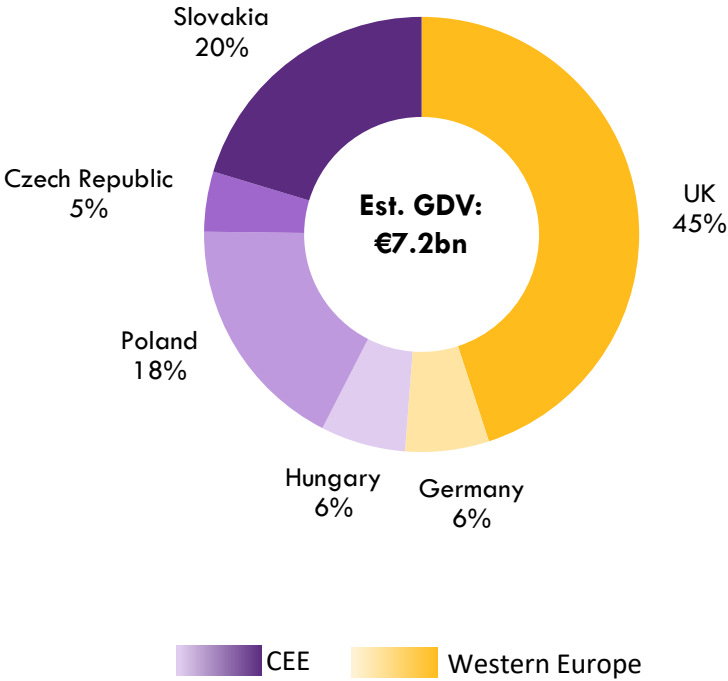
HB Reavis

² Raiffeisen currently in non-core income producing asset Kesmark – and will relocate to Agora Tower once the project is completed, taking 20,000 sq m of GLA

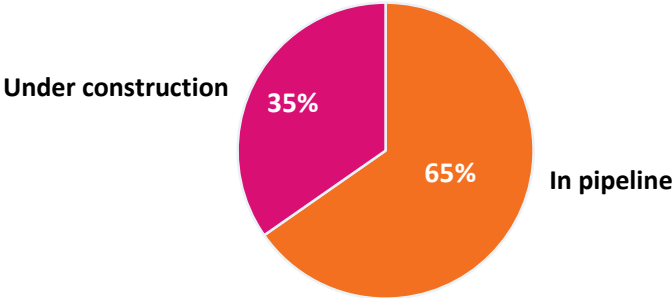
Portfolio overview – Projects under construction and in pipeline

Accumulating a strategic pipeline of large scale projects

Projects under construction & in pipeline by country
(Based on GDV)



Under Construction vs. In Pipeline
(Based on GDV)



Under construction

# of projects	11
GLA	487.5 sq m
GDV	€2.5 billion
ERV	€125 million

11 projects currently under construction in five countries, scheduled to complete until 2021.

In pipeline

# of schemes	9+
GLA	712.5 sq m
GDV	€4.7 billion
ERV	€225 million

Over 9 schemes in the pipeline with estimated future value of €4.7 million, planned to be completed over the next 8 years.



Cheers!

Thanks for your attention

hbreavis

Financial results overview

Key financial indicator (audited consolidated figures)	2014	2015	2016	2017	2018
Balance sheet (€m)	1,806.1	2,089.3	2,112.3	2,294.8	2,349.9
Development/ investment portfolio split ¹	45%	47%	50%	45%	50%
Cash (€m)	155.3	115.4	316.4	279.1	173.8
Net debt leverage ²	26.5%	29.7%	17.4%	26.8%	30.5%
Operating profit ³ (€m)	132.6	302.5	235.3	98.1	197.9
Net profit (€m)	88.2	239.4	107.5	83.2	120.1
Net asset value (€m)	963.7	1,187.2	1,220.6	1,274.4	1,344.1
Shareholders' return	10.8%	29.3%	6.9%	7.6%	8.5%
Total Debt / Total Assets	35.1%	35.2%	32.3%	38.9%	38.0%

¹ In FY 2014, the value of asset management includes the 'joint-venture investment' portfolio, but excludes assets held for sale

² Interest bearing liabilities from third parties (excl. other debts and borrowing from joint venture projects) less cash to Group total assets

³ Operating profit excluding costs on borrowing from related parties



**Europe's
busiest hub**

One Waterloo, London



Estimated **117,000** sq m of GLA



Architect: **Allford Hall Monaghan Morris (AHMM)**



Value creation by re-submitting permits, **re-designing and adding WaaS**

Located next to **Europe's busiest hub** with 200m annual passengers

Project focus on a memorable landmark, WELL being of users and community enhancements, married with excellent versatility and connectivity



Highest
building in
the EU

Varso Place, Warsaw



Estimated **144,000** sq m GLA



Designed by **Fosters + Partners**



New city landmark and the **EU's highest building**

All-in-one business complex in Warsaw's core city centre, next to the main shopping centre and railway station

1st European WELL Core & Shell Pre-certification



WELL being
of users

Forest, Warsaw



Estimated **78,000** sq m GLA



Focus on users' **well-being**



In a popular CBD location next to Warsaw's **largest shopping centre**

Energy saving and innovative technologies

Event and entertainment spaces focused on **enhancing the community**



Largest
development
zone

Agora, Budapest



Estimated **141,000** sq m GLA



Designed by Make architects to **BREEAM Outstanding** and **WELL Platinum** standards



The largest development in Budapest's CBD for 40 years, with excellent connectivity (on top of Metro station)

Personalised micro location-based information system

One of the largest floorplates in Budapest

- Life beyond working hours and into weekends
- **Networking hub**
- Welcoming public squares/gardens



Excellent
transport
connections

Nivy Zone, Bratislava



Estimated **335,000** sq m GLA, consisting of 12 buildings



- 82,000 of GLA completed
- 136,000 of GLA under construction
- 117,000 of GLA in pipeline



Multi-functional buildings **with variety of floor plan** depths and heights



Bratislava's **largest new CBD**, next to the historical city centre

Excellent transport connections with Bratislava's main bus station integrated into the development

A social community, and focus on users' WELL being and sharing knowledge

1st urban area in the world registered for BREEAM Communities International

HubHub co-working platform in **Twin City C**

Qubes to be implemented in **Nivy Tower**