



VALUE4REAL
Group Holding



Company introduction & Highlights of references

INDUSTRIAL & LOGISTICS

The V4R Group...

We are local players with global mindset...

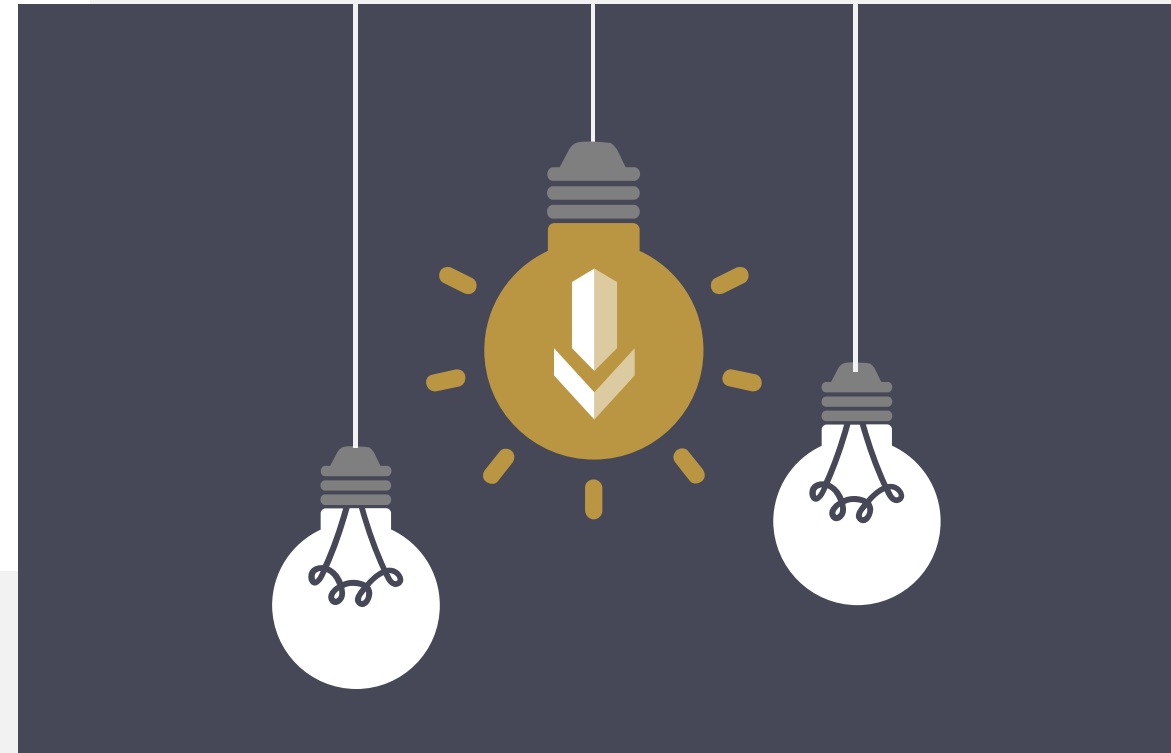


- The Group specialized in Design & Engineering, Project Management, Construction and Real Estate Consultancy & Valuations services.
- Growing Company, experienced Team: Value4Real had been established in Q4 2013, as the successor of an Engineering Company, stable business on the market since 2005.
- Over 100, highly skilled, commercially minded designers, engineers & economists in our multi-language team.
- Operating in CEE region, Offices present in Poland (Warsaw) and in Hungary (Budapest).
- Most demanding, highly reputed international and local Clients, outstanding satisfaction.
- Cutting-edge Services of highest professionalism, experience gained by Value4Real leading projects for Client's stability & steady growth.

Our true values...

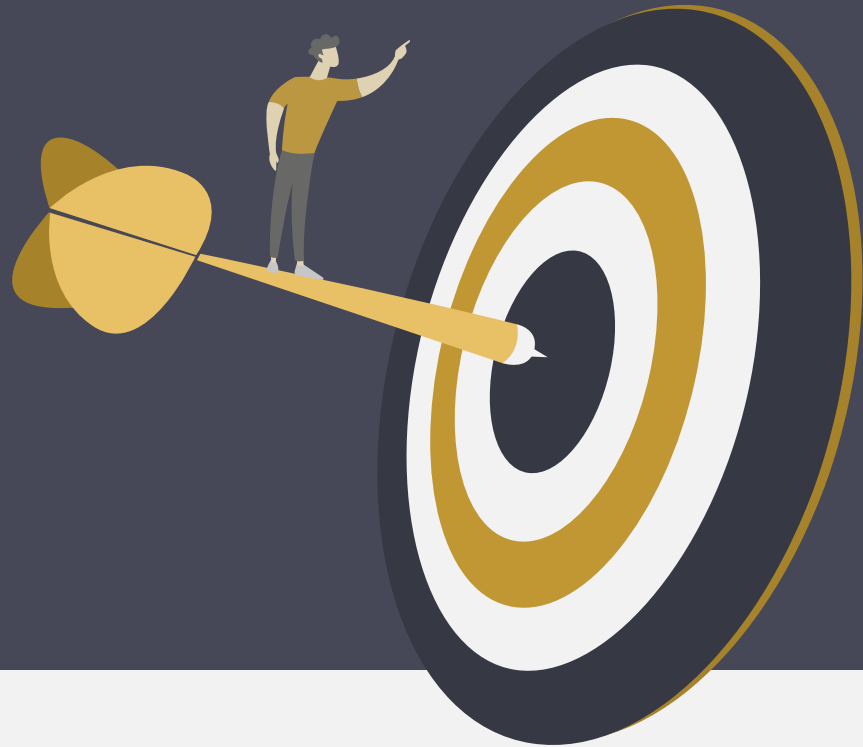
We are local players with global mindset...

- We work to create value to all those who grant us their trust.
- We act according to our highest capabilities, mobilizing our resources to the greatest efficiency.
- We constantly seek further development of the individuals within our teams in alignment with the development of our organization.
- We enjoy what we do, proud of our achievements and the long-lasting value that we create.



