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Consultancy | Design | Project Management | Construction

GREEN ASSESSMENT & ENERGY DUE DILIGENCE SERVICES



ENERGY DUE DILIGENCE



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Feasibility study for gas exposure

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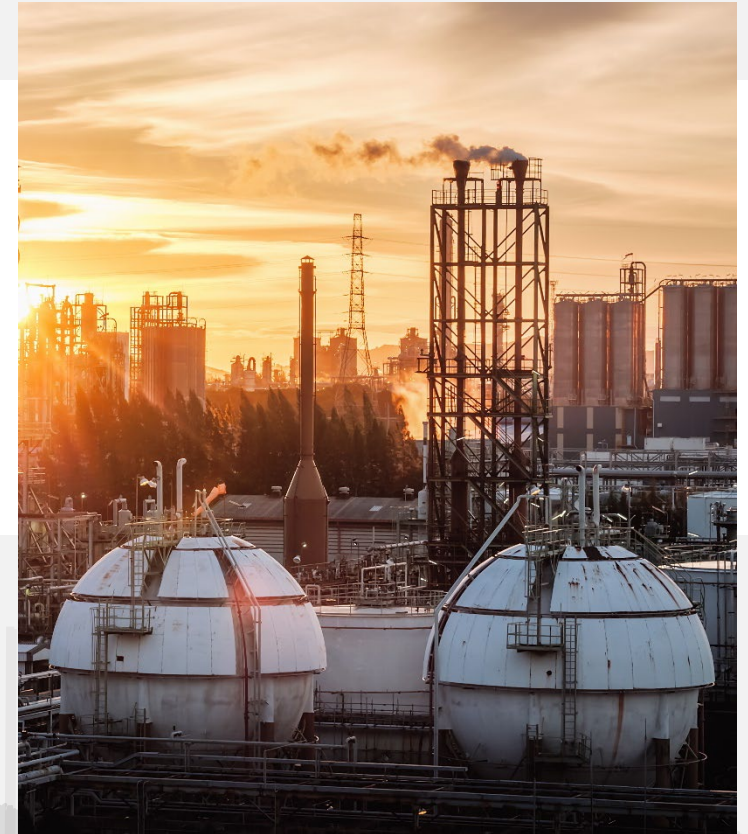
The uncertain gas supply circumstances induce the review of the existing building's exposure in order to set up the possible ways of reductions taking into account the object's facility. Feasibility study includes the CAPEX plans for short/medium/long term and OPEX base to be estimated.

Targets:

- › Reducing gas exposure
- › Power failure management
- › Optimizing of the energy consumptions

Energy Due Diligence to be prepared aligned with the following investigations:

- › Waste heat map analysis
- › Balance/flows investigation
- › System evaluation
- › Energy management analysis



Assessment of the possibility of photovoltaic system installation

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Investigation of the possibility of photovoltaic system installation:

- › Installation concept definition considering the relevant parameters and power input values
- › System and installation method analysis
- › Layout preparation
- › Performance calculation including cost estimation

Building characteristic analysis based on the existing data and on-site sampling:

- › Thermal and water insulation
 - › Definition of the relevant parameters connected to the solar panel system installation
- › Structural system
 - › System analysis focusing on the possibilities of photovoltaic system installation



We provide carbon neutral consultancy services including the below:

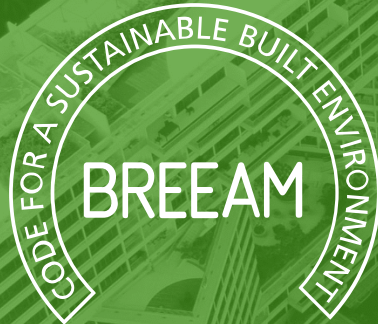
- › Preparation of CO2 zero building strategies focusing on embodied, operational and / or whole life zero carbon
- › Preparation of CO2 zero studies having in focus the specific carbon reduction related requirements in well-known building certifications such as BREEAM or LEED in design and construction stages
- › Preparation of life cycle assessments
- › CO₂ related offsetting consultancy



