



i.O. Deka

# ATRINOVA

Investment Teaser

ATRINOVA

## Introduction

Deka Immobilien Investment GmbH (the “Vendor”) a fund management company belonging to the Deka Group has instructed iO Partners as the exclusive agent to offer selected investors an opportunity to acquire Atrinova (the “Property”) – an attractive office investment opportunity in the heart of Budapest CBD.

The property belongs to Despa Trust Ingatlankezelési Kft. (the “Company”), special purpose vehicle of the Vendor and can be acquired by means of an asset or share deal.

All communication and correspondence related to the Transaction shall be directed to iO Partners only. Full contact details of the transaction teams are provided on the last page of this Investment Memorandum.



# Key facts

## ADDRESS

Bajcsy-Zsilinszky Road 42-46, Budapest 1054

## CONTRACTED RENTAL INCOME

€2.28 million p.a.

## GROSS LETTABLE AREA 10,069 SQ M

Office	9,634 sq m (95.7%)
Storage	393 sq m (3.9%)
Retail	42 sq m (0.4%)

## WEIGHTED AVERAGE OFFICE RENT

17.90 €/sq m/month

## PARKING

98 parking spaces

## WEIGHTED AVERAGE LEASE TERM

3.1 years

## MAIN TENANTS

Hungarian National Asset Management,  
KDB Bank,  
Agrár-Vállalkozási Hitelgarancia Alapítvány

## ARCHITECTURES

Lajos Horváth  
Tibor Molnár  
Zsuffa and Kalmár  
(refurbishment)

## OCCUPANCY RATIO

98.50 % (as of November, 2024)

## OWNER

DESPA Trust  
Ingatlankezelési Kft.

## YEAR OF COMPLETION

1998

## REFURBISHED IN

2021

## TITLE

Freehold

## GREEN CERTIFICATE

BREEAM In-use very good

## ENERGY CERTIFICATE

C\*

\* In progress to be enhanced to B



### Unbeatable CBD Location

Located on Bajcsy-Zsilinszky Road at the heart of Budapest, the Atrinoва office building is set in a district that epitomizes luxury, gastronomy, commerce, and leisure.

This location makes it an optimal choice for financial institutions, government entities, major embassies, and large corporations across various sectors.



### Market-beating tenant retention and diverse income profile

The building is home to three occupiers creating a well-balanced and diversified tenant mix. The longest occupying tenant, KDB Bank, has been present in the building since 1998 whereas the other two tenants have been there for more than 10 years.



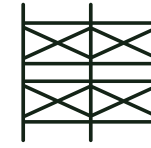
### True landmark opportunity

Atrinoва presents an extraordinary and rare opportunity to secure a fully leased top of the line office building in the heart of Budapest CBD. This widely recognized property offers contemporary design, diverse tenant mix and a WAULT of 3.1 years.



### Unparalleled parking ratio

Atrinoва stands out among CBD properties with its three-level underground parking garage, accessible from Nagy Sándor József Street, a low-traffic area mainly utilized by those parking at Atrinoва. This parking arrangement, with a ratio of 1:98, ensures exceptional access to the building.



### Comprehensively Refurbished

Over recent years Atrinoва underwent a stunning transformation, blending cutting-edge design with modern functionality. The façade has been completely reimagined and the technical and mechanical systems have been thoroughly upgraded.



### VAT-Exempt Advantage: A Premier Choice for Financial Institutions

Atrinoва has opted for a value-added tax exempt status meaning that no VAT is collected on rent or service charge invoices. This unique feature makes the building an ideal choice for banks, educational or medical companies, foundations and other financial institutions who also operate outside of the scope of VAT.

# Accessibility



METRO

M3 metro line Arany János Stop – 1 minute walking distance  
 M1 metro line Bajcsy-Zsilinszky Road stop – 5 minute walking distance  
 M1, M2, M3 metro lines Deák Square stop – 1 minute walking distance



BUS

Line Nr. 9 Arany János stop connecting Óbuda (North Buda) with Kőbánya railway station (South Pest) – 1 minute walking distance



TROLLEY

Line Nr. 72 Arany János stop connecting Zugló (East Pest) with Orczy Square (District 9) – 1 minute walking distance



TRAIN

Nyugati Railway Station, providing international links to Vienna and Bratislava – 10 minute walking distance



CAR

Ideally positioned for car access along a major vein of Bajcsy Zsilinszky Road.



AIR

Hungary's main international airport, Liszt Ferenc Airport is reachable within a 30-minute drive time. The airport offers international connections primarily within Europe, but also to Africa, the Middle East, Asia and North America.



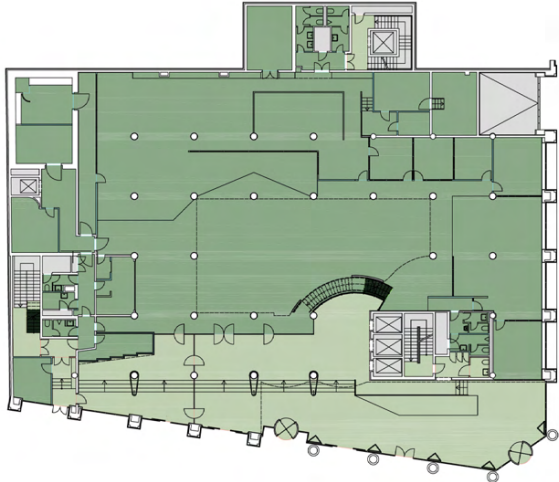
PEDESTRIAN ACCESS

The building features three entrances, two of which are open to the public and one side entrance that is exclusively for tenants, accessible through a card entry system.

