



BALANCE

hall



CPI PROPERTY GROUP

**Total leasable
area
3 363 000 sqm**



**Experience in CEE
27 YEARS**

Leading Real Estate Investor and Developer

*with core activities in CEE and Western Europe.
(Czech Republic, Slovak Republic, Hungary,
Romania, Russia, Croatia, Poland, Germany,
Switzerland, France, Italy, Luxembourg)*



**Established in
1991**

**Total Assets
€ 6.99 MILLION**

CPI HUNGARY

A leading Real Estate Investor and developer with more than

20

**YEARS OF EXPERIENCE
IN HUNGARY**

Total GLA in office buildings

133

672 sqm

Total leasable area:

315

000 sqm

Property portfolio value:

€

500 m

CPI
Property
Group



BALANCE

Office Park



RELAUNCH OF THE
YEAR



16

CENTRAL LOCATION

WITH GREAT ACCESSIBILITY



Close to highways,
quick access to
airport



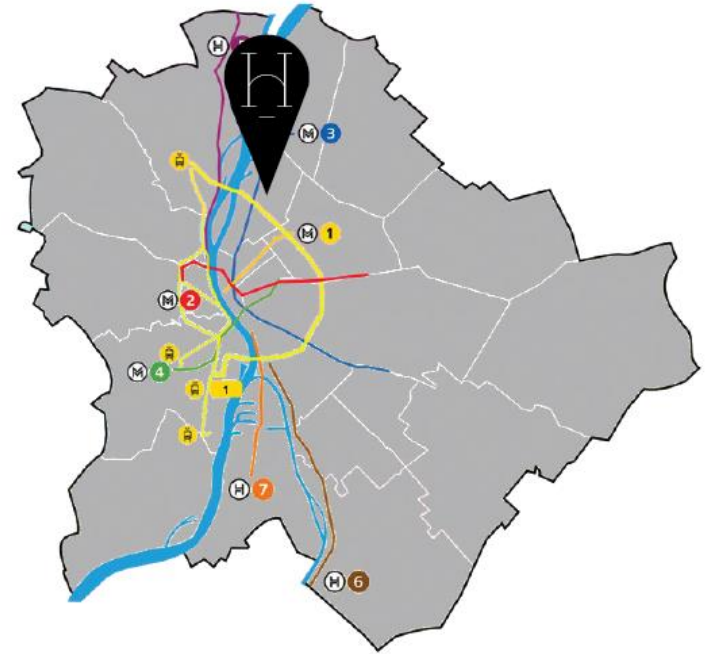
49 metres to
direct metro
access (M3)



32	115	120	950
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Bus lines
(Forgách utca)

Located along





BALANCE
building



BALANCE
loft



Rent-a-Car



GLOBAL BUSINESS TRAVEL



BALANCE
hall



interticket





FACT SHEET



Total GLA

15 700 + 10 500
sq m



Car parking

376 spaces



Workplace density:

6 sq m/ws



BREEAM

BREEAM
Very good:
In progress



Max. floor area:

2 272
sq m/floor



Pharmacy

(150 m)



GYM

(3 diff. within 300 m)



7 restaurants & 5 cafés

(within 200m)



Duna Plaza

(one metro stop)



Petrol station, McDonald's

(150 m)



Sport center

(150m)



Grocery stores



Dance Arena



**AMENITIES
NEARBY**



AMENITIES IN-HOUSE

HiP

Human Innovation
Services



Indoor & outdoor
meeting pavilions



Grocery
store



Bicycle rack
with shower room



Free Wi-Fi at public
areas



Indoor and outdoor sport
& recreational facilities



In-house restaurant & café



ATM

TECHNICAL FEATURES



BREEAM Very Good




VRV cooling and heating system



50 m³/h/ws fresh air supply (6 sq m/ws)



Dual power feed to the building



Water saving & other green solutions



Raised floor & suspended ceiling



Internal shading system



QR code access control system

CONSCIOUS BUILDING



Conscious
technology
applications

Conscious
facility
management

Conscious
energy
utilization

Conscious
building
management

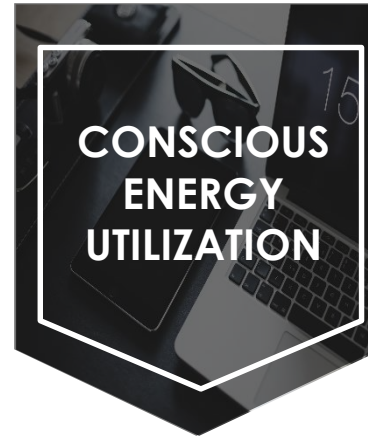
CONSCIOUS BUILDING



- daily operational data, CO2 and recovered energy displayed in the lobby
- web-based building management system
- display real-time energy consumption
- VRV (cooling-heating system) with level control
- constant air quality monitoring and airborne CO2 control