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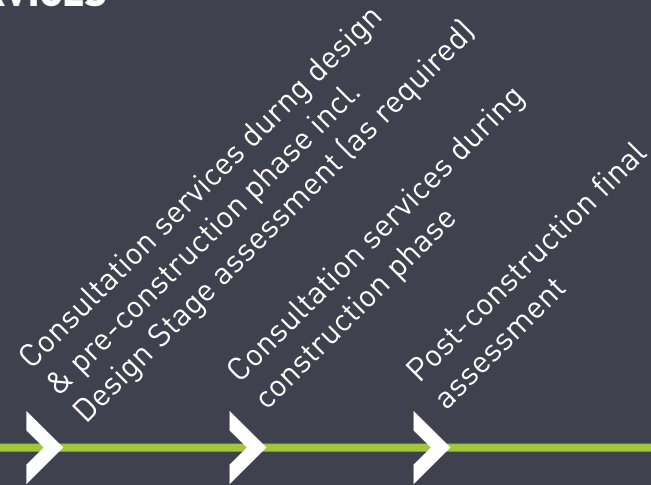
- › Green building certification (BREEAM/LEED NC & Existing Buildings) pre-assessment and credit strategy specification
- › Credit strategy management and coordination of relevant parties throughout all project phases
- › Credit strategy related consultancy services during all project phases
- › Project specific certification related studies and calculations
- › Daylight Simulation, Energy Performance Calculation
- › Ecological Assessment, Flood Risk Assessment
- › Environmental Site Policy
- › Sustainable Procurement Plan, Waste management Plan
- › Monitoring of compliance with the set targets throughout all project phases
- › Overall green building certification process and project management



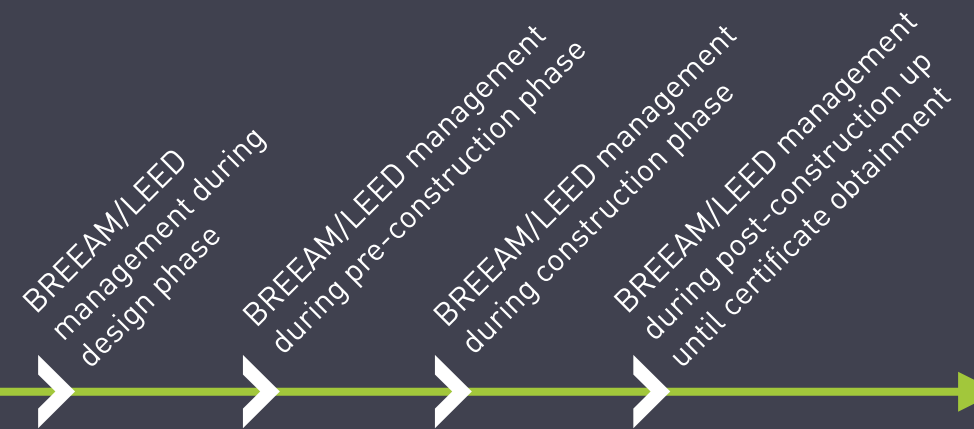
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BREEAM/LEED NC **ASSESSMENT & CONSULTATION SERVICES**



BREEAM/LEED NC **MANAGEMENT SERVICES**



BREEAM STUDIES & SERVICES

MAN 01, MAN 03: SUSTAINABILITY CHAMPION (BREEAM AP)
MAN02, MAT01: LIFE CYCLE ASSESSMENTS (LCA, LCC) - ELEMENTAL & COMPONENT
MAN03: ENVIRONMENTAL SITE POLICY INCLUDING ALL RELEVANT REQUIREMENTS TO MEET THE CREDIT
MAN04: BUILDING USER GUIDE
MAN04: COMMISSIONING SCHEDULE AND MANAGEMENT
HEA 01: DAYLIGHT ANALYSIS (SIMULATION)
HEA 02: INDOOR AIR QUALITY PLAN
HEA05: INTERNAL ACOUSTIC SURVEY
ENE01: ENERGY PERFORMANCE CALCULATION
ENE04: PASSIVE DESIGN & LZC STUDY PREPARATION
TRA05: TRAVEL PLAN
MAT03: SUSTAINABLE PROCUREMENT PLAN
MAT06: MATERIAL EFFICIENCY STUDY
WST01: SITE WASTE MANAGEMENT PLAN
WST05: ADAPTATION TO CLIMATE CHANGE STUDY
WST06: FUNCTIONAL ADAPTABILITY PLAN

LE02, LE04, LE05: ECOLOGIST SERVICES (ECOLOGY VALUE REPORT, RECOMMENDATIONS & MANAGEMENT PLAN)
POL03: FLOOD RISK ASSESSMENT
POL05: EXTERNAL ACOUSTIC SURVEY