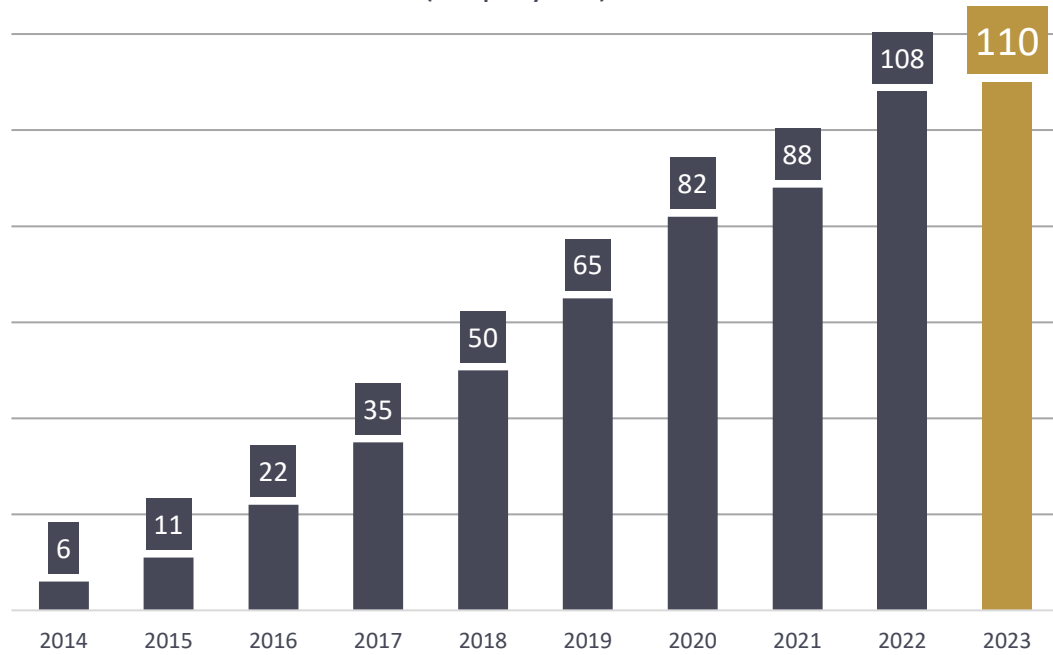
Values that prevail in our partner relationships...

We are local players with global mindset...

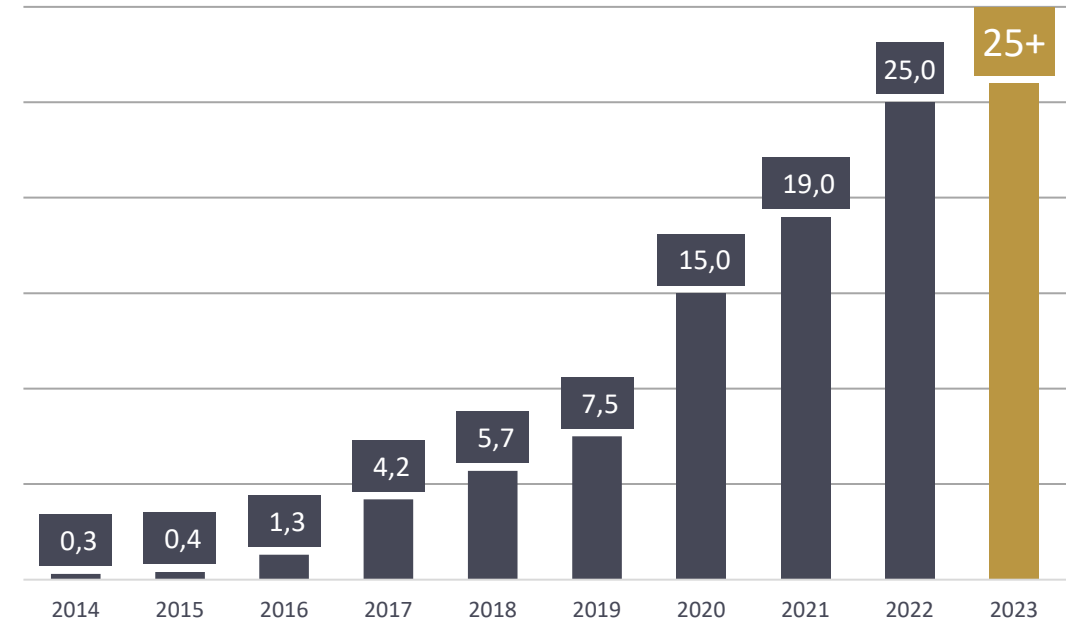


- Honesty / integrity
- Respect to one another
- Professional proficiency
- Predictability and responsibility in all means
- Solution oriented mindset
- Efficiency in processes & communication
- Willingness to learn & share best practices
- Long-term thinking over short term gains

HEADCOUNT (employees)



TURNOVER (Million EUR)



In the past 10 years...

We are local players with global mindset...