- tenant mobile application / web interface
- optimized utilization of renewable, recovered energies
- to use renewable energy in heating mode
- smart hospitality (parking, access, Google-based navigation)
- public transport information with constant updating



- real-time power and water consumption
- customizable energy consumption
- room-controlled lighting and temperature
- alignment of lighting with actual presence and illumination
- tenants can produce energy themselves



- operation of unused areas at reduced capacity
- long-life, low power lighting
- reduction of carbon dioxide and harmful emissions
- solar power generation
- utilizing sloping waters for watering
- conscious waste management
- optimized utilization of renewable, recovered energies

SAMPLE FLOOR PLAN

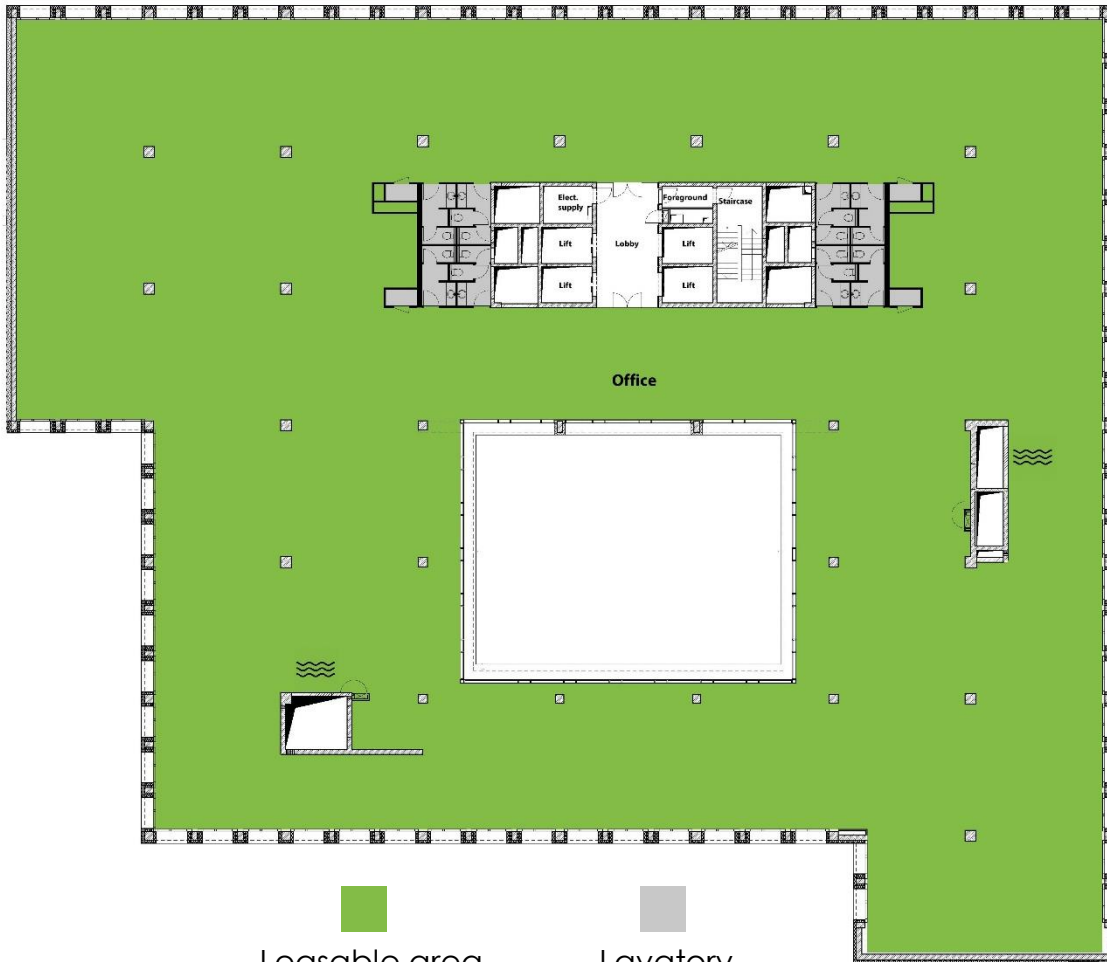


Feasible location for further wet-blocks



GLA:

2 272 sq m



 Leasable area

 Lavatory

OPEN OFFICE LAYOUT



**Workplace
density:**
6 sq m/ws



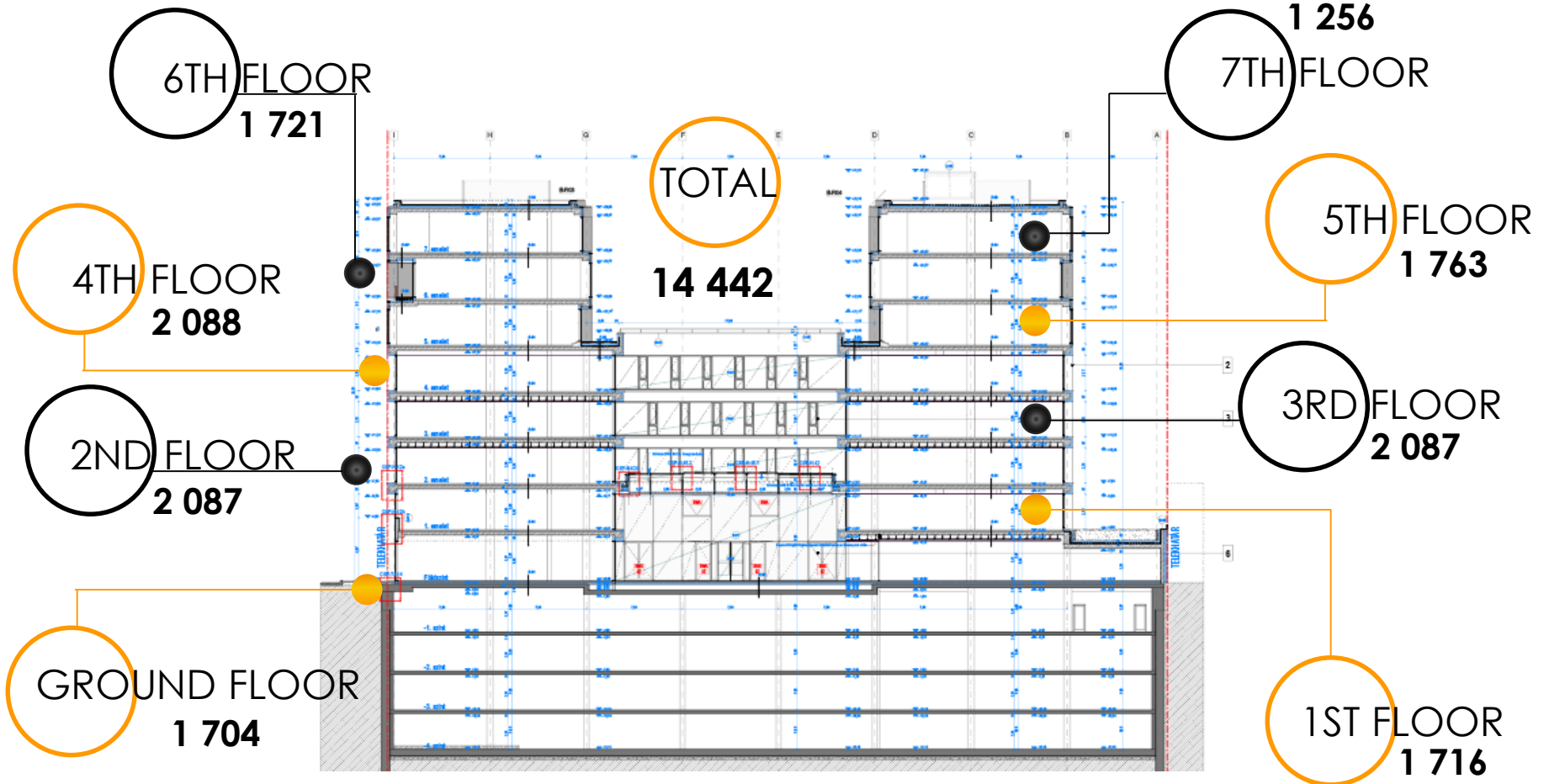
MIXED LAYOUT



**Workplace
density:**
6 sq m/ws



AVAILABLE NET SQ M



TIMING



BUILDING
PERMIT



TOPPING OUT

December, 2018



START OF
TENANT FIT-OUT

April, 2019



MOVE-IN DATE

October, 2019

BALANCE OFFICE PARK





OFFICE LIFE