LEED STUDIES & SERVICES

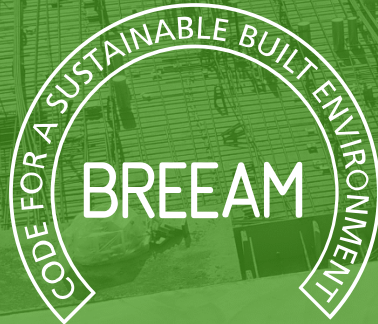
SSp1: EROSION AND SEDIMENTATION PLAN
SSp2: PH1 & PH2 ENVIRONMENTAL SITE ASSESSMENT
SSc9: TENANT DESIGN & CONSTRUCTION GUIDELINE
EAc1: Cx PLAN, MANAGEMENT & REPORT
EAc2: ENERGY MODELLING/SIMULATION
MRp2: CONSTRUCTION WASTE MANAGEMENT PLAN
MRc1: LIFE-CYCLE ASSESSMENT
IEQc3: IAQ MANAGEMENT PLAN



BREEAM/LEED NC ASSESSMENT & CONSULTATION SERVICES



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Consultation Services during Design & Pre-Construction Phases

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All processes and activities during the design & pre-construction phases must comply with the criteria set in the Pre-Assessment in order to achieve the required level of certification. The designer shall respect and follow the specific guidelines and prepare supporting documents.

In order to allow the smooth completion of the above and affirm compliance during the concerned phases the following services are provided:

- › monitoring of concept / permit and detailed design preparation and provision of related consultations as necessary by the design phases
- › review of design packages at design milestones, in case of non-compliance intervention by recommending possible solutions to the designer
- › provision of accredited BREEAM/LEED expert services
- › including Design Stage / Interim assessment if/as required by the Client, gathering all documents and systematically linking them to each criterion allowing the assessment and submission to BRE/USGBC
- › communication with BRE/USGBC and submission of documentation to the certification body.

Consultation Services during Construction Phase

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All processes and activities during the construction phase must comply with the criteria set in the Pre-Assessment in order to achieve the required level of certification. The contractor shall respect and follow the specific guidelines and prepare supporting documents.

In order to allow the smooth completion of the above and affirm compliance during the construction phase the following services are proposed:

- › site visits to assess and confirm compliance
- › based on the site visits in case of non-compliances intervention by recommending rectifying measures to the contractor
- › monitoring of construction processes and their compliance
- › provision of accredited BREEAM/LEED expert services

Post-Construction Final Assessment

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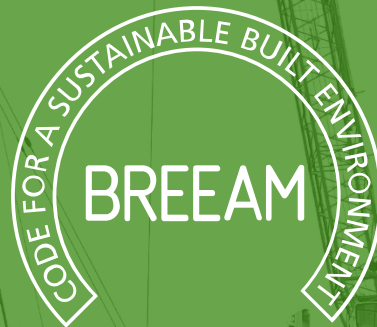
The Post-Construction activities require the overall review and final assessment of the project and its documentation according to the below:

- › as-built documentation preparation monitoring and provision of related consultations
- › preparation of Post Construction review
- › provision of accredited BREEAM/LEED expert services
- › coordination of the certification and provision of works directly related to the obtainment of the certification
- › communication with BRE/USGBC and submission of documentation to the certification body

BREEAM/LEED NC ASSESSMENT SERVICES



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BREEAM/LEED Management Services

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BREEAM/LEED management services are proposed in order to manage the communication and cooperation between the stakeholders that are concerned by the requirements of the targeted certification and allow consistent monitoring of the processes assuring that the project will successfully reach the certification level required.



BREEAM/LEED Management during Design Phase

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BREEAM/LEED management during the design phase covers the below services:

- › provision of the BREEAM/LEED requirements and, if necessary, specific tools to the Designer to understand all targeted criteria
- › active cooperation and regular meetings with the Designer and sub-designers to assure the implementation of each requirement into the designs
- › active monitoring of the design processes and the designs to affirm compliance
- › coordination of the preparation of documents required to assure that the designs sufficiently cover all requirements based on which the General Contractor will be required to provide a compliant building
- › management of other experts, if involved, preparing BREEAM/LEED relevant documents or conducting BREEAM/LEED relevant measurements / calculations / tasks