500+

Successfully
handovered
projects

More than
**2.4 million
sqms**
of Due Diligence
Services

More than
**2 million
sqms**
of architecture
plan

100+

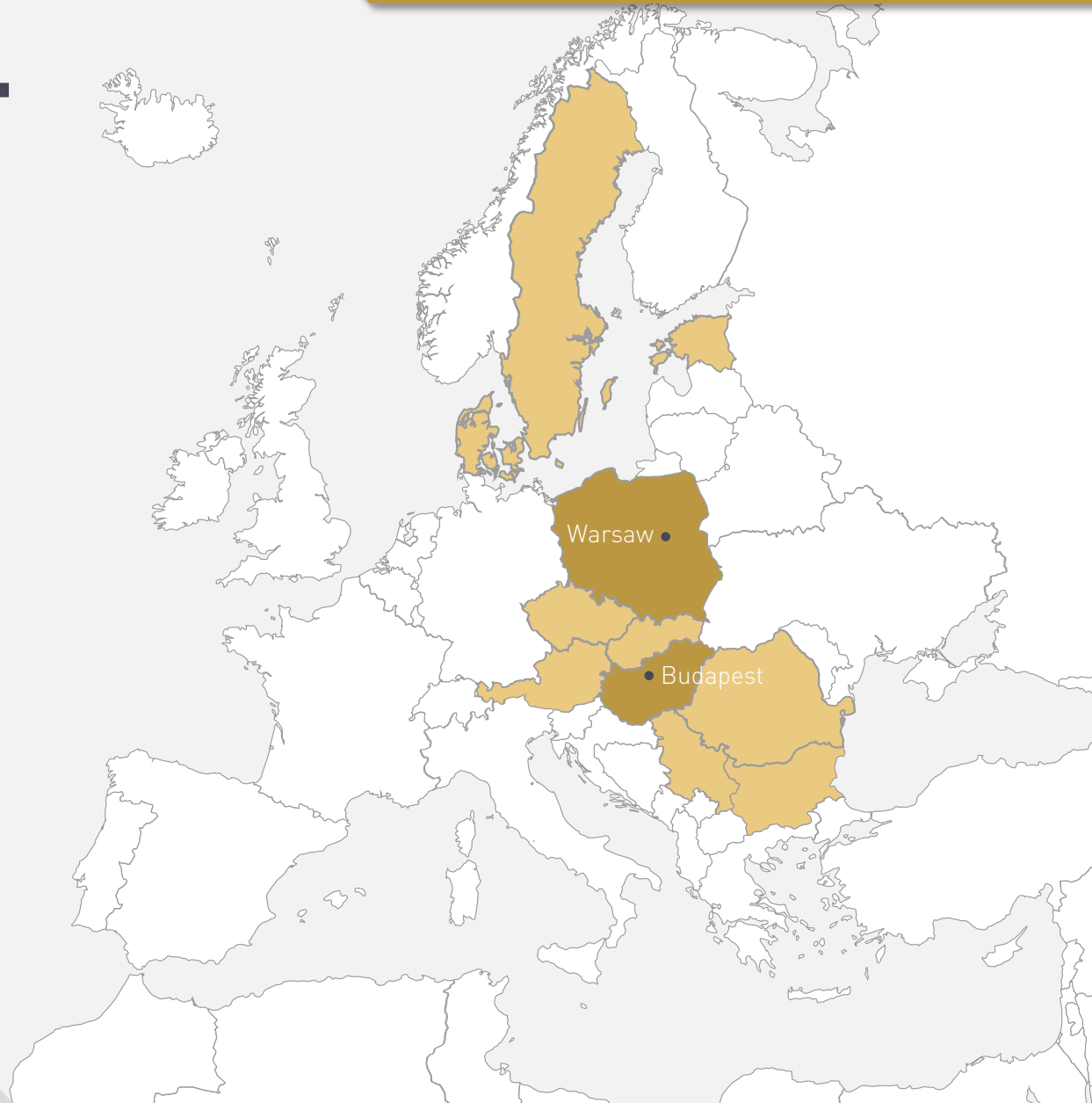
Market leader
clients
worldwide

80+

Experienced
professionals
in our core
team

Presence & projects...

We are local players with global mindset...



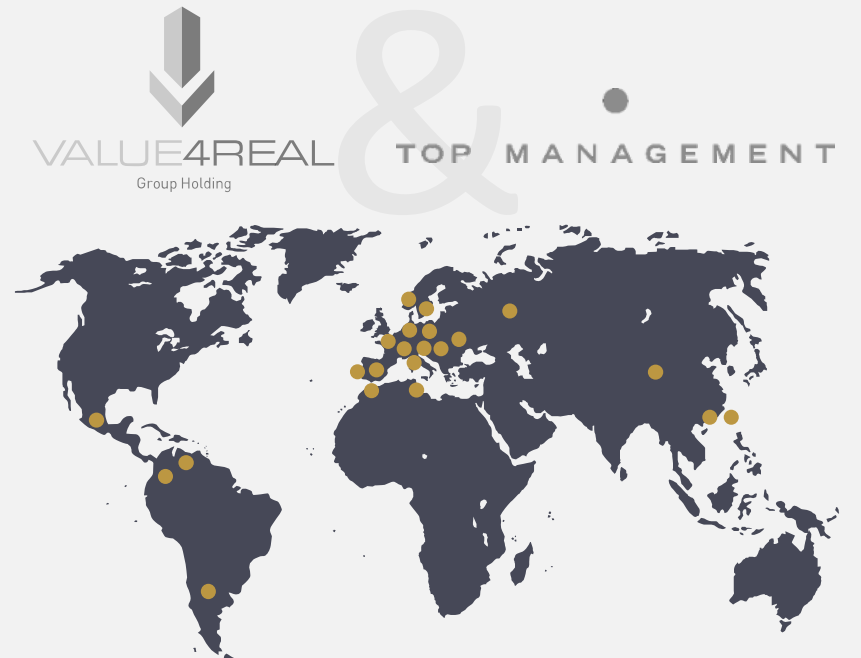
-  V4R offices
-  V4R projects

Worldwide partnership...

We are local players with global mindset...

Thanks to our strategic partnership with TOP MANAGEMENT, we can provide worldwide project support. Sharing know-how, professional best practices and use of a wider infrastructure creates a super-flexible but ultimately coherent working methodology from that your company can benefit:

- You can dedicate your time to your company – and leave us to ensure the success of your project.
- Wider range of services in wider geographical area
- Receiving services in an international, multi-lingual and adaptable team
- Economising the design and construction phases
- Comply with local regulations whilst applying international standards
- Representing an internal skill network
- Finding the solutions our clients need, always with an eye towards risk reduction



- | | | | |
|-------------|-------------|---------------|---------------|
| ➤ RUSSIA | ➤ MEXICO | ➤ AUSTRIA | ➤ GERMANY |
| ➤ CHINA | ➤ ARGENTINA | ➤ SWITZERLAND | ➤ FRANCE |
| ➤ HONG KONG | ➤ COLOMBIA | ➤ PORTUGAL | ➤ NETHERLANDS |
| ➤ TAIWAN | ➤ MOROCCO | ➤ UKRAINE | ➤ HUNGARY |
| ➤ VENEZUELA | ➤ TUNISIA | ➤ ITALY | ➤ SPAIN |
| | | ➤ SWEDEN | ➤ POLAND |
| | | ➤ BELGIUM | ➤ NORWAY |

Our services...

We are local players with global mindset...



DESIGN & ENGINEERING SERVICES

- Architectural & General Design (M&E, HVAC, Structural, Fire Protection, Acoustic, etc..)
- Interior Design
- Service Design
- Technology & Process Engineering
- Authority permit administrations
- Technical audits and assessments
- Technical Control (all disciplines)
- Site measurements, feasibility studies



CONSTRUCTION SERVICES

- Design & Build Services
- EPC Service
- General Construction – all disciplines
- Logistic fit-outs
- Technology related construction
- Office fit-outs
- Retail fit-outs
- Interior refurbishment executions



PROJECT MANAGEMENT & FINANCIAL-RELATED SERVICES

- Establishing & structuring budgets, cash-flow plans, overall cost management
- Quantity Surveying
- Building & executing procurement (tender) strategies, establishment & measurement of main KPI
- Structuring & management of time schedules, resource plans
- Project-specific quality assurance plans, quality management
- General PM during project preparation, roll-out and close-out phases



CONSULTANCY SERVICES

- Feasibility Studies, Risk Assessments, global Project Strategies
- Due Diligences, Real estate Audits
- DCF based Project Valuations (APV, FCF/WACC, EVA)
- Asset Management
- Property Management
- Tenant representation

Green assessment & management...

