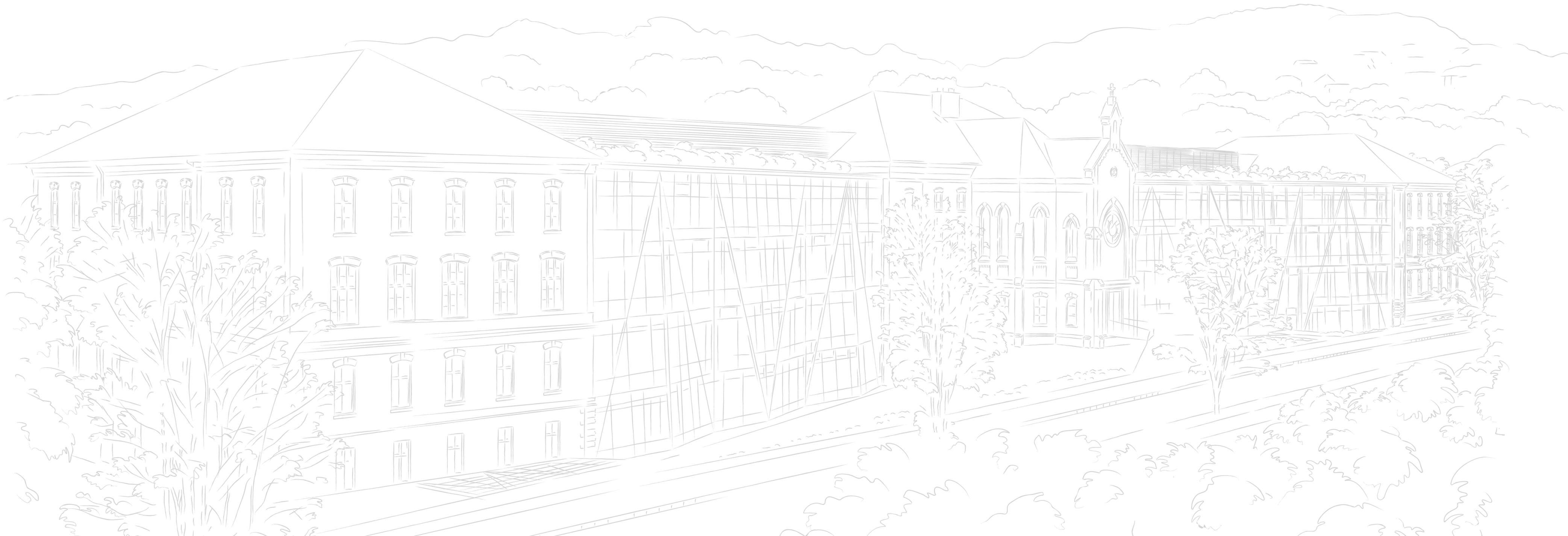




AKADÉMIA
P A R K

OFFICIUM

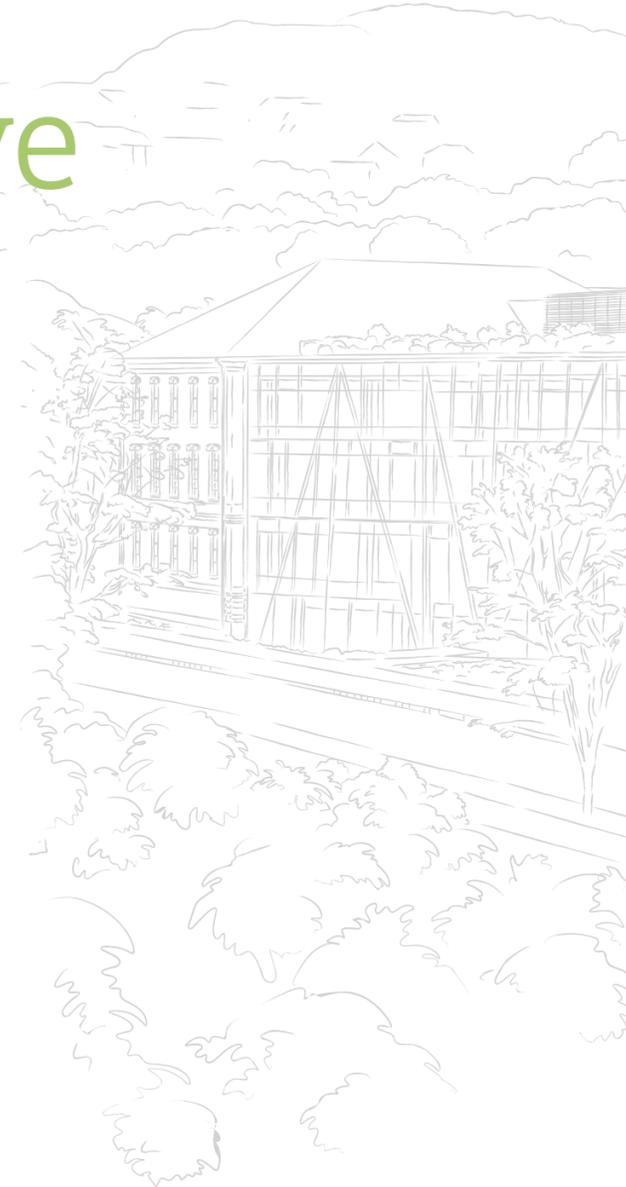


Akadémia Park

Nature comes alive

Akadémia Park is this decade's most exciting civic design investment that is realized in one of the most beautiful, historic parts of Buda, in the center of Pasarét. The location of the investment is a cadet school, built at the time of the Austro-Hungarian Monarchy, and the associated 12.6-hectare park area.

The property, that has been used for military purposes and therefore closed to the public for almost a hundred and twenty years, will be transformed by SCD Group Zrt. into an open center of this part of the city, according to the needs of people living in the district. In addition to the category 'A+' office and commercial functions, there will be services relating to the modern, environment-conscious and urban lifestyle, as well as facilities for leisure and entertainment in sports, recreation and cultural activities, which will be complemented by a multi-hectare well-kept park open to the public.





The composition of the functions and services planned for Akadémia Park are defined by two fundamental aspects: the image and traditions of this part of the city, and the sustainable development of the city center. Accordingly, the following concepts are included in the development plans:

- *Office spaces, constructed on an area of 80-90,000 m² gross*
- *Commercial, with an area of nearly 40-45,000 m² gross*
- *Services, (sport, culture, recreation, public services), on an area of 30-35,000 m² gross*
- *Catering with an area of at least 3,000 m² gross within the office and commercial areas*
- *The uninterrupted operation of the area is ensured by 3,000 parking spaces, which are housed in an underground garage and will include P+R spaces.*

