



***FUTUREAL***

*Integrity, Creativity, Perseverance, Team Spirit*

FUTUREAL GROUP

FUTUREAL

HELLOPARKS

CORDIA INTERNATIONAL

Table of Content

Greetings from Gábor Futó..... 4

Futureal Group in Europe..... 6

Futureal Group's History ..... 8

Board of Director .....15

Outstanding group  
with a diversified portfolio..... 16

Large-scale UrbanRenewal Projects..... 18

Futureal Holding..... 28

Office developments ..... 30

Retail developments..... 40

Real estate investments ..... 44

UK Affordable Residential  
Rental Platforms ..... 46

HelloParks ..... 50

Cordia International ..... 60

Sustainability ..... 96

CSR policy .....102

Green certifications .....103

Awards .....104



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

Our real estate investments and developments span 18 cities in 7 countries: the UK, Spain, Germany, Poland, Hungary, Romania and the USA.

We have recently become active players on the capital markets with around 650m euros of fixed rate, long term (7, 10 and 15 year) bonds raised.

Over the past decades, we have grown close to 200 folds, and created a team of over 400 professionals – many of us working together for 15-20 years. Our organization is built on our shared values of integrity, creativity, perseverance and team spirit. We also feel responsible for the environment we help shape. We focus on creating some of the most energy efficient and lowest emission buildings. Our market-leading experience comes from large-scale urban development projects, residential, retail, office, industrial and logistics developments and investments. We are proud of our team, our 4 million m<sup>2</sup> of completed projects and projects under construction with a total value of over €6 billion.”

**Gábor Futó**

Co-founder, Shareholder,  
Futureal Group



**10+** Successful partnerships with institutional investors, private developers, land owners, banks and municipalities.

*2000-2003*

**WORKING TOGETHER AS FATHER AND SON, SEARCHING FOR A PATH**

After the sale of Dr. Péter Futó's Hungarian candy business, Fundy, with history going back 3 generations, and Gábor Futó's return from his studies at Harvard, Futureal Holding Zrt is launched by father and son, Dr. Péter Futó and Gábor Futó in close partnership, as an investment company with diverse activities, including:

- buyout from dozens of owners (in a takeover battle) of a holding company (ISZH Rt.) with part ownership stake in Raiffeisen Bank and several other businesses.
- the partial buy-back of Péter's previous candy business and a multi-year attempted buyout of a large confectionary company
- a 2-phase, 142-unit residential development project (La Siesta) lead by Tibor Földi

*2003*

**FOCUS ON REAL ESTATE**

- After successfully completing the highly profitable exit from the ISZH investment, Gábor proposes concentrating on real estate and building a scalable property development and investment company
- A focused business line, also called Futureal, jointly owned by Péter and Gábor Futó was established with less than 4m euros of total capital to focus on real estate as main activity, while the other activities were reduced and exited step-by-step.
- Gábor Futó becomes CEO of the new Futureal real estate business responsible for strategy, real estate transactions, financial engineering and assembling and leading the team, Péter Futó leads external relations with focus on municipality relations, Tibor Tatár is hired to be development director for commercial projects, while Tibor Földi is leading residential developments.
- A warehouse deal is purchased and partially sold
- The first contact with the proposed Corvin-Szigony urban regeneration project is made by Gábor (while trying to find a lost dog in district IX.), a joint venture is negotiated with a local residential developer and an eventually unsuccessful bid is made to acquire the development rights and obligations in a public tender. 4 construction companies win the process.

*2004*

**THE GREAT INSPIRATION AND CHALLENGE FOUND: THE CORVIN PROMENADE PROJECT**

- Step-by-step buyout of the 4 owners of the rights to the development of the largest, city-center urban regeneration project in CEE, located in the biggest slum of Budapest with 95% of the population belonging to the Roma minority and living for decades in deep poverty, majority of the apartments without private toilets, 30m2 avg. apartment sizes with big families.
- The massively challenging project was to become „Best mixed-use project in Europe“
- Launch of the planning process of the mixed-use Corvin Promenade project involving several leading local architects and also the Harvard Design School
- Renegotiation of the urban development agreement with the city to allow flexibility and speed, changing of the masterplan to create a partially covered retail promenade.
- Futureal buys 38% of The Budapest Wholesale Fruit and Vegetable Market in 3 transactions

*2005*

**BUILDING A REAL ESTATE DEVELOPMENT COMPANY**

- Assembly of an amazing team of young professionals, people that love the challenge of turning Corvin from a problematic slum into a flourishing city center all with very limited capital invested in the business.
- New team members include Pal Darida to manage bank financing, Jozsef Balogh to lead the technical department.
- Creation of CORDIA as a separate B2C brand for residential projects, while Futureal to focus on commercial projects and B-to-B.
- Intensive branding and marketing activity is launched for Corvin Promenade, led by BrandArt, the design and marketing agency owned by Zsuzsa Futóné Szántó.
- Futureal creates a large-scale land development joint venture on Madarhegy

*2006*

**THE BIG DEAL**

- Feeling that times are too good to be true (with 100%+ leverage and soaring real estate prices), Gábor Futó negotiates the forward sale and forward funding of Corvin Plaza (the newly imagined urban retail component of Corvin Promenade that did not even have a building permit at the time) to Klepierre S.A. in what was to become one of the largest and most profitable real estate transactions in CEE.
- The deal, creating an over 30x return on the total capital ever invested in Futureal was to become a defining moment in the history of Futureal Group, creating not only the financial basis to develop Corvin, but also to survive the Global Financial Crisis and to expand to new markets.
- The transaction was de-risked with Futureal eventually taking no leasing, yield or financing risk and was negotiated to include the forward payment of the majority of the profits at the time of the building permit.

*2006*

**THE REALIZATION OF A GREAT DREAM BEGINS**

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

*2007*

**HARVESTING THE BIG DEAL AND THE START OF EXPANSION**

- The Klepierre deal is closed, ensuring the financial basis for expansion as well as the set-up of a separate family office.
- Expansion to Romania in order to develop shopping centers in a joint venture between Gábor and his brother-in-law, Eran Socher.
- De-risking of the Gold Plaza shopping center development (to be developed in Baia Mare, Romania) by forward selling the center to Immoeast AG even before the actual purchase of the development land and drawing 80% of the required equity from Immoeast.
- Land assembly and the long planning process for the future Etele Plaza and Budapest One begins at a location that is envisaged to become the largest multi-modal transportation junction in Budapest when the new metro line would open (with a massive delay)
- Several residential projects launched



*2008/2009*

**THE GLOBAL FINANCIAL CRISIS HITS**

- The GFC begins upending the expansion plans, creating an extremely deep economic and financial crises
- Even though all of the group's debt is non-recourse, a conscious decision is made not to default on any bank debt, pay the subcontractors of our bankrupt general contractors and to complete all our projects
- Gábor launches Finext Capital, a family office funded by distributing part of the profits of the Klepierre deal

*2009*

**MANAGING THROUGH THE GFC, WHILE TAKING ADVANTAGE OF THE PUBLIC MARKET OPPORTUNITIES**

- Continuation of all projects during the GFC, bankruptcy of all, but one of our general contractors, resignations by clients from sale and lease agreements, massive issues in bank financing and strained exit arrangements.
- The development of Corvin Plaza, Gold Plaza, Corvin One office building and all residential projects are progressing amid a massively challenging economic and financial environment.
- Finding better return opportunities in the public markets than private markets, a large chunk of the company's capital is invested by Gabor into taking advantage of dislocations in listed bonds, activist strategies in closed-end funds and real estate companies, bonds, creating over 50% IRR in the next 2 years
- The big miss: the eventually failed acquisition of control of Conwert Immobilien AG, Austrian's then largest residential landlord with 24,000 rental apartments in Austria and Germany at an extremely depressed valuation