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- Green building certification (BREEAM/LEED) pre-assessment and credit strategy specification
- Credit strategy management and coordination of relevant parties throughout all project phases
- Credit strategy related consultancy services during all project phases
- Project specific certification related studies and calculations
- Monitoring of compliance with the set targets throughout all project phases
- Overall green building certification process and project management



- Technical risk analysis (Red Flag Report).
- Investigation of the explosive objects disposal and archaeological environment, preparation and execution of relevant tasks.
- Preparation of expert opinions.
- Preparing traditional geodetic and 3D Scan surveys and soil mechanics inspections.
- Determination of the expected cost of investment, development and improvement (CAPEX plan), containing a description of the errors detected by sections, with a ranking of risk factors.
- Preparation of development or renovation schedules.
- Technical support and representation of our clients in negotiations related to acquisitions, advisory services, in addition to providing expert support in all fields, and carrying out expert opinions.
- Preparing conceptual designs, taking into account sustainability aspects.
- Property conversions, reclassifications, changes of branch of cultivation, implementation of subdivisions and mergers.
- Carrying out urban planning, land registry and other procedures.



The uncertain gas supply conditions justify a review of the energy performance of existing buildings in order to allow for consumption reducing solutions that are coherent with the building's characteristics. The feasibility study contains short/medium/long term CAPEX and OPEX improvement options.

Aims:

- › Reduction of gas consumption
- › Management of power outages
- › Optimisation of energy consumption

The Energy Due Diligence focuses on the following inspections to help prepare for the decision:

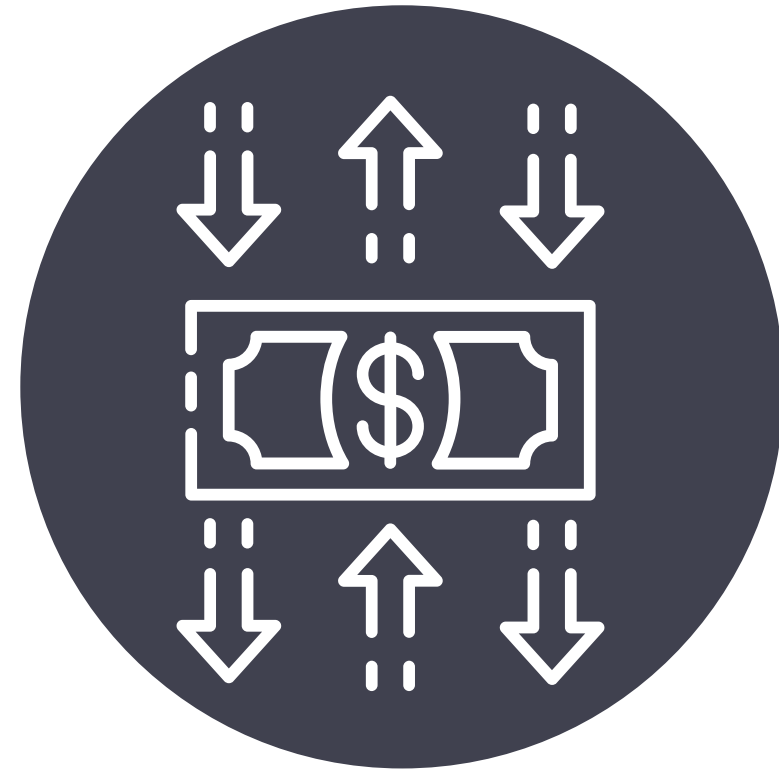
- › Waste heat map analysis
- › Energy distribution examination
- › Mechanical systems review
- › Energy management analysis



Cost Management Services...

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- Budget Establishment, Cost Estimation
- Cost Follow Up Management
- Procurement Strategy Establishment
- Defining of Working Packages
- Tender management, RFPs,
- Invoice Management
- Additional cost survey and supervision
- Support of change management
- Final account report



LEAN Construction Management...

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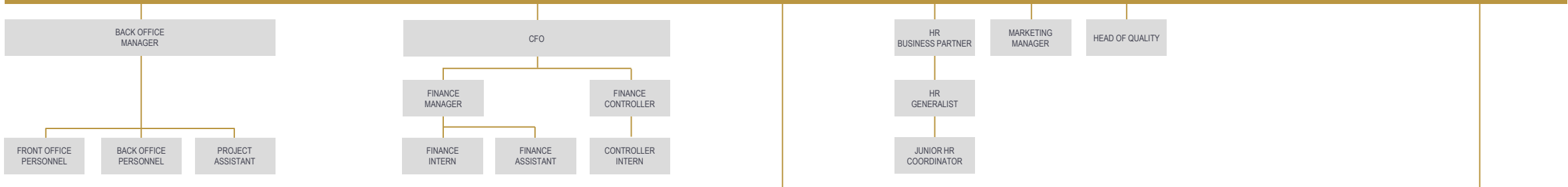


- Establishment of LEAN tools and procedures for the project
- LEAN in design – Methods and Status check follow-up
- LEAN construction training
- Project diagnosis - TAKT planning
- Alignment of the reporting system and the key figures
incl. set up of key figures for measuring effectiveness and efficiency (KPI)
- Design of the LPS-type collaborative management tool
(KPI, Obeya, works managing)
- On site implementation - Training, collaborative workshops,
LPS tool implementation
- Dashboard implementation on site

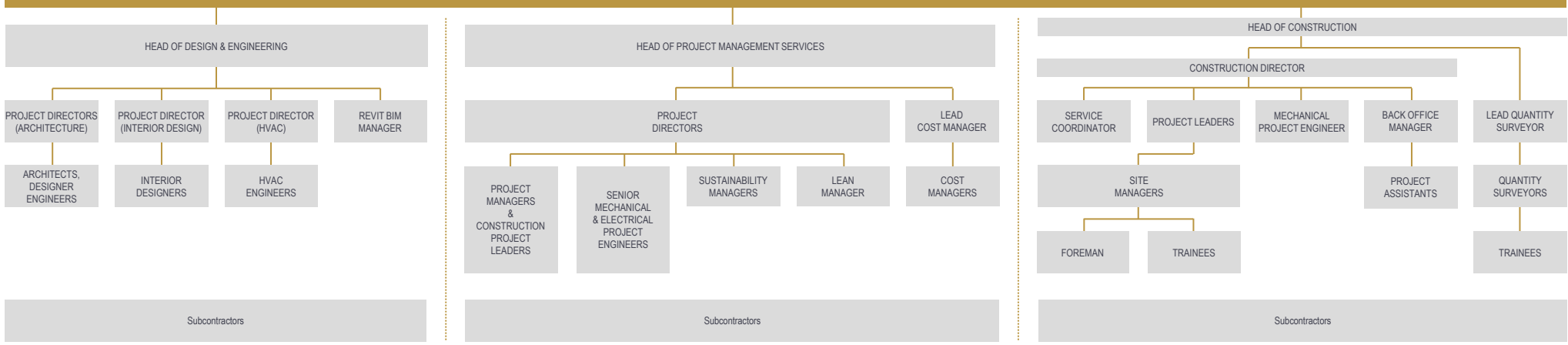
Departments and teams...