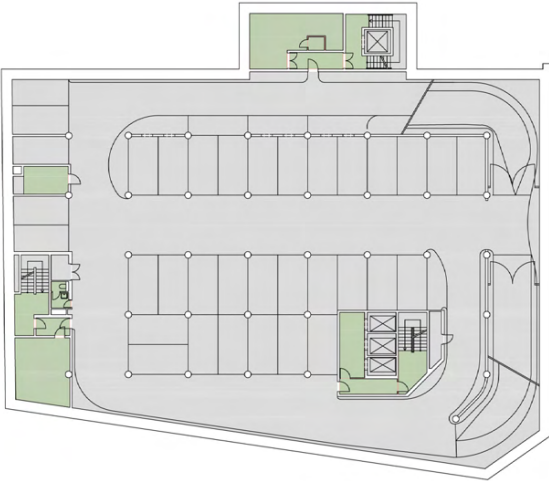


# General floorplates

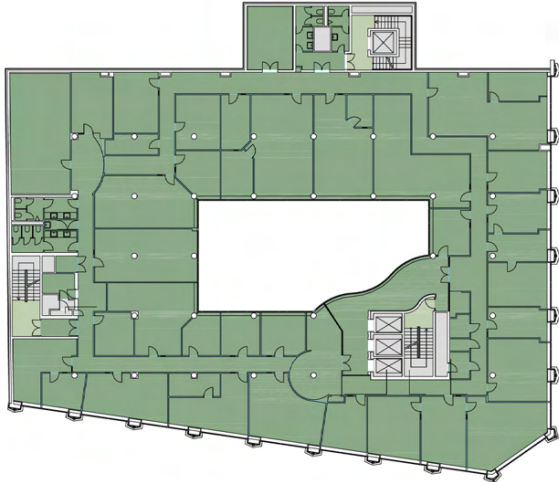
GROUND FLOOR



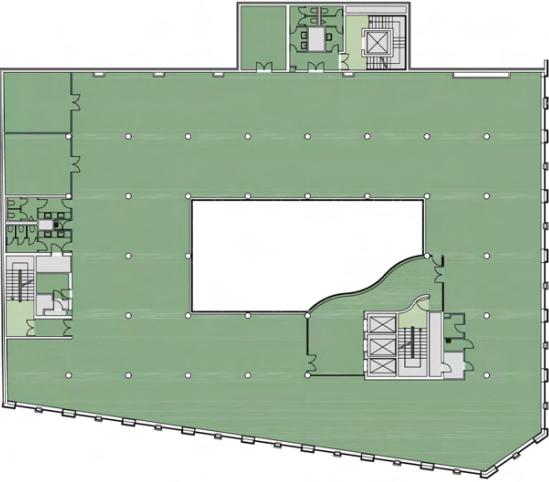
SECOND FLOOR



FOURTH FLOOR



FIFTH FLOOR



## Technical specification



### Access

2 entrances accessible for the public side entrances accessible via an entry card system for the tenants



### Parking

The entrance to and the exit from the underground car park, is from Nagysándor József Street



### Supporting structure

Situ cast reinforced concrete walls



### Floor load

4.0 kN/sqm (15 kN/sqm on one special small storage area per floor)



### Façade

Covered with quality natural granite stone façade panels and glass/black portioning



### Windows

Quality, non openable windows. Openable escape windows 2 per each floor with double glazing



### Roof

Covered with metal sheets of quality combined with rood windows providing splendid light to the attic level through central atrium



### Floor to ceiling height

2.70 m



### Suspended ceilings

The office as well as the elevator lobbies have suspended ceiling of gypsum boards combined with suspended ceiling tiles

# Technical specification



## Cabling

Floor cable trunking. Cabling is also possible in the gypsum partition walls or along the perimeter walls of the office premises.



## Elevators

- Three 13 persons, timber and metal covered OTIS elevators in the main core
- 1 service (freight) elevator at the back core
- 1 service (freight) elevator from -1 to ground floor



## Electric installation

- Two independent electricity supplies
- UPS



## Lights

LED lightning in common areas, ceiling lightning of minimum 500 lux



## HVAC

Heating or cooling is provided for by a 4-pipe parapet and ceiling fan coils with gas boilers providing for the heating and central cooler units for the cooling. A/C on GF and floors 1&2 is ensured by VAV system.



## Security system

Magnetic entry cars system and CCTV



## BMS

Central control of temperature, exhaust, heating, cooling, etc.



## Fire safety system

The floors are equipped with fire detectors. Fire section doors separate the different zones and the escape stairs. Wet fire network provided for on all floors. Parkings equipped with dry fire extinguisher.

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**DISCLAIMER**

Acting on behalf of DEKA Immobilien Investment GmbH who is the owner of DESPA Trust Ingatlankezelési Kft (the SPV), the special purpose vehicle holding Atrinova office building (the Property), i.O Partners has been authorised to distribute this investment memorandum to potential purchasers of the property. This memorandum is aimed at prospective investors who have signed a confidentiality agreement with the Vendor / i.O Partners and the distribution thereof is governed by the terms of the confidentiality agreement. By accepting it, the Recipient agrees to comply with the conditions set out below and the obligations in the Confidentiality Agreement. Furthermore, the information is being supplied to the Recipient on the expressed understanding that it shall be used only to assess whether the Recipient wishes to proceed with further investigation into the possible acquisition of the SPV. This investment memorandum, together with any further information supplied, remains at all times the property of i.O Partners and, upon request, the Recipient is to return promptly all documents received in connection with this proposal without retaining any copies.

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