Through the development of Akadémia Park, the aim of SCD Group is to create public spaces of exceptional quality, with proper care given to preserving the natural values. Beside the special architectural solutions, the developer places great emphasis on using state-of-the-art green technologies, thereby assisting the environment-friendly and energy efficient operation of the area. Well-known Hungarian and foreign architects will assist in designing the facilities that will open a new chapter in the history of this zone.

The entire investment is expected to be completed by the second half of 2013.

History of the area

Symbolizing the history of Akadémia Park, the Imperial and Royal Cadet-Sergeant School, also known as Cadet school, is regarded as the first building of Pasarét, opened in 1897, and was surrounded by massive training grounds on both sides. The establishment also includes a horse riding track, which is currently operated by the Pasarét Honvéd Riding School. Many of the country's illustrious persons studied within the walls of "Húvösvölgy" military school, like one of Hungary's greatest writers, Géza Ottlik.

The tram stops at "Cadet school" since 1903, after it started operating as a wing line of the horse-drawn railroad in Zugliget, when Ördög-árok (ditch) was covered.

The urban development of Pasarét, with gardens, weekend houses and villas, started with the construction of Házmán street in the 1900's and with building villas along Pasaréti and Hidegkúti road. After World War I, parts of the training grounds were replaced by new streets, with the construction of eclectic and Bauhaus style houses.

Although the image of the neighborhood still preserves the imprints of historical ages, the suburban villa quarter became an integral part of Budapest. There are several services available in the vicinity of Akadémia Park, and the closeness of downtown also enhances the area's attractiveness.