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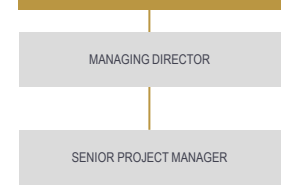
V4R HOLDING - BOARD MEMBERS



HUNGARY



POLAND



Sectors...

We are local players with global mindset...



Office



Retail & Hospitality



Industrial



Public & Residential



Heritage

Our partners...

We are local players with global mindset...





Chervon Auto

Miskolc

- Size: 30 000 sqm
- Services: Cost Management, Technical Control
- Client: Chervon Auto
- Location: H-Miskolc



EcoPro Battery Cathode Manufacturing Plant

H-Debrecen

- > Size: 264 000 sqm
- > Service: LEAN Management, Quality Management
- > Client: Lakógép Ltd.



Schott

H-Lukácsháza

- > Size: 7 000 sqm
- > Service: Construction Management, Cost Management, Technical Supervision
- > Client: Schott Hungary



GLP - warehouse

Szigetszentmiklós

- Size: 45 000 sqm
- Service: Project management, Technical control
- Client: GLP Sziget Ltd.
- Location: H-Szigetszentmiklós



Panattoni City Dock

Törökbálint

- > Size: 17.000 sqm
- > Service: General Design, Project Management, Technical Control, BREEAM Management
- > Client: Panattoni
- > Location: H-Törökbálint



Warehouses

Gyál (HU), Belgrád (RS), Bukarest (RO),
Bécs (A), Pozsony (SK), Hvidovre (DK)

- Service: Project management
- Client: Iron Mountain
- Location: All over in Europe



Logistic Center

Szigetszentmiklós

- Size: 25 300 sqm (DC1) + 18 000 sqm (DC2)
- Service: Project Management, Green management, Technical Control
- Client: Prologis
- Location: H-Szigetszentmiklós



Panattoni

Gyál

- > Size: 64.000 sqm
- > Service: General Design, BREEAM Management
- > Client: Panattoni
- > Location: H-Gyál



Becton Dickinson

Tatabánya

- > Size: 20 000 sqm
- > Service: LEAN Project management
- > Client: Becton Dickinson
- > Location: H-Tatabánya



Logistic Center

Hegyeshalom

- > Size: 8 020 sqm
- > Service: Project management, Technical control
- > Client: Prologis
- > Location: H-Hegyeshalom



Grain processing plant

Visonta

- > Size: 30 000 sqm
- > Service: General design
- > Client: Viresol
- > Location: H-Visonta





Knaus Tabbert - Carpenter factory

Nagyoroszi

- > Size: 12 000 sqm
- > Service: Concept Design
- > Client: Knaus Tabbert Ltd.
- > Location: H-Nagyoroszi