*From 2010 on*

**DELIVERING ON OUR PROMISES**

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

*2011/12*

**INVESTING WITH FOCUS ON DOWNSIDE PROTECTION AND SPEED, FIRST ENTRY TO POLAND**

- The group was reorganized with the separation of the Hungarian real estate operations focused under Futureal Development Holding (FDH) and a separate entity, Futureal Real Estate Holding Ltd (FREH) is established, with majority investment by Gabor, to focus on international expansion and partnership deals.
- Launching a preferred equity partnership program with the aim of jumpstarting good quality, frozen projects and securing protected downside, negative land basis
- Preferred equity recapitalization of the stuck Nova Park shopping center development in Poland, raising of 50m euros of development finance during the Euro Crisis
- Preferred equity investment into the projects of a financially distressed listed Polish residential developer
- Agreement with KPMG to build their new headquarters (Vision Towers) at a site not yet owned by Futureal, the launch of our first office headquarters development project

*2013*

**CROSSING THE ATLANTIC**

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

*2014*

**MOVING FORWARD**

- Sziget Center, Futureal's first retail repositioning project is acquired (a strip mall)
- Agreement to develop the 25,000 sqm GLA build-to-suit research and development headquarters of Nokia Systems, activating the other end of Corvin Promenade
- Preparing for the launch of our own residential development business in Poland with the acquisition of the site of Cystersów Garden
- Handover of Corvin Corner, the 6th office building on Corvin Promenade, Vision Towers (KPMG), Handover of Nowe Bochenka in Krakow, next phases of Corvin residential phases

*2015*

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

- After 6 years of a frozen residential development market in Hungary, with limited development activity (1 project a year), Cordia is re-invigorated with an internal slogan "speed", a massive push expanding its land bank and team to be ready to what we rightly expected to be a huge residential development boom.
- Start of Cordia's own operations in Poland, first in Krakow.
- U.S.A. single family residential portfolio marching towards the 500 unit target
- Futureal's first residential rental investment in Germany (the acquisition of 5 buildings in Kaiserslautern)
- A highly structured mezzanine discount loan investment with Caelum to help them develop ParkLake Plaza in joint venture with Sonae Sierra in Bucharest, Romania

*2016*

**FULL SPEED AHEAD, SECURITIZATION OF DE-RISKED PROJECTS**

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

*2017*

**FURTHER INTERNATIONAL EXPANSION**

- Launching the development of the first phase of Budapest One, the largest office building in Budapest and the cornerstone project of the South Buda City Center traffic oriented urban regeneration project
- Cordia enters Warsaw with the launch of Rodziewiczówny and Kopalniana projects and TriCity with the acquisition of Jaskowa Dolina project
- Cordia enters Bucharest, Romania with the launch of the two phased Parcului 20 Projects

**2018**

**THE NEXT BIG DEAL, RECYCLING CAPITAL TO FUND FURTHER GROWTH**

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

**2019**

**GETTING READY FOR THE CAPITAL MARKETS WHILE EXPANDING TO NEW MARKETS**

- Strategic reorganization of Futureal Group, changing the previous Hungary vs. International split into Residential vs Commercial split and preparing both Cordia International Zrt. (now owning the international residential developments and investments as well) and the newly formed Futureal Holding B.V. for accessing the international bond markets
- Futureal sells Advance Tower to Erste real estate fund and completes the sale of of Corvin 5 and 6 office buildings to OTP real estate funds.
- Cordia International Zrt. conducts its first bond issuance of a 7-year, 4% fixed coupon HUF denominated bond (HUF 44bn) with diverse group of 50 institutional investors participating in the landmark offering
- Lead by Tibor Földi and Mauricio Mesa Gomez, Cordia enters Spain with the acquisition of two residential development sites on the Costa del Sol
- Cordia enters Poznan with the purchase of the old Modena clothes factory in the city center

**2020**

**GEARING UP CORDIA, CREATING NEW REAL ESTATE PLATFORMS**

- Gabor Futó and Rudolf Nemes agree to create a growth-oriented logistics development platform, HelloParks, initially focusing on the Hungarian market opportunity. A market-leading team is assembled.
- Despite the pandemic, Futureal Development secures large headquarters tenants for its next office projects: Vodafone for Budapest One 2nd phase and British Telecom for Budapest One 3rd phase. Long-term financing is secured for the development of these office buildings and near 0% long term swap rates are locked in.
- Taking advantage of the historically low interest rates, Cordia issues it's second, 10-year, HUF denominated senior unsecured, 10-year fixed 3.5% coupon bond (HUF 40bn)
- Cordia implements a capital increase of the listed Polish developer POLNORD S.A. effectively taking control of the company at a very attractive valuation and securing a massive, albeit work-intensive land bank. Later on, Cordia takes full control of Polnord through a public tender offer.
- Cordia enters the UK residential development market through the acquisition of BLACKSWAN PROPERTY, a primarily build-to-rent focused developer operating in Birmingham
- Cordia enters the UK affordable housing market through the acquisition of ST. ARTHUR HOMES, a for-profit registered provider of social housing focusing primarily on the shared ownership market.
- The preparation of the next Corvin-scale project is launched with the complex acquisition of a large land portfolio with 1.2 km of uninterrupted direct Danube waterfront and 2 metro station. The concept development and planning process of the 300.000 m2 MARINA CITY project is launched. (Fut,Cordia)
- An over 1m euro donation program is implemented to help cities cope with the challenges posed by the Covid-19 pandemic. The group moves to home office and introduces the Stay Safe initiatives.

**2021**

**GEARING UP FUTUREAL, LAUNCHING AND GROWING NEW REAL ESTATE PLATFORMS**

- Futureal locks in historically low interest rates by conducting 4 successful bond issuances, including a 10-year green bond and a 15-year bond, both HUF denominated, fixed rate senior unsecured bonds with coupons of 4% and 3.5% respectively in the total amount of over 300m euros.
- HelloParks is further capitalized by Futureal Holding B.V., strategic land positions are acquired around Budapest, supporting a close to 1.000.000 m2 GLA development pipeline and the "megapark" strategy is developed.
- Futureal Investment Partners is launched: Gabor Futo and Karol Pilniewicz agree to set up an opportunistic real estate investment management platform. A highly experienced investment team is assembled.
- Futureal Development secures IBM's headquarters as anchor tenant for the Corvin 7 office building. Long-term financing is secured.
- Futureal's largest retail project, Etele Plaza opens its doors
- Corida expands its UK social housing investments with the acquisition of AUXESIA HOMES a for-profit registered provider of social housing focused on the shared ownership and the affordable rentals tenures
- ARGO is listed on the Tel Aviv Stock Exchange in a highly successful IPO

**2022**

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

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





**Zsolt BALÁZSIK**  
Group Tax and Structuring Director,  
Futureal Group



**dr. János BERKI**  
International Office Sales and Asset  
Management Director, Futureal



**Péter BÓDIS**  
Group CFO, Cordia



**Rezső EZER**  
Director of Transaction and  
investor relations



**Dr. Péter FUTÓ**  
Co-founder, Shareholder,  
Futureal Group



**Gábor FUTÓ**  
Co-founder, Shareholder,  
Futureal Group



**Tibor FÖLDI**  
Chairman of the Board, Cordia



**Mauricio Mesa GOMEZ**  
Country Manager of Romania &  
Spain, Cordia



**Erika GYŐR-KLÉZL**  
Financing Director, Futureal Group



**Áron GÖRÖG**  
Sales Director, Cordia



**Dan HARVERD**  
CRO, Futureal Group



**David HENDRYCH**  
Group CFO & COO, Futureal



**Balázs HORNOK**  
CIO, Futureal Group, Western-Europe



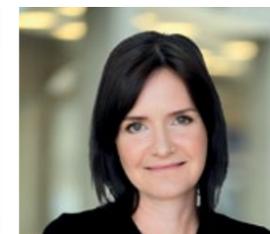
**dr. Roland JABRONKA**  
Head of Legal, Futureal