About Offcium

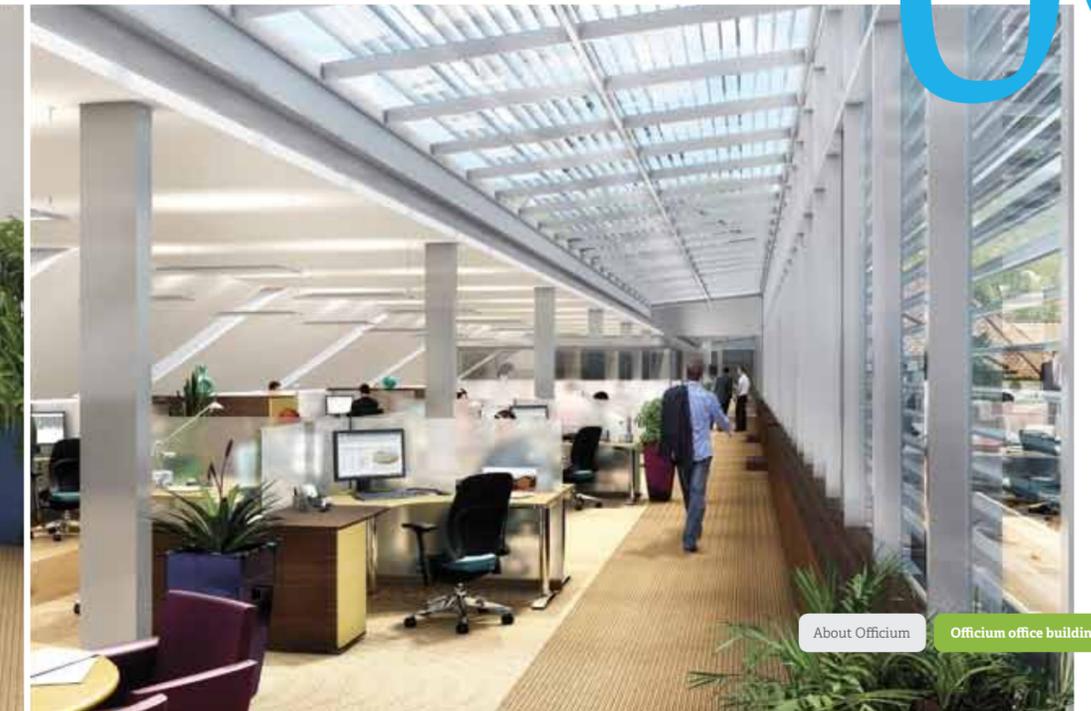
The category A+ Offcium Office Building has approximately 13,000 square meter leasable area on five levels, and is complemented by an underground garage, as well as surface level parking spaces. The above-average interior height of the office areas (ranging from 2.9 to 3.91 meters), its enormous glass surfaces, classicist and 21st century modern interiors, and the 400 square meter panoramic roof terrace make the building an attractive, innovative work environment, satisfying all needs.

The office building is characterized by high-quality design solutions created by Ybl and Pro-Architecture prized architects András Vikár and István Lukács. Besides creating harmony between modern and past values, the developer, SCD Group places great emphasis on the environment-friendly and energy-efficient operation of the building, in accordance with international standards. The Offcium Office Building is the first in its category in Hungary, and the second building in continental Europe to receive the prestigious 'Excellent' category, according to the regulations of BREEAM, the highest environmental assessment standard.

In the existing wing of Offcium office building heating and cooling will be provided by environment conscious and quiet

chilled beams while in the new part the other most advanced technology, the surface transmitting heating-cooling system will be installed. Natural light can be enjoyed in all of the office spaces, securing comfort feeling of the work environment. Evening time eye-friendly direct-indirect light fixtures ensure good atmosphere.

Within the renovated wing of Akadémia Park's Offcium building, the tenants can enjoy high-level comfort and technical solutions with all the benefits offered by its special surroundings. Through the large windows, nature comes within reach. The office areas can efficiently host supplementing work functions as well; moreover, there will be areas with high load bearing capacity constructed on each level, where the heavier office equipment could be placed. Special tenant needs are satisfied with flexible partitioning possibilities, raised floor and large areas, with even 3,000 m² office space per floor.