BREEAM/LEED Management during Pre-Construction Phase

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Pre-Construction stage BREEAM/LEED management covers the BREEAM/LEED focused tender management covering the below services:

- › involvement in the GC tender and preparation of the tender appendix for the RFP containing all BREEAM/LEED relevant requirements
- › assessment of the proposals with the BREEAM/LEED requirements in focus and assuring all BREEAM/LEED relevant requirements will be met by the vendor based on the proposal
- › identification and collection of all BREEAM/LEED relevant documents that shall form part of the General Contractor's contract assuring that the GC is required to follow the BREEAM/LEED requirements
- › preparation of the BREEAM/LEED appendix of the contract

BREEAM/LEED Management during Construction Phase

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The General Contractor shall follow all BREEAM/LEED related policies and requirements throughout the overall course of the construction which shall be demonstrably documented. The following services are included in the BREEAM/LEED Management services that shall assure that the GC complies with the set targets:

- › active communication with the GC and its designers to assure all requirements are well understood and can be complied with
- › review the detailed design documents to confirm compliance
- › monitoring of compliance of the BREEAM/LEED specific project strategies such as Waste Management or Environmental Management
- › monitoring the reported quantities of waste transported from the site and necessitating compliance with the set targets
- › monitoring the information on the construction material transport and utility consumption reporting of the GC
- › monitoring that all timber and wood materials used on the site have the required certificate to assure compliance such as FSC or PEFC
- › monitoring that all built in devices are BREEAM/LEED compliant such as lighting devices and sanitary equipment
- › monitoring that the required number of materials have EPD or other relevant certificates
- › monitoring that the ecologically relevant, if any, requirements are met during construction

BREEAM/LEED

Management during Post-Construction up until Certificate Obtainment

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Post-Construction requires that all documents confirming compliance be gathered and reported to the certification body thus the following activities shall be undertaken:

- › gathering all documents and systematically linking them to each criterion allowing the assessment and submission to BRE/USGBC
- › site visit to assess that the as-built state of the building and its systems is compliant with the BREEAM/LEED requirements
- › preparing photographic evidence to demonstrate compliance to the certification body and allow assessment

BREEAM/LEED

Management during Post-Construction up until Certificate Obtainment

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For the obtainment of the BREEAM/LEED certification there are several BREEAM/LEED specific tasks that shall be conducted – these activities and tasks are usually not part of the design services. According to the credit strategy the below optional services can also be undertaken in order to meet the targeted criteria:

BREEAM:

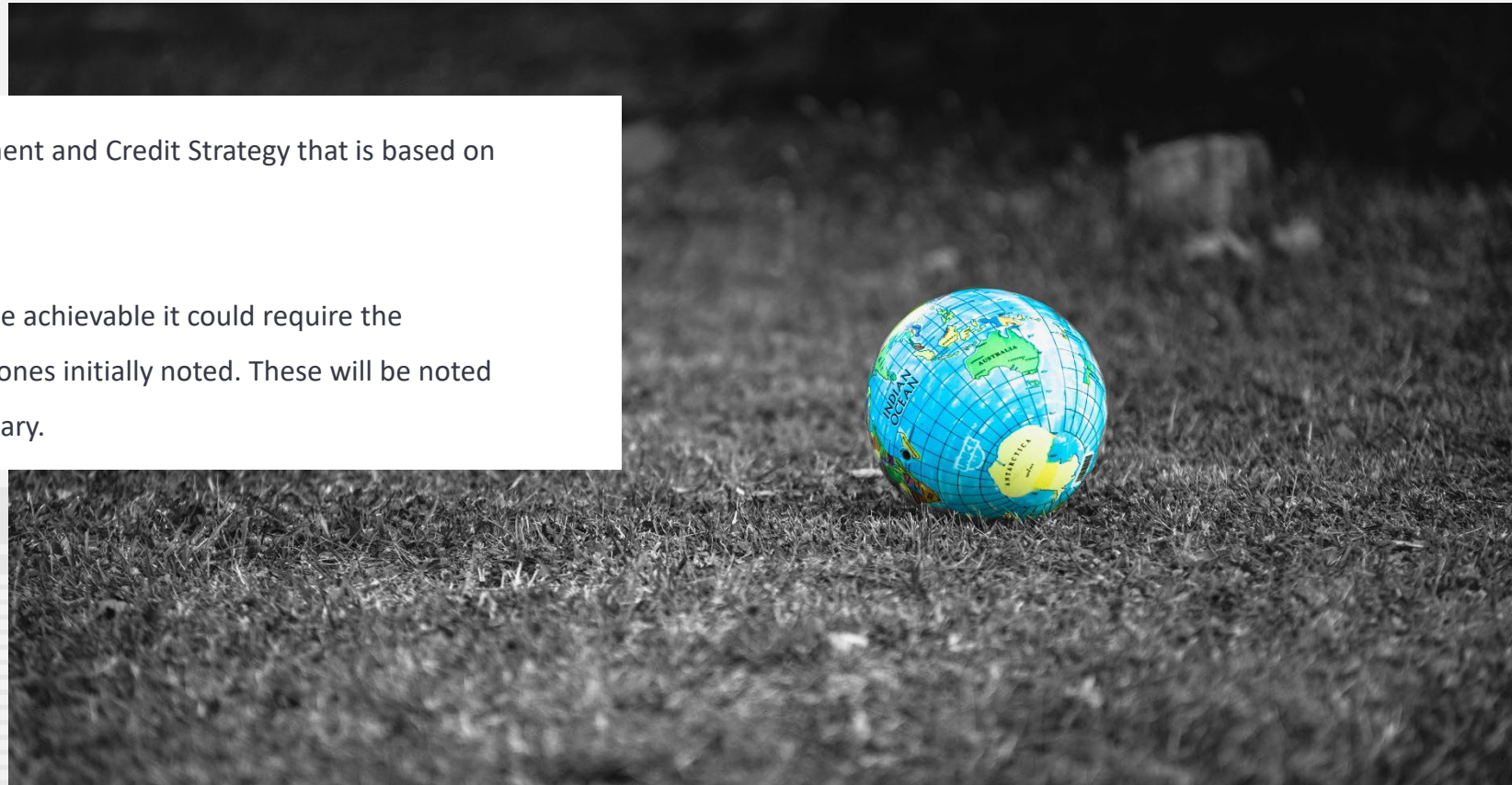
- › LCC and LCA assessments
- › Suitably Qualified Acoustic Services
- › BREEAM Compliant Energy Certificate and Modelling
- › Adaptation to Climate Change Study preparation
- › Suitably Qualified Ecologist Services
- › Travel Plan preparation
- › Sustainable Procurement Plan and Waste Management Plan preparation
- › ... and many more BREEAM specific studies as required by the specific criteria set on the project

LEED:

- › LCC assessments
- › LEED compliant Energy modelling
- › Waste Management Plan preparation
- › Erosion and Sedimentation Plan preparation
- › Construction Indoor Air Quality Plan preparation
- › Acoustics Survey
- › Daylight Analysys
- › ... and many more LEED specific studies as required by the specific criteria set on the project

Optional services can be proposed based on the Pre-Assessment and Credit Strategy that is based on the Client's input.

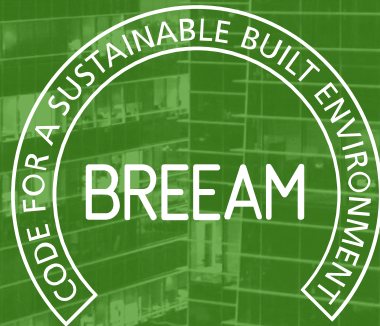
During the project course in case some credits prove not to be achievable it could require the preparation of further studies or measurements besides the ones initially noted. These will be noted in due time to the Client to allow taking the measures necessary.