**András KÁRPÁTI**  
Co-CEO, Cordia United Kingdom



**Tomasz LAPINSKI**  
Country Manager of Poland, Cordia



**Johanna MEZŐVÁRI**  
COO, Cordia



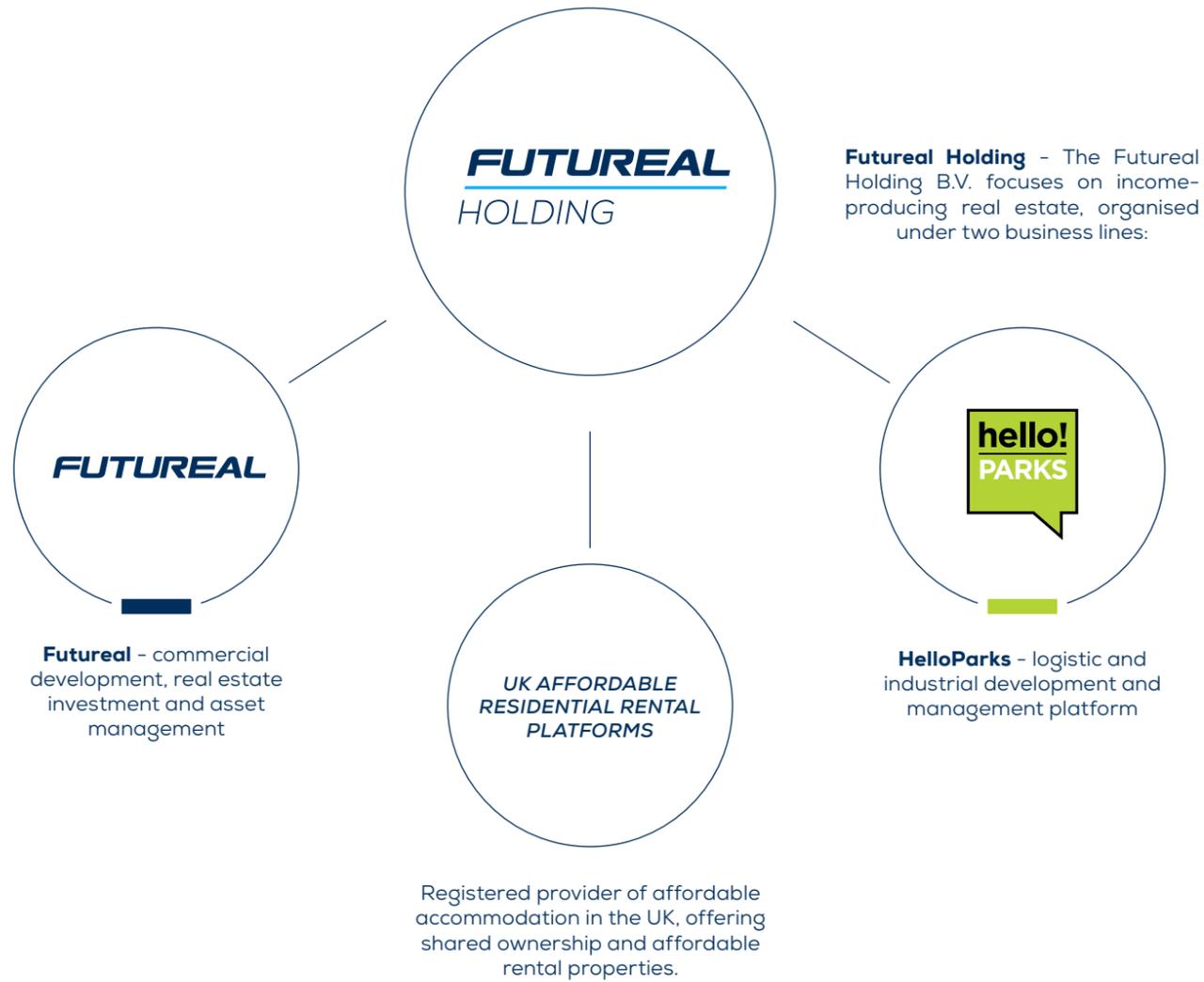
**Rudolf NEMES**  
CEO, Co-Founding Partner, HelloParks



**Karol PILNIEWICZ**  
CEO & CIO, Futureal



**Tímea SZILI**  
Group Marketing and Communications  
Director, Futureal Group





*FUTUREAL GROUP*



Large-scale  
Urban Development  
Projects



Before

## Corvin Quarter Urban Regeneration

- **500,000 m<sup>2</sup>** newly built area
- **920 M EUR** development value
- **72 M EUR** spent on public programs
- **1,100+** families relocated
- **3,000+** new apartments
- **130,000 GLA** of office buildings
- **45,000 m<sup>2</sup>** of retail areas
- **25 buildings** renovated