Industrial

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Teqball Factory

Fót

- Size: 40 000 sqm
- Service: Concept design
- Client: Teqball
- Location: H-Fót

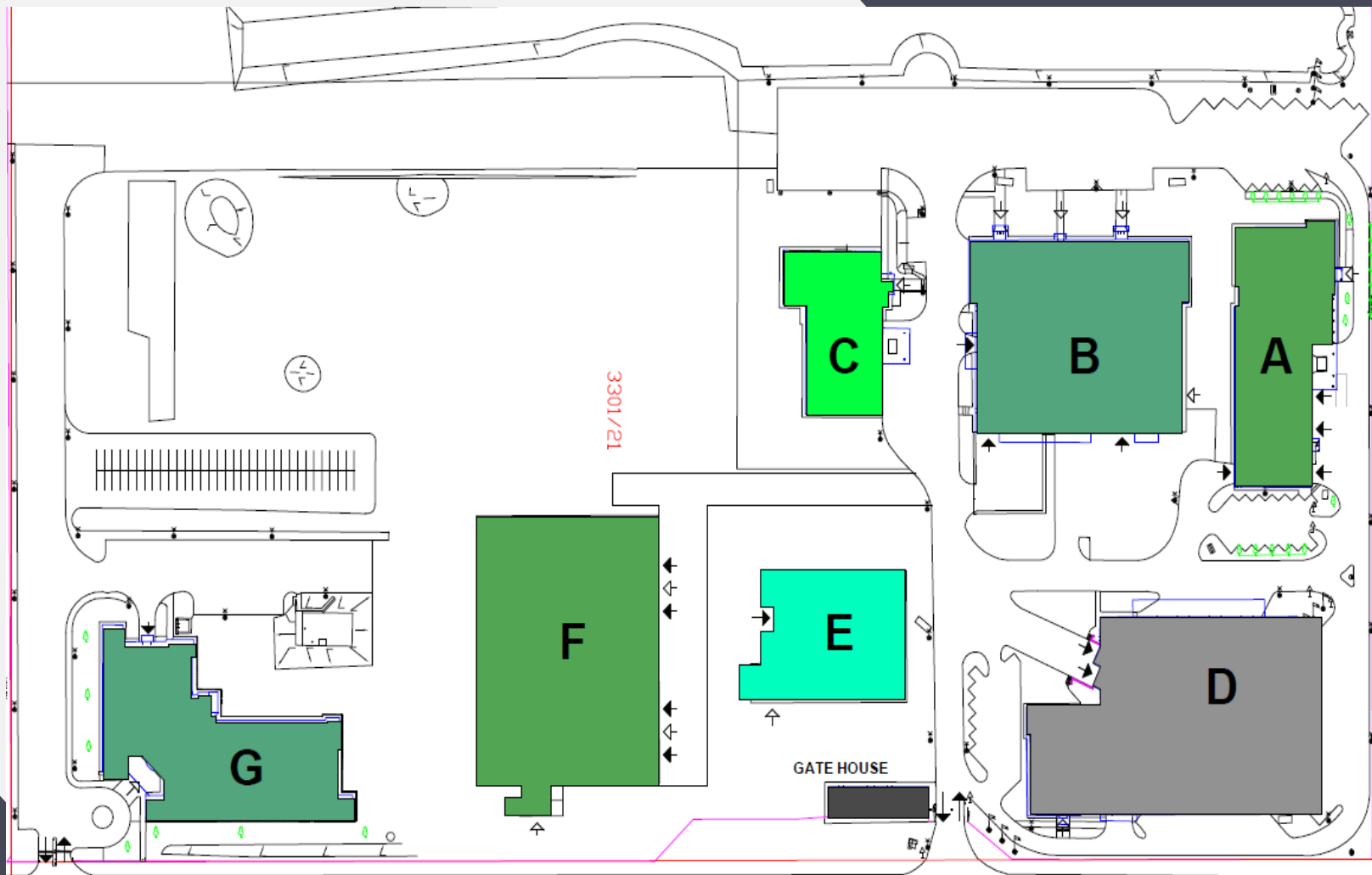




Hunyadi16 - Logistic Center

H-Budapest

- > Size: 9 000 sqm
- > Services: TDD
- > Client: BudafokOne



WestGate Park

H-Törökbálint

- > Size: 20 000 sqm
- > Services: TDD
- > Client: Biggeorge Property



Plot no.:	6975, 6976, 6977, 6978
Plot size:	183.390 m ²
(according to title deed)	
Protected forest area:	9047 m ²
Plot size:	174.343 m ²
(without protected forest area)	
Max. buildability:	40% (69.732 m ²)
Actual buildability:	37,7% (69.120 m ²) OK
Min. green area:	35% (65.020m ²)
Actual green area:	35,25% (65.457 m ²) OK
Pavement:	30.000 m ² (+optional Parking area: 7050m ²)
Plot ratio:	0,78 (max.:1,2) OK
Max. building height:	4,5-18m
Actual building height:	15m OK

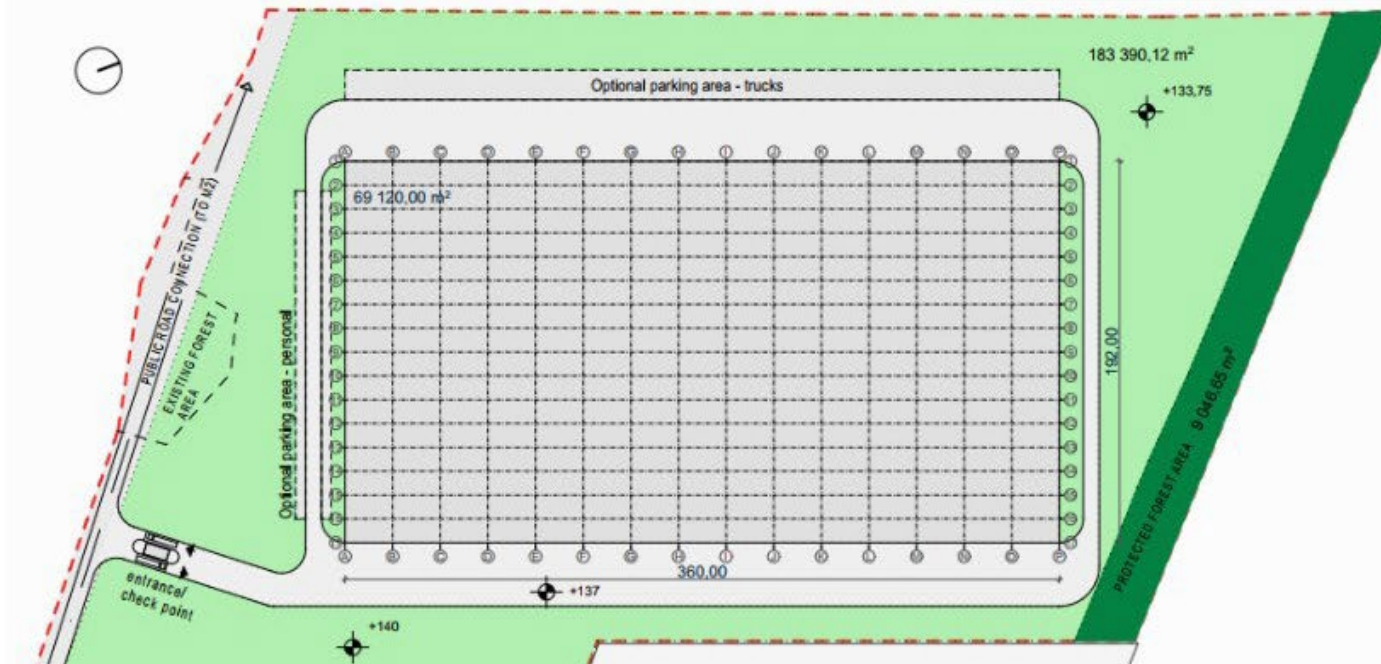
Tervező	 VALUE4REAL Real Estate Management Construction
Stádium	New Logistic Park Göd
Munkaszám	2021-090
Tanfolyó (projekt állapot)	Preliminary TOD
Építész	
Megjegyzések	
Rajz megnevezése	Site Plan
Lépték	M= 1:2000
Dátum	2021. 07. 06.

 **JV EUROPE**

Industrial Hall

H-Göd

- Size: 80 000 sqm
- Services: Land Due Diligence, Cost Management
- Client: JV Europe





Nestlé – Boiler room

Bük

- Size: 400 sqm
- Service: General design
- Client: Nestlé / Metalcom
- Location: H-Bük

Industrial

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Vegetable Protein Processing Plant

Orosháza

- > Size: 1 665 sqm
- > Service: Design & Build
- > Client: Helvét-Farm Zrt.
- > Location: H-Orosháza



Industrial

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Ravak Showroom & Logistic center

Kistarcsa

- Size: 5 000 sqm
- Service: General design, Technical control
- Client: Ravak
- Location: H-Kistarcsa

