

VÁCI GREENS TO BE HANDED OVER IN MAY 2013

26 November 2012

City View Tower, 100% subsidiary of **Atenor**, Belgian developer listed on Nyse-Euronext, announces that the first **Váci Greens** building will be delivered in May 2013. The completion of the scheme was purposefully postponed as **Atenor** elected to increase the total floor area of the building by increasing the leasable area by an additional 1,300 sq m on the top floor. **Váci Greens** will now extend to a total GLA of 15,692 sq m over ground floor and 6 upper levels.

The construction is financed directly by **Atenor** which secured 150 Mio € long term financing on the market and is therefore not dependent on bank financing for the completion of its ongoing developments, totalling over 650,000 sq m in Belgium, Luxembourg, Romania and Hungary.

This Grade A office building is located on Budapest's most popular **Váci Corridor** office submarket and is already certified as a **BREEAM 'Excellent'** building, the first ever in Budapest. With efficient large floorplates it offers state of the art flexible workplaces with attractive rental terms and reduced operating costs.

The **Váci Corridor** remains one of the most sought after locations on the Budapest market. With **Váci Greens** completion there is a real opportunity for tenants, as not only will **Váci Greens** be the only **Váci Corridor** building completing in 2013, it will be the only new office building completing in the entire of Budapest in 2013.

The **Váci Corridor's** popularity is linked to its excellent accessibility from the city centre, coupled with its extremely competitive pricing levels. Historically, the **Váci Corridor** has proved extremely popular to large corporate tenants looking for efficiency, cost savings and easy access.

Zoltán Borbély, Project Director at **Atenor** added: "After thoroughly reviewing the market conditions, we felt that given the continued and future demand for good quality **Váci Corridor** offices, the best strategy was to secure additional floor space. The **Váci Corridor** continues to be one of Budapest's most popular destinations, and we will provide an excellent addition to this submarket with the first of our **Váci Greens** buildings."

Gergely Pados Partner, Head of office Agency at **Cushman & Wakefield** Budapest said: "We are confident that **Váci Greens** will be one of the most desirable and sought after office buildings in Budapest once it is delivered early 2013. The timing of the buildings delivery also provides **Atenor** with a unique Window of Opportunity, where no other building will be delivered to the market."

Erika Loska, Head of Office Agency at **Jones Lang LaSalle** Budapest commented "The **Váci Corridor** will continue to prove popular to tenants, and with the extra floor area at **Váci Greens**, coupled with its efficient floorplate design and desirable qualities can only serve to attract high calibre tenants to the property."

Cushman & Wakefield & Jones Lang LaSalle are the co-exclusive letting agents of the building.

The 15,692 sq m **Váci Greens** A category office building is located on the Váci street along the M3 metro line between the Forgách street and Gyöngyösi street stop, walking distance from Duna Plaza shopping mall. The building offers 6 office floors and – 3 underground parking levels. The many surrounding amenities and the good public transportation facilities all increase the comfort of future tenants.

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