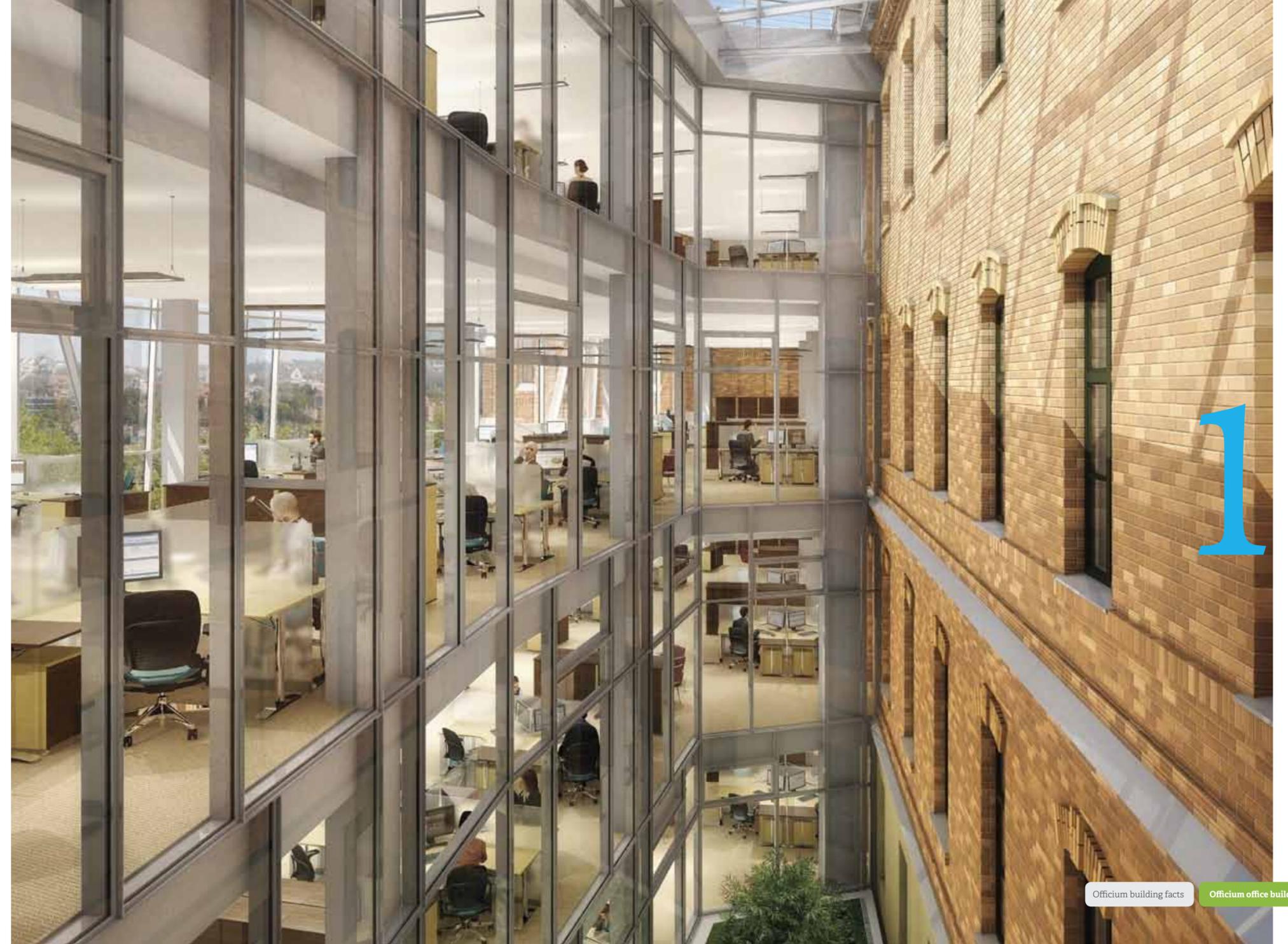


Officium building facts

General characteristics of the building

1

- Net interior heights between 2.9 and 3.91 meters in the office areas both within the old and in the new wings, unique on the market
- Flexible partitioning
- Nearly 3,000 m² of leasable office space on each level
- Raised floor
- Environment-friendly and quiet chilled beams, and surface heating and cooling
- Natural light in all office areas
- Direct-indirect lighting fixtures, with adjustable brightness in the meeting rooms
- Shades in the new office areas
- Smoke detector and sprinkler systems in the office areas
- High load bearing capacity areas on each level
- Atrium with interior garden
- Roof terraces on the top floor
- Four passenger elevators and one combined passenger/goods elevator with card control operation
- Storage area on 245 m²
- Underground garage under the new wing
- Bicycle storage with changing and shower room



1

1

Services of the Officium office building

2

- 24-hour service
- Reception and security service
- Card operated entrance system, security cameras
- Coffee and snack bar on the ground floor, with garden access
- Environment-conscious operation
- Energy efficient central and individual technical equipment
- Use of environment-friendly materials during construction
- Computer controlled building management system
- Maintenance service
- Cleaning of common areas
- Use of environment protecting materials during operation
- Selective waste collection

Proposed services of Akadémia Park will include

3

Commercial

- retail center
- marketplace with bio market
- restaurants, coffee bars

Services

- post office
- medical center
- generation park
- kindergarten

Recreation

- sports grounds
- horse riding
- spa and wellness
- ice rink



Thinking green

In addition to high-quality architectural solutions, the developer SCD Group has paid exceptional attention to contributing to the preservation of natural values and the environment-friendly and energy efficient operation of the office building's environment-conscious solutions of modern technology. In order to provide the highest possible comfort level, innovative engineering solutions have been applied in the office building. The pleasant temperature both in summer and in winter is ensured by chilled beam technology in the original building, and surface heating and cooling in the new building sections.