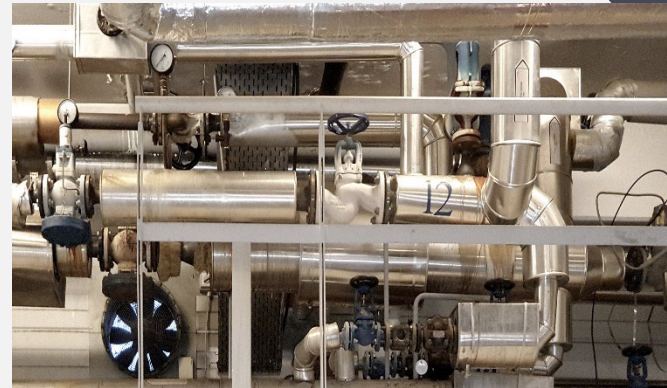




B1 vaccine laboratory

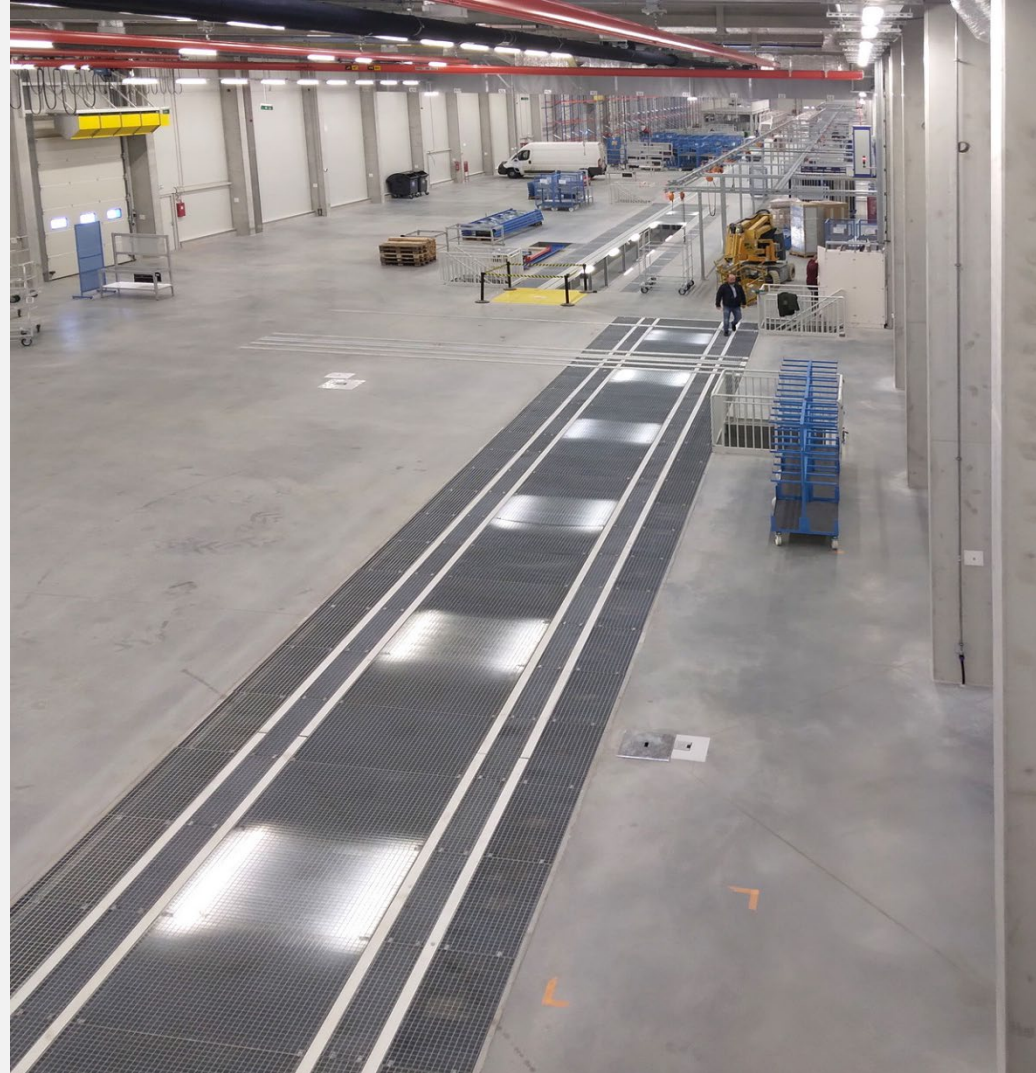
Budapest

- > Size: 1 935 sqm
- > Service: General design, Construction
- > Client: CEVA-Phylaxia
- > Location: H-Budapest



Industrial

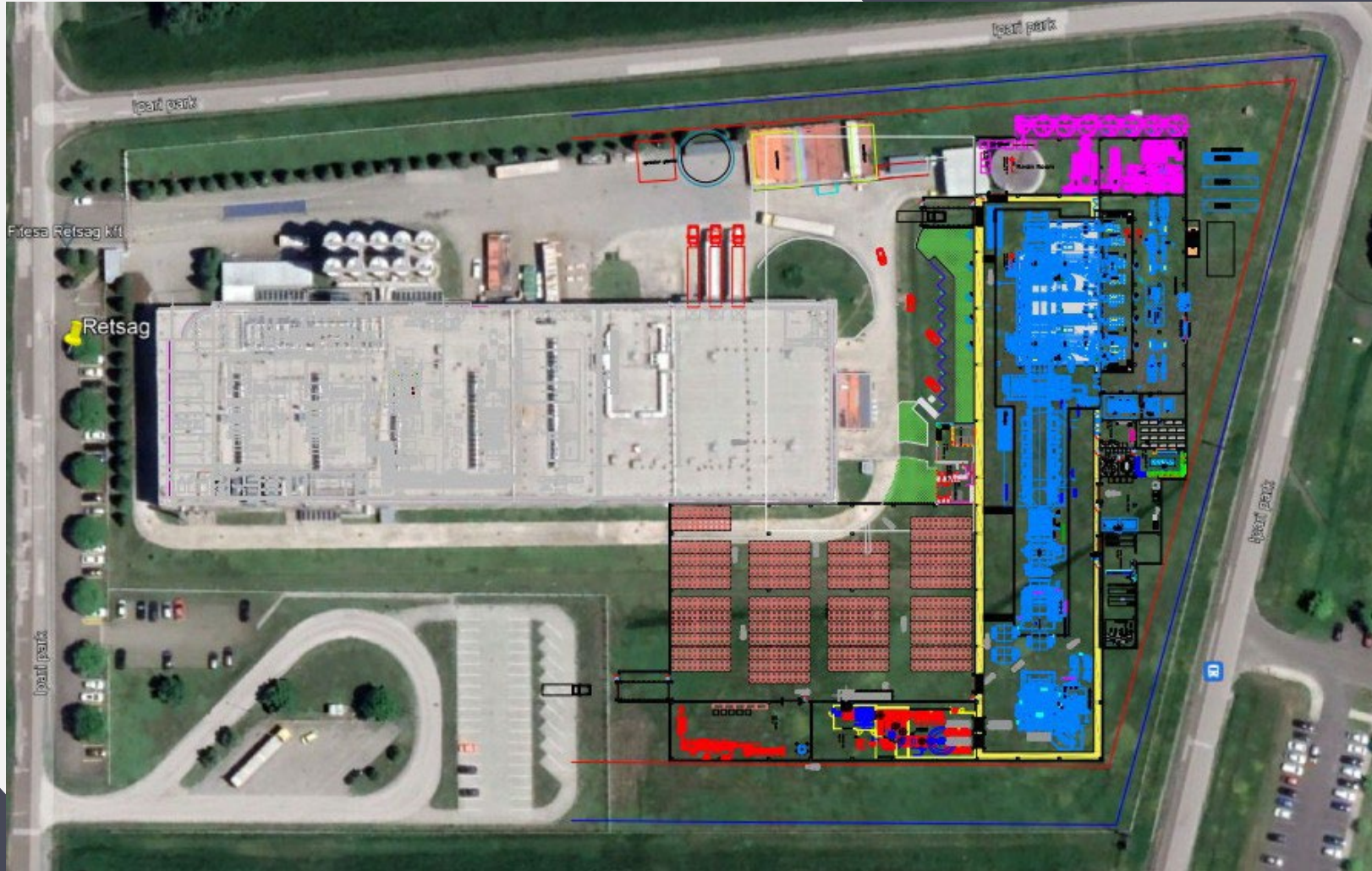
We are local players with global mindset...