After



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

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



### Corvin Promenade portfolio

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

## Large-scale Urban Renewal Projects

### South-Buda City Center



Budapest ONE



Etele Plaza

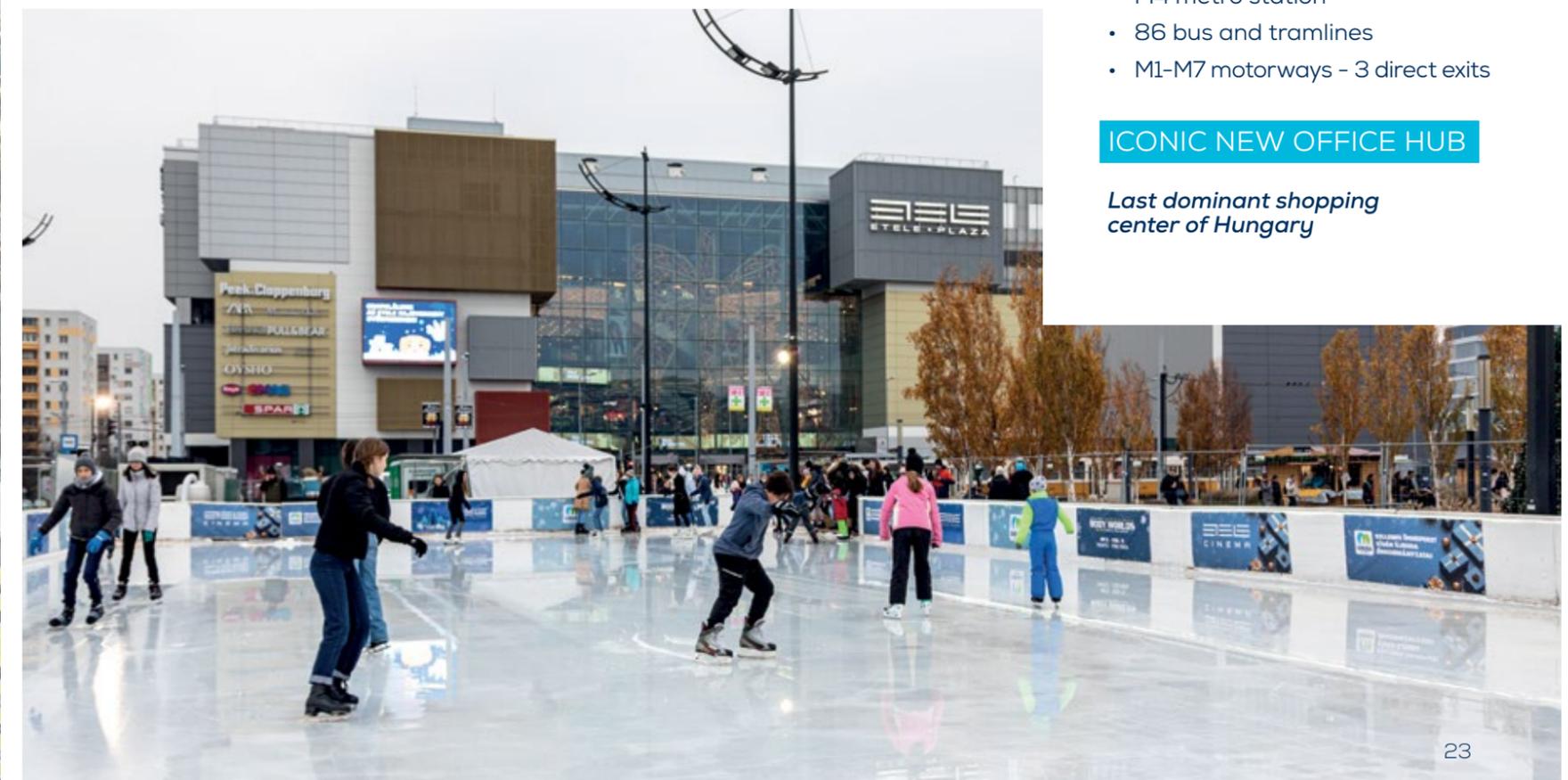


### Hungary's largest multimodal transport intersection

- Kelenföld Railway Station
- M4 metro station
- 86 bus and tramlines
- M1-M7 motorways - 3 direct exits

### ICONIC NEW OFFICE HUB

*Last dominant shopping center of Hungary*



# MARINA CITY

## Be Part of The Next Iconic Major Urban Regeneration

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

- In one of the most stunning parts of district 13 in Budapest
- 1.2 kilometers of waterfront
- 90,000 m<sup>2</sup> green space
- 300,000 m<sup>2</sup> area
- 2,750 residential homes
- 100,000 m<sup>2</sup> office
- Right next to the main office corridor
- Direct access to 2 metro stations at the two ends of the project





**Wilanów**

- 📍 Kraków, Poland
- 🏠 Homes in 5 phases: 1,731
- 🏠 Residential development: 73,200 m<sup>2</sup>
- 🏪 Retail: 1,750 m<sup>2</sup>
- 🌿 Green space: 41,110 m<sup>2</sup>



**Modena**

- 📍 Poznan, Poland
- 🏠 Homes in 4 phases: 725
- 🏠 Residential dev.: 3000+ homes
- 🏪 Retail: 2,200 m<sup>2</sup>
- 🌿 Green space: 8,500 m<sup>2</sup>
- 📐 Plot: 21,000 m<sup>2</sup>



**Jewelry Quarter / Great Hampton Street**

- 📍 Birmingham, United Kingdom
- 🏠 Homes: 2,500+
- 🏠 Residential dev.: 182,170 m<sup>2</sup>
- 🏪 Commercial 33,760 m<sup>2</sup>

## COMPLETED

	PROJECTS	GLA	VALUE mEUR
▶ Office	18	233,000	810
▶ Retail	7	192,582	717



## DEVELOPMENT PIPELINE

	PROJECTS	GLA	VALUE mEUR
▶ Office	9	173,000	487



## GRAND TOTAL

	PROJECTS	GLA	VALUE mEUR
	34	598,582	2,014



***FUTUREAL***  
*HOLDING*



We are proud to serve our partners





Corvin Offices  
**Crystal Tower**  
 6,900 m<sup>2</sup> GLA  
 Completion date: 2010



Corvin Offices  
**Corvin One**  
 17,900 m<sup>2</sup> GLA  
 Completion date: 2008



Corvin Offices  
**Garantiqa Tower**  
 3,400 m<sup>2</sup> GLA  
 Completion date: 2010



Corvin Offices  
**Granite Tower**  
 6,600 m<sup>2</sup> GLA  
 Completion date: 2010



**Corvin Technology Park Phase 1-2**  
 27,400 m<sup>2</sup> GLA  
 Completion date: 2019



Corvin Offices  
**Corvin Corner**  
 6,200 m<sup>2</sup> GLA  
 Completion date: 2015

Corvin Offices  
**Panorama Tower**  
 7,400 m<sup>2</sup> GLA  
 Completion date: 2010