BREEAM/LEED EXISTING BUILDING ASSESSMENT SERVICES



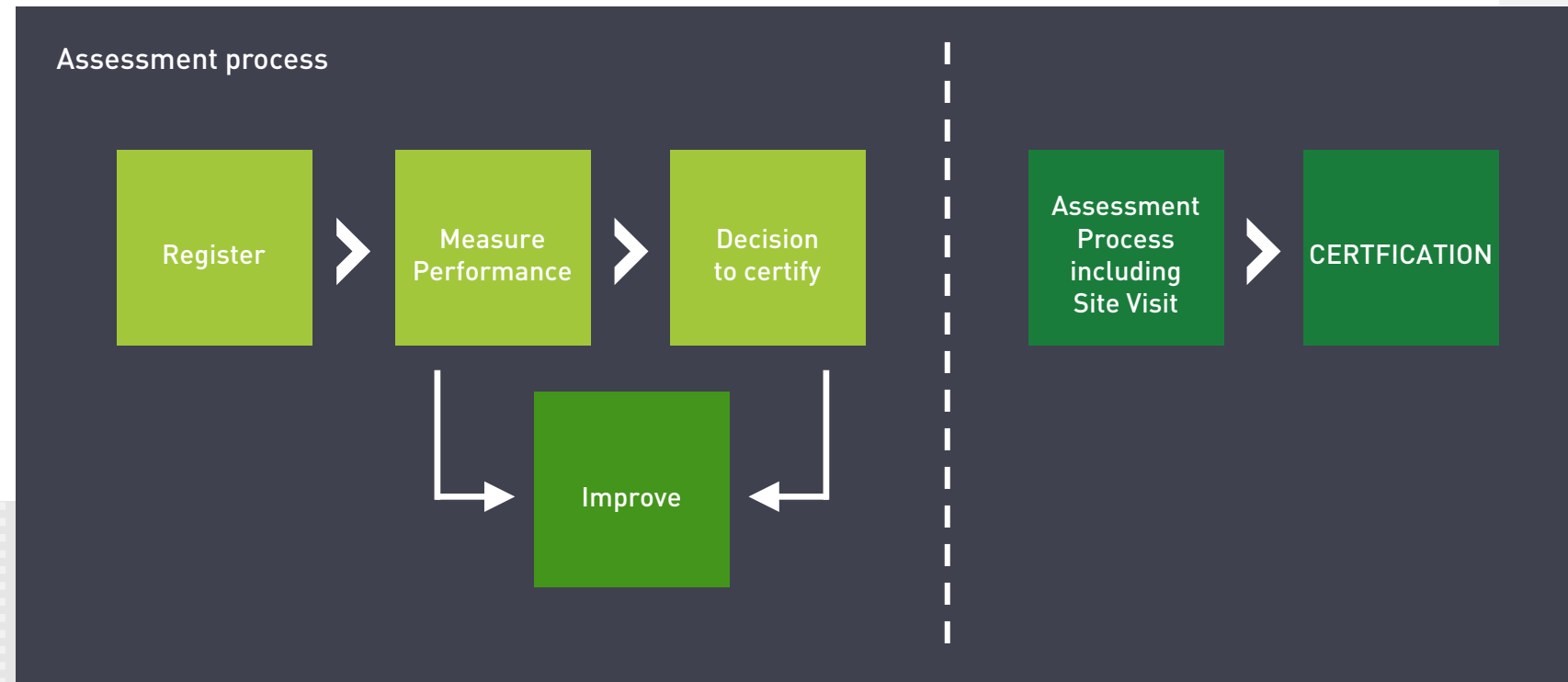
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Consultation & Assessment Services for Existing Buildings

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The Gap Analysis based on Client inputs sets the targets of the existing building's BREEAM BIU / LEED EBOM Certification which might require some additional investments/improvements to be carried out to allow meeting the desired level of Certification upon which the Assessment can be conducted.



Consultation & Assessment Services for Existing Buildings

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BREEAM In-Use allows separate assessment in Parts (Asset & Management) dependent on the Client's wishes, while LEED EBOM allows the integrated certification of the Asset and Facility Management.

BREEAM In-Use

1. Asset Performance

Assessment of the asset's physical structure, construction fixtures, fittings, and installed services

2. Management Performance

Assessment of how the asset's operational performance and how it is managed

LEED EBOM

Operation & Maintenance

Assessment of the asset's physical structure, construction fixtures, fittings, and installed services

Assessment of how the asset's operational performance and how it is managed

Consultation & Assessment Services for Existing Buildings

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In order to allow the smooth completion of the Certification and affirm compliance the following services are provided:

- › project registration and conduction of the Gap Analysis by reviewing the data provided by the Client
- › site visit reviewing the actual on-site conditions and confirming compliance
- › providing consultations and revisions on the possible investments required and confirming if they are compliant
- › gathering all evidence proving compliance with the requirements
- › provision of accredited BREEAM/LEED expert services
- › communication with BRE/USGBC and submission of documentation to the certification body.



Boglárka Bálint
Project Director

Boglárka is a professional real-estate project director with extended experience in project management and green building certifications having a focus on BREEAM and LEED building certifications. Combination of the two view-points of green certifications and project management allows for a secure project delivery and client satisfaction on complex and demanding assignments.