Chilled beam technology

The heating-cooling-ventilating system integrated into the ceiling, the chilled beams are the heating and ventilating elements combined with the building's air conditioning system. Chilled beam technology is the most efficient equipment for tempering the premises of office buildings. The low noise level (less than 35 dB) provides exceptionally quiet workplace environment.

Surface heating and cooling

The low-temperature surface heating and cooling systems meet the requirements of both energy efficient usage and higher comfort level satisfaction. Heating, comparably to natural processes, is realized by radiation method and, similarly to the chilled beam technology, it offers more comfortable temperature sensation than the traditional solutions. This system allows for near-continuous temperature control, where adjusting the indoor temperature is possible without additional air blown in.



Floor layouts

Ground floor



Office space
 Office space
 Café
 Common area
 Reception circulation

General floor



Office space
 Office space
 Office space
 Common area
 Circulation

Section plan

Open roof | clean height: **2,9** m

Third floor | clean height: **3,52** m

Second floor | clean height: **3,91** m

First floor | clean height: **3,76** m

Ground floor | clean height: **3,28** m

Basement | clean height: **2,82** m



Accessibility

Akadémia Park, located at the crossing of the main roads of Buda, can easily be accessed both by car and by public transportation; it is only a few minutes trip to Moszkva square by bus or by tram. For those arriving by their own vehicles, parking is ensured in the underground garage. In addition to the proximity of downtown, highway M1, M7 and ring road MO can easily be accessed from Akadémia Park. The below table contains the travel times to/from the most important public transportation stops.



Those traveling by public transportation can choose from a number of possibilities; the most important junctions in Buda can be reached within minutes from Akadémia Park.

A Akadémia stop

- 61** From the direction of Moszkva square (Móricz Zsigmond circus) / from the direction of Hűvösvölgy
- 129** From the direction of Moszkva square / from the direction of Széher road
- 956** From the direction of Moszkva square (South-Pest) / from the direction of Hűvösvölgy

B Pasaréti square stop

- 5** From the direction of Moszkva square (Rákospalota)
- 29** From the direction of Csátárka street (Árpád bridge) / from the direction of Hűvösvölgy

C Kelemen László street / Hűvösvölgyi road

- 29** From the direction of Csátárka street (Árpád bridge) / from the direction of Hűvösvölgy
- 129** From the direction of Moszkva square / from the direction of Széher road
- 956** From the direction of Moszkva square (South-Pest) / from the direction of Hűvösvölgy

D Szépilona stop

- 22** From the direction of Moszkva square / from the direction of Budakeszi
- 222** From the direction of Moszkva square / from the direction of Budakeszi
- 291** From the direction of Bimbó road (Nyugati railway station) / from the direction of Zugliget, Libegő (chairlift)
- 922** From the direction of Moszkva square / from the direction of Budakeszi

E Harangvirág street stop

- 5** From the direction of Moszkva square (Rákospalota)



Ferihegy Airport: **35-45 minutes**

SCD Group Zrt.

SCD Group, founded at the turn of the millennium and owned 100% by Hungarian management, is one of the most dynamically developing property development and investment companies that has developed more than 200,000 square meters of commercial and residential properties, as well as touristic establishments in Hungary. SCD has invested in building more than a thousand apartments and retail units, as well as in constructing three four-star thermal hotels, and the development of one of Hungary's aqua parks with the greatest water surfaces can also be linked with SCD. The value of SCD's domestic developments and

investments exceeds 300 million Euros. The objective of SCD Group is to obtain a leading position in the area of domestic property development and investments. The company's most significant investment projects, currently in the preparation or construction phase, are the Balaton-development Program based on the tourism of Balaton, and Akadémia Park in Budapest. The overall value of the company's projects under preparation exceeds 700 million Euros. SCD Group Zrt. is a member of the most significant joint representative organization of Hungarian property developers, the Real Estate Developers' Round Table Association (Ingatlanfejlesztői Kerekasztal Egyesület - IFK).







CB Richard Ellis

20/A Honvéd utca,
H-1055 Budapest
Phone: +36 1 374 30 40

www.cbre.hu



SCD Group Zrt.

43 Csörsz utca,
H-1124 Budapest
Phone: +36 1 224 08 20

www.scdgroup.hu