**Nokia Skypark - Nokia R&D headquarter**  
 25,000 m<sup>2</sup> GLA  
 Completion date: 2016





**Vision Towers North**

🏠 11,100 m<sup>2</sup> GLA

📅 Completion date: 2014



**Vision Towers South**

🏠 9,100 m<sup>2</sup> GLA

📅 Completion date: 2014



**Advance Tower Phase 1-2**  
🏠 20,000 m<sup>2</sup> GLA    📅 Completion date: 2018



## Budapest ONE Phase 1-2-3



66,500 m<sup>2</sup> GLA

Completion date: 2022





## Corvin Innovation Campus



31,800 m<sup>2</sup> GLA



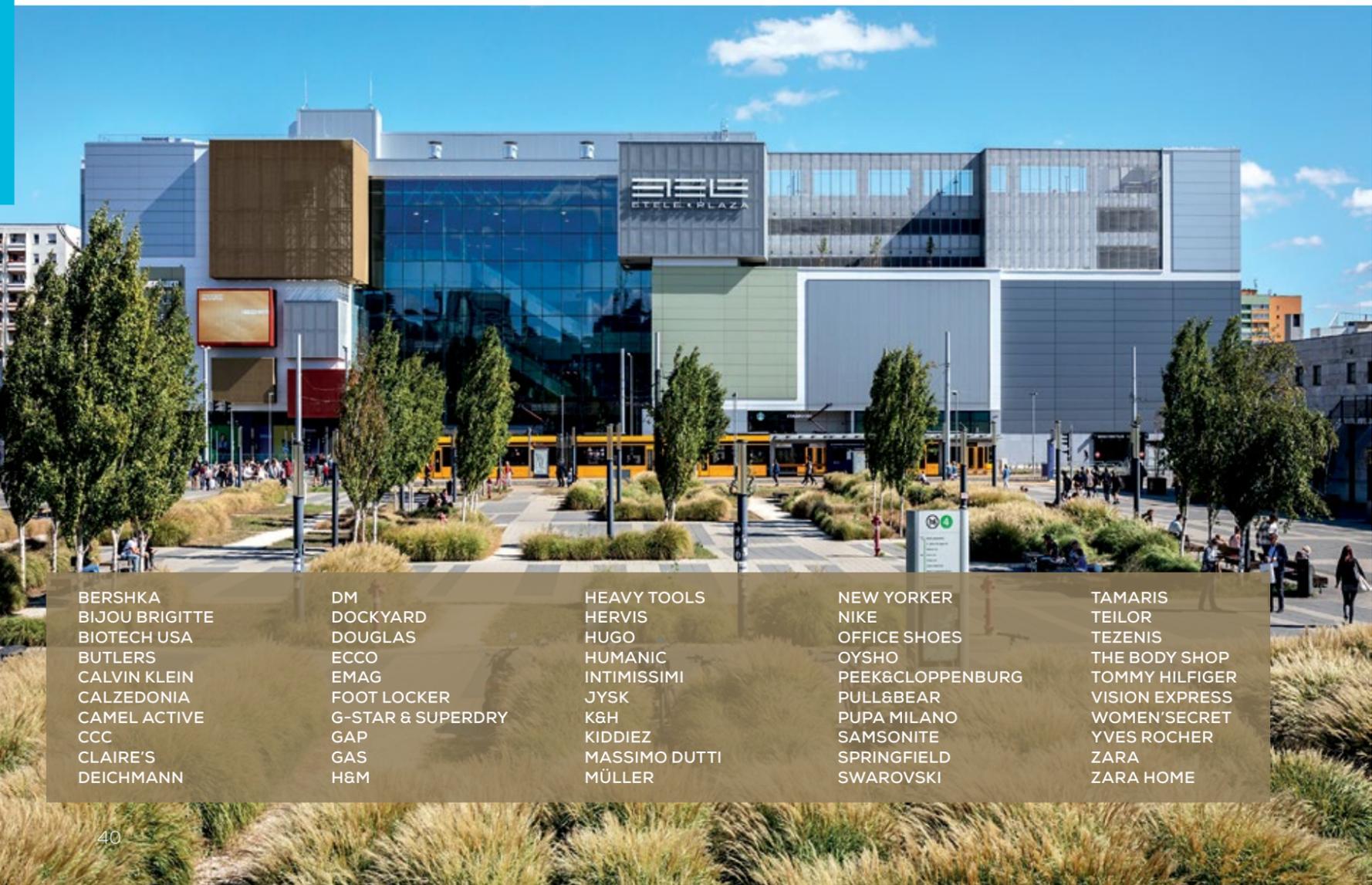


## ETELE Plaza



55,000 m<sup>2</sup>

Completion date: 2021



- |                |                   |               |                  |                |
|----------------|-------------------|---------------|------------------|----------------|
| BERSHKA        | DM                | HEAVY TOOLS   | NEW YORKER       | TAMARIS        |
| BIJOU BRIGITTE | DOCKYARD          | HERVIS        | NIKE             | TEILOR         |
| BIOTECH USA    | DOUGLAS           | HUGO          | OFFICE SHOES     | TEZENIS        |
| BUTLERS        | ECCO              | HUMANIC       | OYSHO            | THE BODY SHOP  |
| CALVIN KLEIN   | EMAG              | INTIMISSIMI   | PEEK&CLOPPENBURG | TOMMY HILFIGER |
| CALZEDONIA     | FOOT LOCKER       | JYSK          | PULL&BEAR        | VISION EXPRESS |
| CAMEL ACTIVE   | G-STAR & SUPERDRY | K&H           | PUPA MILANO      | WOMEN'S SECRET |
| CCC            | GAP               | KIDDIEZ       | SAMSONITE        | YVES ROCHER    |
| CLAIRE'S       | GAS               | MASSIMO DUTTI | SPRINGFIELD      | ZARA           |
| DEICHMANN      | H&M               | MÜLLER        | SWAROVSKI        | ZARA HOME      |





**Corvin Promenade**  
Urban Regeneration

10,000 m<sup>2</sup>

**Corvin Plaza**

in partnership with Klépierre

33,900 m<sup>2</sup>



**Gold Plaza**

in partnership  
with Immofinanz

34,500 m<sup>2</sup>

**Nova Park**  
in partnership with  
Caelum Development

33,000 m<sup>2</sup>





**Antares**

10,116 m<sup>2</sup> GLA   
Warsaw, Poland 



**Galeria Bemowo shopping centre**

 30,345 m<sup>2</sup>  
Warsaw, Poland 



**Spectrum**

6,800 m<sup>2</sup> GLA   
Glasgow, Scotland 



**Wratislavia Tower**

12,000 m<sup>2</sup>   
Wrocław, Poland 



**Manhattan Shopping Centre**

25,570 m<sup>2</sup> GLA   
Gdansk, Poland 



**UK**

Affordable Residential  
Rental Platforms



**Auxesia Homes**

🏠 1000+ homes target portfolio 📍 Various locations in the South and South-East of England



**St. Arthur Homes**

🏠 1000+ homes target portfolio 📍 Various locations in the South and South-East of England



COMPLETED

6 266,000 293  
BUILDINGS GLA VALUE mEUR



UNDER DEVELOPMENT

3 146,000 165  
PROJECTS GLA VALUE mEUR



PIPELINE

11 472,000 532  
PROJECTS GLA VALUE mEUR



TOTAL

20 884,000 990  
PROJECTS GLA VALUE mEUR



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

hello!

hello!

hello!

hello!

hello!



HelloParks uses environmentally friendly, sustainable and high quality engineering solutions to create futuristic megaparks that provide long-term value for our partners. We believe it is essential to create a liveable, human-centred and user-friendly environment in our developments. As part of Futureal Group, HelloParks aims to obtain a leading position of this dynamically growing segment, as a first step in Hungary, later on in the whole CEE market. Knowledge of the needs and business activities of our clients is central to the implementation of our developments. Which is why we always take these expectations into account, from the planning stage onwards.



## HelloParks Fót

-  Park size: **76 ha**
-  Development potential: **330,000 m<sup>2</sup>**
-  1.5 km to train station
-  35 km to airport
-  Highway M0: 1 km
-  Highway M3: 1.5 km
-  3 completed buildings



### HelloParks Fót Buildings

#### FT1

- Building size: **46,000 m<sup>2</sup>**
- Building type: **Big Box**
- Completed building
- 100% occupied



#### FT2

- Building size: **46,000 m<sup>2</sup>**
- Building type: **Big Box**
- Completed building



#### FT6

- Building size: **26,000 m<sup>2</sup>**
- Building type: **City Flex**
- Completed building

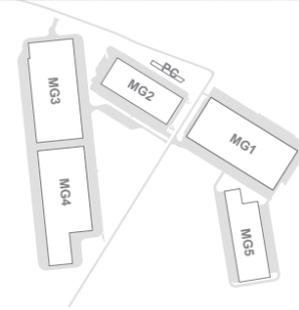




## HelloParks Maglód

## HelloParks Páty

- Park size: **46 ha**
- Development potential: **200,000+ m²**
- 2 km to train station
- 9 km to airport
- Highway M0: **0 km**
- Highway M4: 5 km
- 2 completed buildings
- 1 building under construction



- Park size: **108 ha**
- Development potential: **354 000 m²**
- 3 km to train station
- 40 km to airport
- Highway M0: 6 km
- Highway M1: **0 km**
- 1 completed building
- 1 building under construction



### Building MG1



- Building size: **46,000 m²**
- Building type: **Big Box**
- Completed building
- 100% occupied

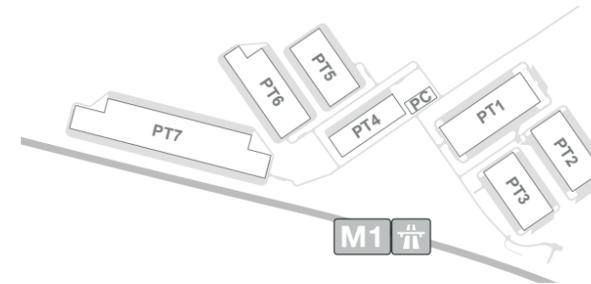
### Building MG3



- Building size: **45,000 m²**
- Building type: **Big Box**
- Completed building

### Building MG4

- Building size: **45,000 m²**
- Building type: **Big Box**
- Under construction



### Building PT1



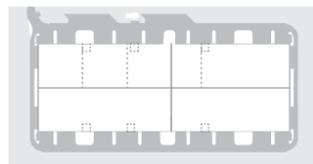
- Building size: **58,000 m²**
- Building type: **Big Box**
- Completed building



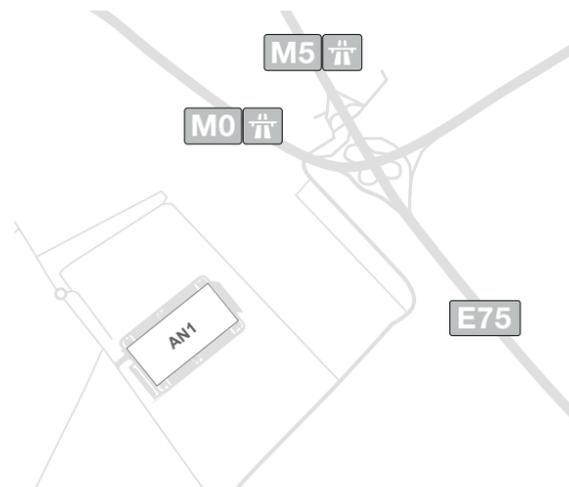
## HelloParks Alsónémedi

- Park size: **13 ha**
- Development potential: **60,000 m<sup>2</sup>**
- 8 km to train station
- 25 km to airport
- Highway M0: 6 km
- Highway M5: 10 km
- 1 building under construction

### Building AN1



- Building size: **60,000 m<sup>2</sup>**
- Building type: **Big Box**
- Under construction



**Professional  
Together  
With love**



### Hello Sustainability

Sustainability plays a defining role in our activities, with a focus on reducing greenhouse gas emissions, improving energy savings and targeting carbon neutrality. In addition to protecting the environment, we are also committed to the preservation of mental and physical health and social responsibility.