ADMISSION & EDUCATION

- BREEAM International New Construction Assessor 2022
- Master of Business Administration, Budapest University of Technology and Economics, 2019 – 2021
- LEED Accredited Professional BD+C 2017
- M. Sc. in Architecture, Faculty of Technical Sciences

REFERENCES

- › LEED and BREEAM Pre-Assessment of [Classified Office Building] in Budapest, (2022) 15.000 sqm
- › BREEAM building certification Management and Assessment of Panattoni Logistics Park Development in Törökbálint (2021-) 18.000 sqm
- › Project Management & BREEAM building certification of Panattoni Logistics Park Development in Herceghalom (2021-) 70.000 sqm
- › BREEAM building certification Management and Assessment of Olof Palme House, Budapest (2017)
- › BREEAM building certification Management and Assessment of BSZL C2 logistic warehouse in Budapest (2017)
- › BREEAM building certification Management and Assessment of BSZL B9 laboratory building (2017)
- › BREEAM building certification Management and Assessment of Emerald Residence Hotel and Residential Building, Budapest (2017)
- › BREEAM building certification Consultation and Assessment on various developments of the Liget Budapest project such as the Hungarian National Museum (2016-2017)
- › BREEAM building certification Management and Assessment of MNB Headquarter and Logistic center, Budapest (2016)
- › LEED building certification Management and Assessment of MTK Hidegkuti Nándor Football Stadion, Budapest (2015-2017)
- › BREEAM building certification Management and Assessment of Telekom HQ, Budapest (2015-2017)
- › BREEAM building certification Management and Assessment of Graphisoft Park Building N, Budapest (2015-2017)
- › BREEAM building certification Management and Assessment of Bécsi Corner Office Building, Budapest (2015)

Expertness & References

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Client	Project	Services	Year	Size
Biggeorge Property	Classified Office Building in Budapest	BREEAM Pre-Assessment	2022	9.000 sqm
Biggeorge Property	Classified Office Building in Budapest	LEED EBOM Pre-Assessment	2022	9.000 sqm
Biggeorge Property	WestGate Park Building 'F' (logistic and office)	BREEAM Pre-Assessment	2022	3.000 sqm
Panattoni Development Hungary	City Logistics Budapest I	BREEAM Pre-Assessment & Assessment	2021	18.000 sqm
Panattoni Development Hungary	Herceghalom	BREEAM Pre-Assessment & Assessment	2021	70.000 sqm
VGP	Aerozone HUNBUD-A	BREEAM Pre-Assessment & Assessment	2022	9.526 sqm
VGP	Aerozone HUNBUD-C1	BREEAM Pre-Assessment & Assessment	2022	13.707 sqm
VGP	Aerozone HUNBUD-C	BREEAM Pre-Assessment & Assessment	2022	18.691 sqm
Adventum International	Hypermarkets gas exposure studies	Feasibility studies for gas exposure and energy management analysis	2022	14 hypermarkets
VGP	HUNHAT-A1	BREEAM In-Use Pre-Assessment & Certification	2022	14.756 sqm
VGP	HUNKEC-B	BREEAM In-Use Pre-Assessment & Certification	2022	16.109 sqm
Prologis	Prologis DC1 Szigetszentmiklós	Preparation of carbon neutral strategy including the assessment of BREEAM relevant CO2 zero requirements & LCA analysis	2022	25.300 sqm

Expertness & References

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Client	Project	Services	Year	Size
Panattoni Development Hungary	Gyál	BREEAM Pre-Assessment	2023	64.000 sqm
GLP	Üllő Airport Logistic Center – Building A	BREEAM In-Use Pre-Assessment	2023	23.700 sqm
GLP	Üllő Airport Logistic Center – Building B	BREEAM In-Use Pre-Assessment	2023	62.000 sqm
VGP	HUNKEC-E	BREEAM In-Use Pre-Assessment & Certification	2023	33.550 sqm
Prologis	Prologis DC2-A Szigetszentmiklós II	Preparation of carbon neutral strategy including LCA & Offsetting consultation	2023	18.290 sqm
VGP	HUNKEC-D	BREEAM In-Use Pre-Assessment & Certification	2023	18.395 sqm
VGP	HUNGYO2-C	BREEAM In-Use Pre-Assessment & Certification	2023	19.000 sqm

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