Knaus Tabbert - Assembly Hall

Nagyoroszi

- > Size: 7 000 sqm
- > Service: Overall Project Management
- > Client: Knaus Tabbert Ltd.
- > Location: H-Nagyoroszi



Industrial building

H-Rétság

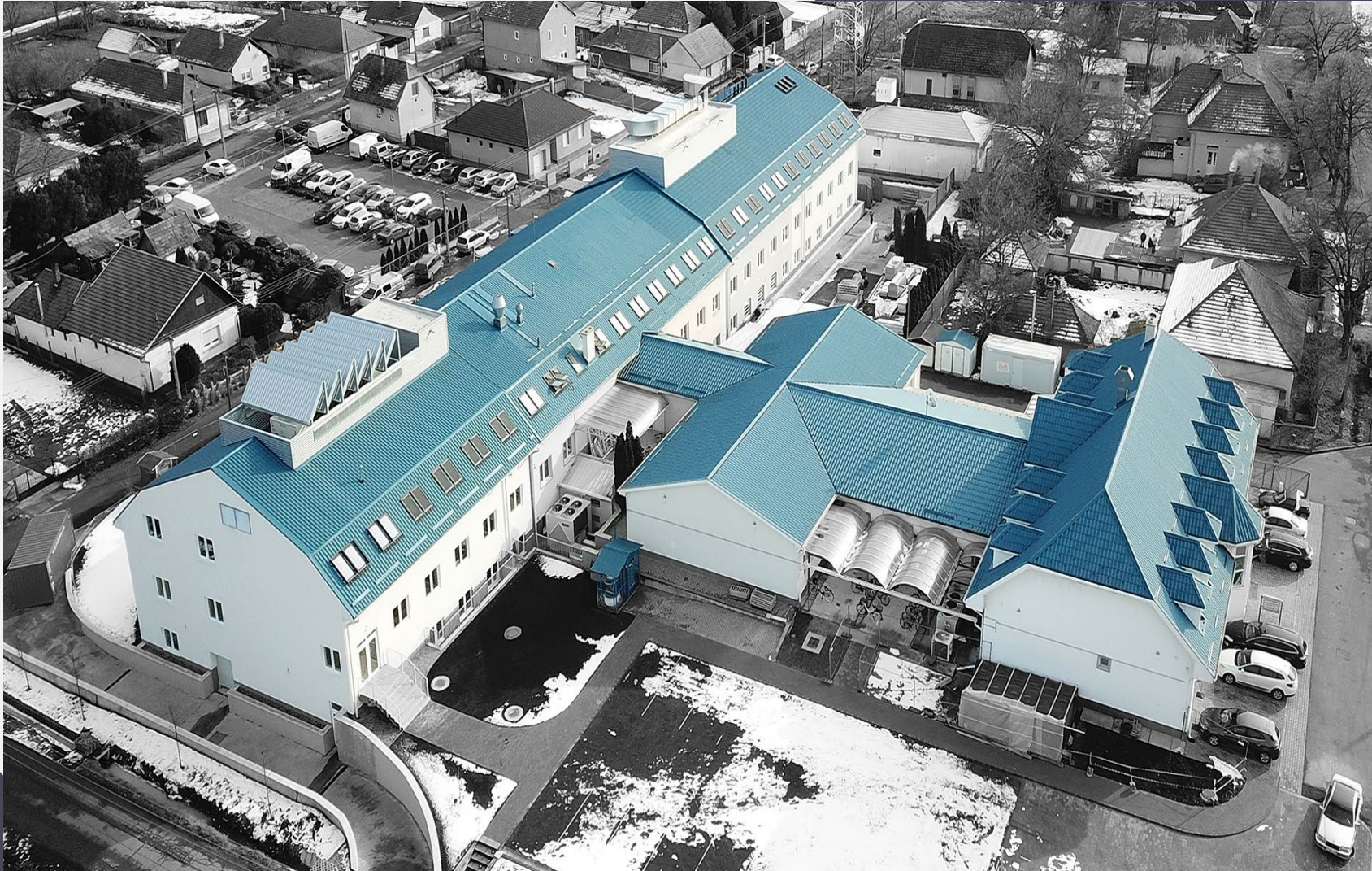
- Size: 13 000 sqm
- Services: General Design, Cost Management, Project Management
- Client: Fitesa



Raben Office & Logistic Hall

Dunaharaszti

- > Size: 5000 sqm
- > Service: Design & Build, Project Management
- > Client: Raben Real Estate Hungary
- > Location: H-Dunaharaszti



Micromotor factory extension

Albertirsa

- Size: 5 000 sqm
- Service: General design, Project management, Technical control
- Client: Faulhaber
- Location: H-Albertirsa

Industrial

We are local players with global mindset...



Scania service center

Hejőkürt

- Size: 1 500 sqm
- Service: Project management, Technical control
- Client: Scania Hungária Ltd.
- Location: H-Hejőkürt





HRI Phase 1 Logistic Center

Hegyeshalom

- > Size: 15 500 sqm
- > Service: Project management, Technical control
- > Client: HRI
- > Location: H-Hegyeshalom



VALUE4REAL

Group Holding

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TRUE VALUE
ADDED
TO YOUR
REAL ESTATE
BUSINESS...



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