This is the reason we are developing our buildings from the design stage to meet the highest, Outstanding level of the **BREEAM** New Construction category, and the requirements of the **EU Taxonomy**.

And also this is why our ESG targets include that from 2030 our new developments' operation will be **Net Zero**, using **100% renewable energy**. And by 2025 we are to decrease our developments' built-in carbon by 25% compared to our base value.



BREEAM New Construction Outstanding

COMPLETED

59  
PROJECTS

10,150  
UNITS

1,113  
VALUE mEUR



UNDER DEVELOPMENT

16  
PROJECTS

2,585  
UNITS

379  
VALUE mEUR



PIPELINE

83  
PROJECTS

10,804  
UNITS

1,979  
VALUE mEUR



TOTAL

158  
PROJECTS

23,539  
UNITS

3,471  
VALUE mEUR



**CORDIA**  
**INTERNATIONAL**



## The leading regional residential developer of CEE

Cordia is the residential property investor and developer member of Futureal Group and has 20 years of industry experience.

Our partner company is one of the largest property developer and investor groups in the Central and Eastern European region. We have a strong and well-known brand and presence in the mid- and mid-to-high segments of the for-sale market in Hungary, Poland and Romania, while we are also undertaking two pilot projects in Spain.

In the United Kingdom, our company has acquired Blackswan Property as well and will provide affordable housing services through registered housing providers in collaboration with its local strategic partner Matter Real Estate.

Cordia has sold more than 8600+ apartments, "an additional 3100+ units in 17 projects.





# MARINA CITY



## Marina City

 2,750 homes



# Corvin Promenade





## Millennium Quarter

Akadémia Garden  307 homes



## Millennium Quarter

Woodland  257 homes



## Millennium Quarter

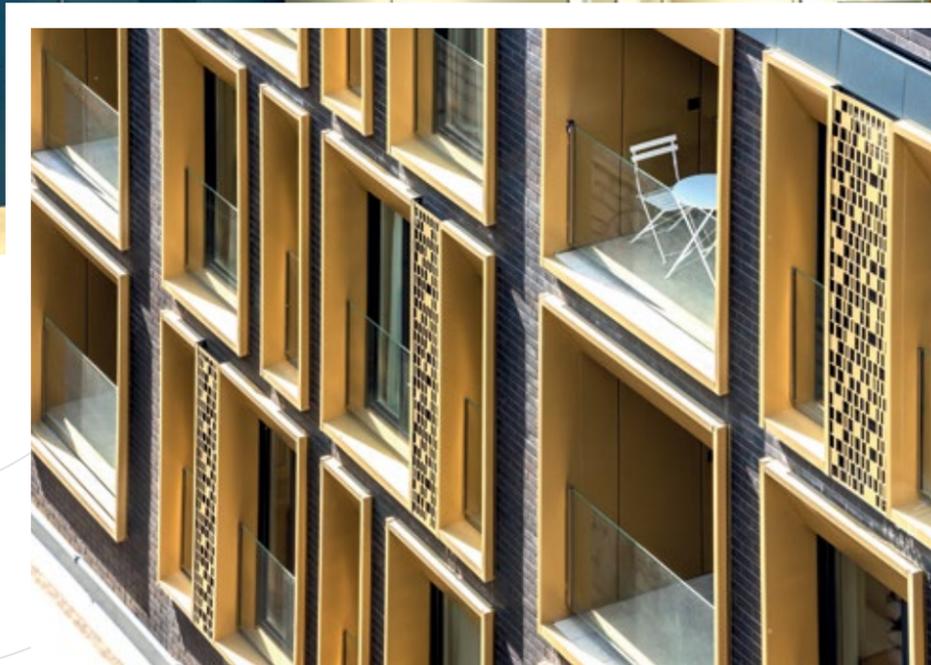
Millennium Residence 1  109 homes



## Grand Corvin 1, 2

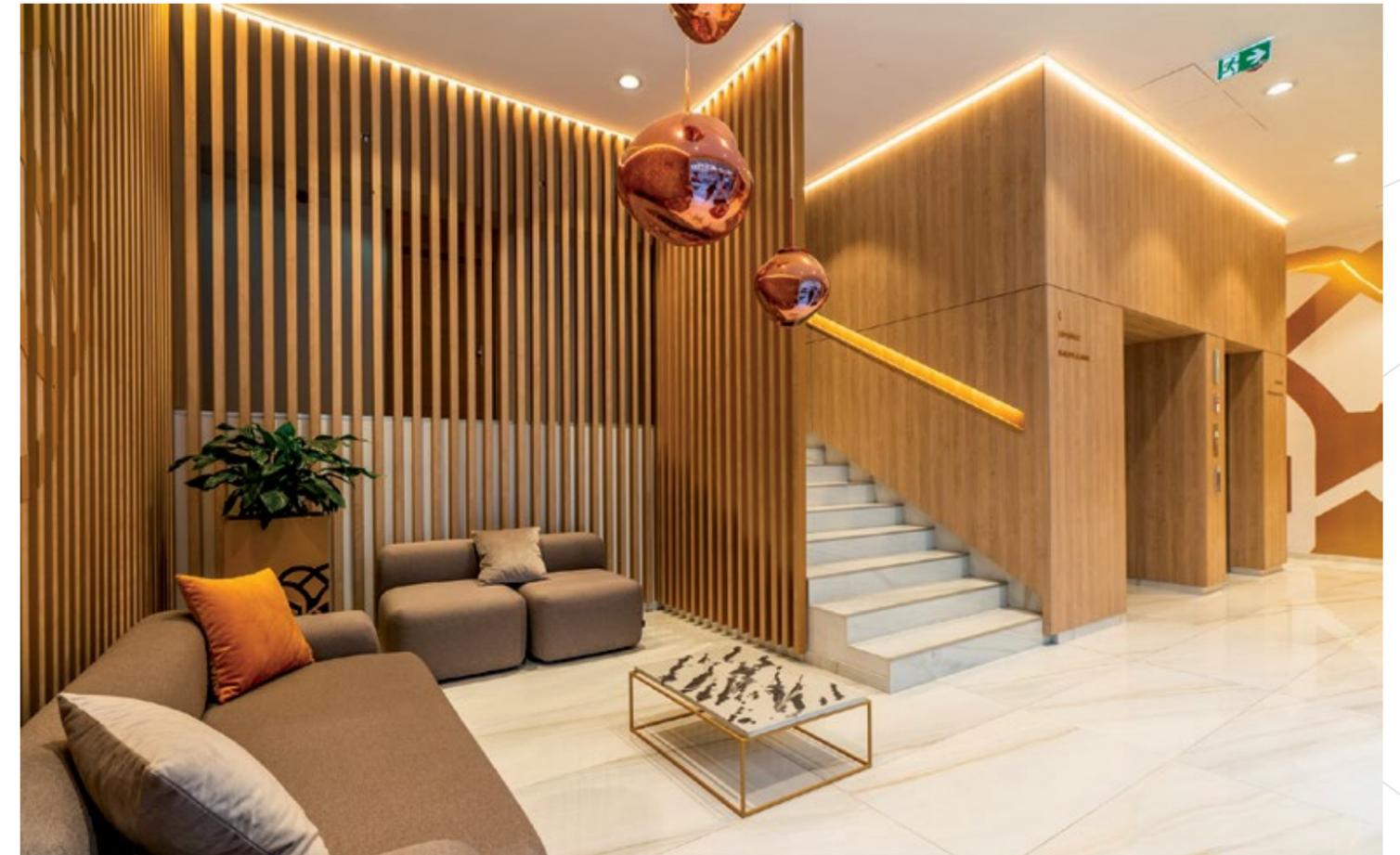
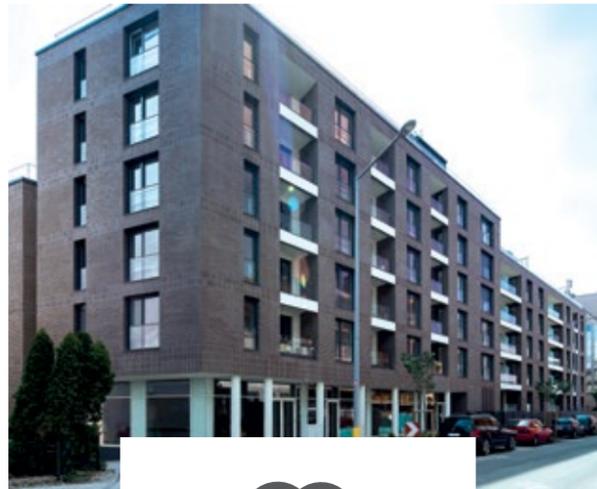
 558 homes





# Grand'Or

 107 homes



  
KAPÁS 21  
by CORDIA



# Kapás 21

 98 homes



Sasad Resort  
**HILL**



Sasad Resort  
**HILLTOP**



Sasad Resort  
**SUN**

# Sasad Resort

 879 homes





**Centropolitan**  
139 homes



**Cordia Art Residence**  
54 homes



**Cordia City Garden**  
346 homes



**Marina Garden**  
275 homes



**Marina Life**  
413 homes



**Marina Portside**  
287 homes



**Cordia Fontana House**  
240 homes



**Cordia Park Residence 1. 2**  
474 homes



**Cordia Premier House**  
180 homes



**Rózsa 55**  
157 homes



**Terrace Residence**  
268 homes



**Thermal Zugló**  
666 homes



**Cordia Sun Resort**  
284 homes



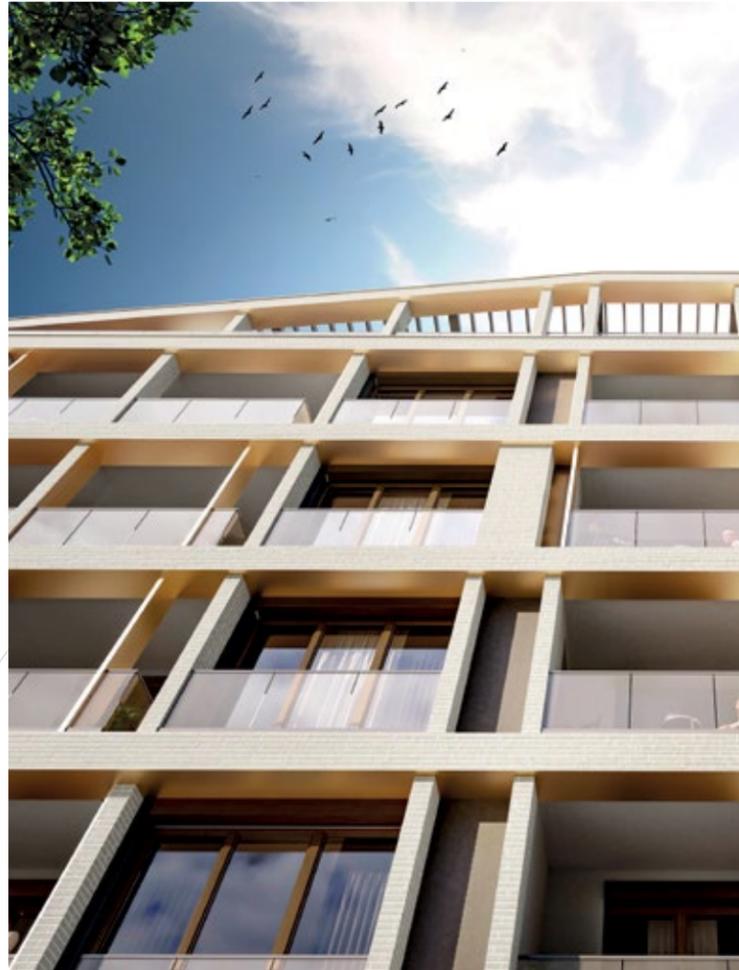
**Corvin Atrium 1, 2**  
533 homes



**Universo**  
273 homes



**Young City**  
572 homes



  
**NAPHEGY12**  
by CORDIA



# Naphegy 12

 41 homes

Find your  
dream home!



**Cordia Thermal Zugló 5**  
199 homes



**Corvin Next**  
100 homes



**i6 Residence**  
162 homes



**Millennium Residence 2, 3**  
468 homes



**Fantazja**  
147 homes  
Warsaw

**Horizont Praga**  
168 homes  
Warsaw

**Supernova**  
184 homes  
Kraków



**Zielone Bemowo 1, 2**  
306 homes  
Warsaw



**Cystersów Garden 1, 2**  
323 homes  
Kraków



**Wiktoria & Wioletta**  
176 homes  
Warsaw



### Villa Jaškowa Dolina 1

 97 homes  Gdańsk



### Modena

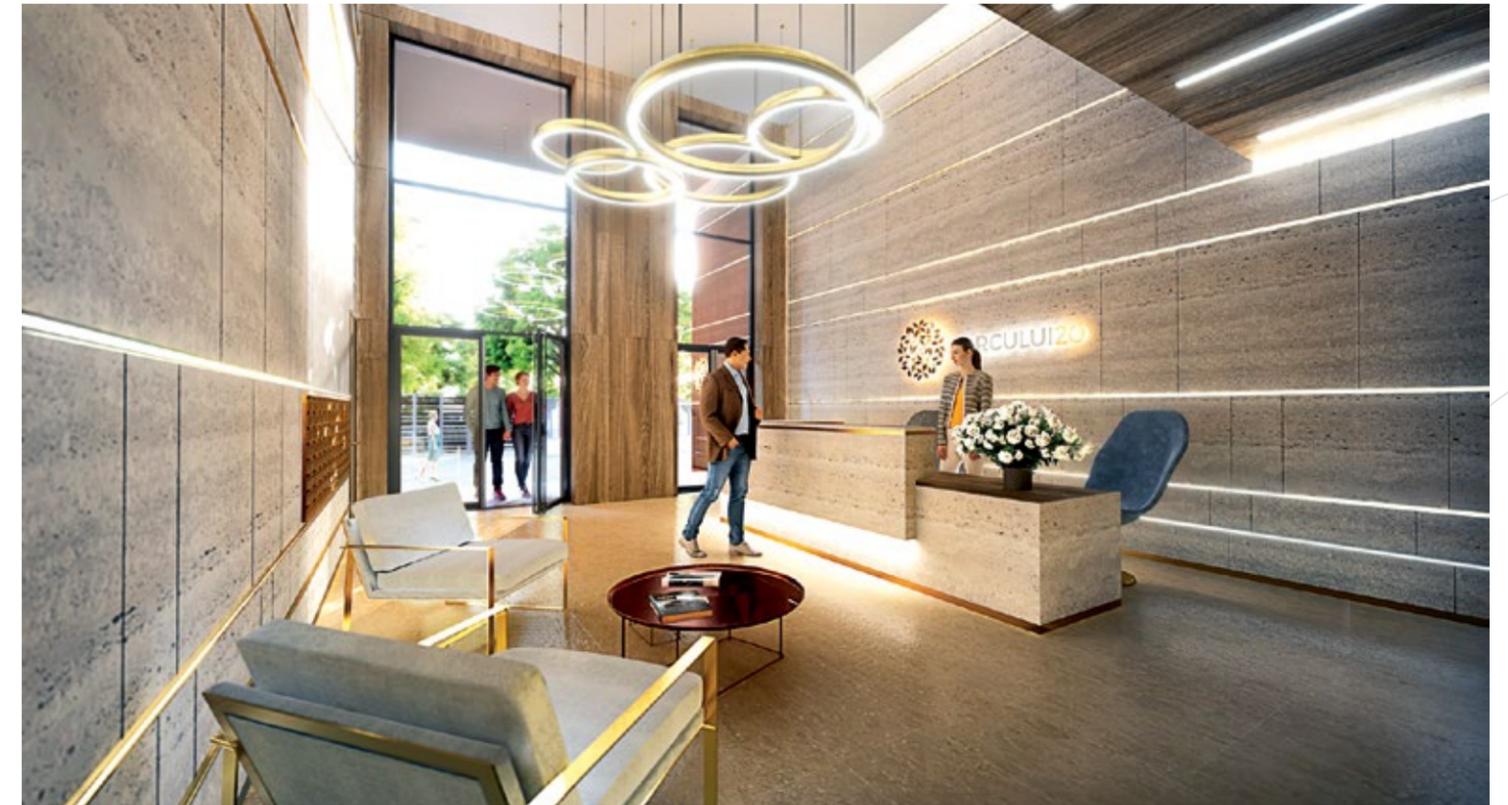
 791 homes  Poznań





**Nightingale Park**

125 homes  
Bucharest



**Parcului 20, 1st Phase**

265 homes  
Bucharest

**Parcului 20, 2nd Phase**

220 homes  
Bucharest



## Jade Tower

116 homes  Fuengirola





### The Gothic

14 homes 📍 Birmingham



### The Lamp Works

171 homes 📍 Birmingham

Realising future with sustainability in mind



Realising future with sustainability in mind

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

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



Realising future with sustainability in mind

Futureal Group's ESG policy includes:



### Environmental matters

---

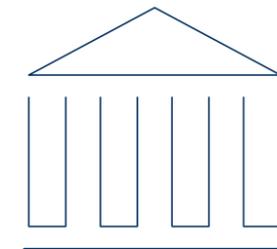
- Achieving sustainable building certification at least at the level of BREEAM Excellent for the commercial buildings and WELL Platinum Requirements for new office buildings.
- The ISO 14001:2015 environmental management system is a new goal to be followed as HelloParks implemented the system in logistics developments.
- Investment decisions are taking into consideration the guidance of the Green Finance Framework.



### Social aspects

---

- Providing dynamic, inclusive, diverse and challenging working environment
- Promoting adequate work life balance
- Health and well-being in the center of attention of any work and operation related decisions
- Protection of human rights and welfare is deeply in the company's DNA



### Governance

(including ethics & compliance)

---

- Promoting transparency, risk management and oversight of its business operations at all levels
- Strong corporate governance structure
- Accountable Management
- Strong ethics and compliance rules

Realising future with sustainability in mind

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

OR

At Futureal we target to be a pioneer in the green revolution of the real estate industry

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



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

Realising future with sustainability in mind

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

The Group's first 10-years term, fixed coupon, unsecured, amortizing corporate Green Bonds (FUTURE2031) were issued by Futureal Development Holding Kft. as issuer guaranteed by the parent company Futureal Holding B.V. on March 23, 2021 within the Bond for Growth Program of the National Bank of Hungary by issuing (including a consecutive tap issue) a total HUF 63.05 bn face value cutting back the total bid value in excess of nearly HUF 70bn. The bonds are traded at Budapest Stock Exchange's XBOND platform.

Futureal recently managed to issue its second Green Bond with a 15-years maturity in an amount of EUR 125m in a

private placement, also being an unsecured, amortizing corporate Green Bond.

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

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



## CSR policy

Over the last two decades Futureal Group has been involved in numerous charity activities to support communities in need.

There was a strong focus on encouraging employees to actively contribute to good causes and be part of the solution by participating in numerous social initiatives, e.g., painting schools or charity runs.

Futureal Group supported the fight against the pandemic in **Hungary, Romania and**



**Spain with more than HUF 300 million.** Also pledged HUF 50 million to support the measures of Budapest.

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



## Green certifications



### Budapest ONE, Phase 1.

BREEAM Very Good,  
Construction stage

April 2021



### Corvin Innovation Campus

BREEAM Excellent,  
Design Stage

June 2021



### HelloParks Maglód

BREEAM Excellent,  
New Construction Design Stage

November 2021



### Corvin Innovation Campus

Well Platinum,  
Precertification

April 2021



### Corvin Technology Park

WELL Building Institute,  
Platina

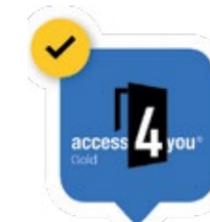
2021



### Advance Tower

WELL Building Institute,  
Gold

2022



### Etele Plaza

Acces4You  
Gold

2021

# Awards



**2010 - Best Mixed Use Development Europe European Commercial Property Awards**

International Property Awards by Bloomberg TV, The New York Times, Frankfurter Allgemeine Zeitung

**Corvin Promenade**



**2011 - Best Purpose Built Project Worldwide Fiabci Prix d'Excellence Awards**

International Real Estate Federation

**Corvin Promenade phase 1**



**2018 - World Silver Winner in Office Category Fiabci World Prix d'Excellence Awards**

International Real Estate Federation

**Nokia Skypark**



**2014 - ULI Global Awards for Excellence**

Urban Land Institute

**Corvin Promenade**

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

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

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

**2010 - Fiabci Property Development Award**  
FIABCI Hungary  
**Corvin Promenade**

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

**2011 - International Quality Crown Award London**  
Futureal Group,

**2011 - Public Awarded Office Building of the Year**  
iroda.hu  
**Corvin Offices**

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

**2014 - EB OVO Award**  
Ebovo Civic Organization  
**Corvin Promenade,**

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

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

**2015 - Property Awards Project of The Year**  
Portfolio  
**Corvin Corner**

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

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

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

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

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

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

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

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

**2020 - Office and Sustainable Development category**  
FIABCI Hungary  
**Corvin Technology Park**

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

**2020 - Real Estate Awards Planned Residential Project of the Year**  
**Naphegy12**

**2021 - CEE Investment Awards Commercial project of the Year**  
**Etele Plaza**

**2021 - Property Awards Special Award of the year**  
Portfolio  
**Etele Plaza**

**2021 - Property Awards Concept of the Year**  
Portfolio  
**TRIBE Budapest Central**

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

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

**2021 - FIABCI Special Award**  
**Budapest ONE, Phase 1.**

**2021 - Real Estate Awards Special Award for Planned Commercial Project of the Year**  
**HelloParks Maglód Megapark**

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

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

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

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

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

**2022 - CIJ Awards Best Industrial/Warehouse Development**  
**HelloParks MG1**

**2022 - Property Awards Industrial Property Development of the Year**  
**HelloParks FT1**

**2022 - CRE Awards Warehouse Project of the Year**  
**HelloParks FT1**

**2023 - CIJ Awards Best Warehouse Development**  
**HelloParks FT1**

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

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

**2023 - CIJ Awards Winner of the Best Office Development over 20 000 m²**  
**Futureal - Budapest ONE 2 - 3**

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

**2023 - Az Év Irodája Office Building of The Year**

