



People and place, nature and nurture.

The GTC Group is a leading real estate investment and development company in the capitals of the Central and Eastern European region.

The GTC Group has published its first ESG Report in 2022.



1,4 million m²

gross commercial
space developed



44

commercial
buildings



761,000 m²

lettable office
and retail space



88%

have green
certifications



36,000 m²

under
development



400,000 m²

under
planning stage

GTC Hungary is a key player in the Hungarian real estate market: we strive for a long-term, committed cooperation with our tenants and business partners that creates value for all concerned.

GTC HUNGARY - PORTFOLIO



- 1. Budapest Bank HQ / GTC Metro
- 2. Ericsson HQ
- 3. evosoft HQ
- 4. ExxonMobil HQ / Pillar
- 5. Duna Tower
- 6. Váci Greens D
- 7. Váci 188
- 8. Centerpoint 1-2
- 9. Hegyvidék Shopping Center

16,200 m²
21,100 m²
20,700 m²
29,000 m²
31,300 m²
16,000 m²
15,600 m²
38, 000 m²
6,600 m²



STRONG FOUNDATIONS

GTC | 



ESG REPORT 2021

WE ACT ON 10 BUSINESS DEVELOPMENT GOALS



Gender equality



Clean water



Affordable and clean energy



Decent work and economic growth



Industry, Innovation and Infrastructure



Reduced inequalities



Sustainable cities and communities



Responsible consumption and production



Climate action



Partnerships for the goals

LEADING THE WAY IN SUSTAINABLE REAL ESTATE

GTC's primary purpose is to create value by actively managing a growing portfolio of commercial real estate and maximizing shareholder value, while help create positive and enduring change in our communities.

Our ESG report demonstrates our commitment to sustainability and the acceleration of growth: <https://lnkd.in/eSzXb5e2>

GTC Hungary is thrilled to announce that all commercial properties in our portfolio will now be powered by 100% green energy.

Thanks to our partnership with MVM Next Energiakereskedelmi Zrt., we will be purchasing around 40 GWh of energy from renewable sources or produced with renewable solutions per year.

And we do not stop here, we are also committing to a 20% reduction in energy consumption across our entire portfolio by 2025 through energy upgrades and improvements.

We are proud to set the standard for environmental responsibility and energy efficiency in the Hungarian market.





Pusztaszeri Office Park
GLA: 16,500 sq m
Status: Under refurbishment
Location: Buda Hills



Centerpoint 3
GLA: 36,600 sq m
Status: Under development
Location: Váci Corridor (Árpád Bridge)

Centerpoint

People and place, nature and nurture.

BUDAPEST, XIII. VÁCI ÚT 81-85.



CENTERPOINT

GTC Hungary introduces Centerpoint's latest development, the CP3 office building in the heart of District 13th of Budapest.

Centerpoint delivers forward thinking space for progressive professional businesses.

GTC is an experienced developer providing built-to-suit iconic Headquarters to the largest corporations in Hungary.



GLA – 36,600 m²



NLA – 34,400 m²



TERRACES - 1,100 m²



400+ parking spaces



THE LOCATION OF CENTERPOINT

Centerpoint is located on Váci Corridor, the most popular office submarket in Budapest, with perfect accessibility by car and public transportation.



M3 Metro - Árpád Göncz Citycenter Station



Tram 1



Bus 26, 32, 34, 106, 115, 950



Well developed bicycle lane area



M0 within 10 minutes
M3 within 7 minutes
M1-M7 within 30 minutes



Liszt Ferenc Airport
within 40 minutes



AMENITIES IN THE VICINITY OF CENTERPOINT

- ✓ Restaurants and cafés
- ✓ Theatre
- ✓ Fitness studios
- ✓ Beauty center
- ✓ Barber shop
- ✓ Shopping mall
- ✓ Duna Arena swimming complex
- ✓ Margaret Island
- ✓ Pharmacies
- ✓ Medical services
- ✓ Drogerie Markt
- ✓ ATMs
- ✓ Supermarkets
- ✓ Farmers' market
- ✓ Tobacco shops
- ✓ Gas station
- ✓ Parking lots and garages



IN-HOUSE AMENITIES

- ✓ 2 separate main entrances and receptions
- ✓ 24/7 security
- ✓ Conference facilities
- ✓ Juice bar, café and restaurants
- ✓ Fitness and first aid facility
- ✓ ATM, post office and other service units
- ✓ Dry cleaning drop-off point
- ✓ Ground floor retail units
- ✓ Internal garden with breakout spaces
- ✓ Multiple garden water features
- ✓ Underground car parking
- ✓ Electric car charging stations
- ✓ Car wash
- ✓ Bicycle racks
- ✓ Lockers, showers and changing facilities



IN-HOUSE LEASURE FACILITIES



Health and wellbeing come first:

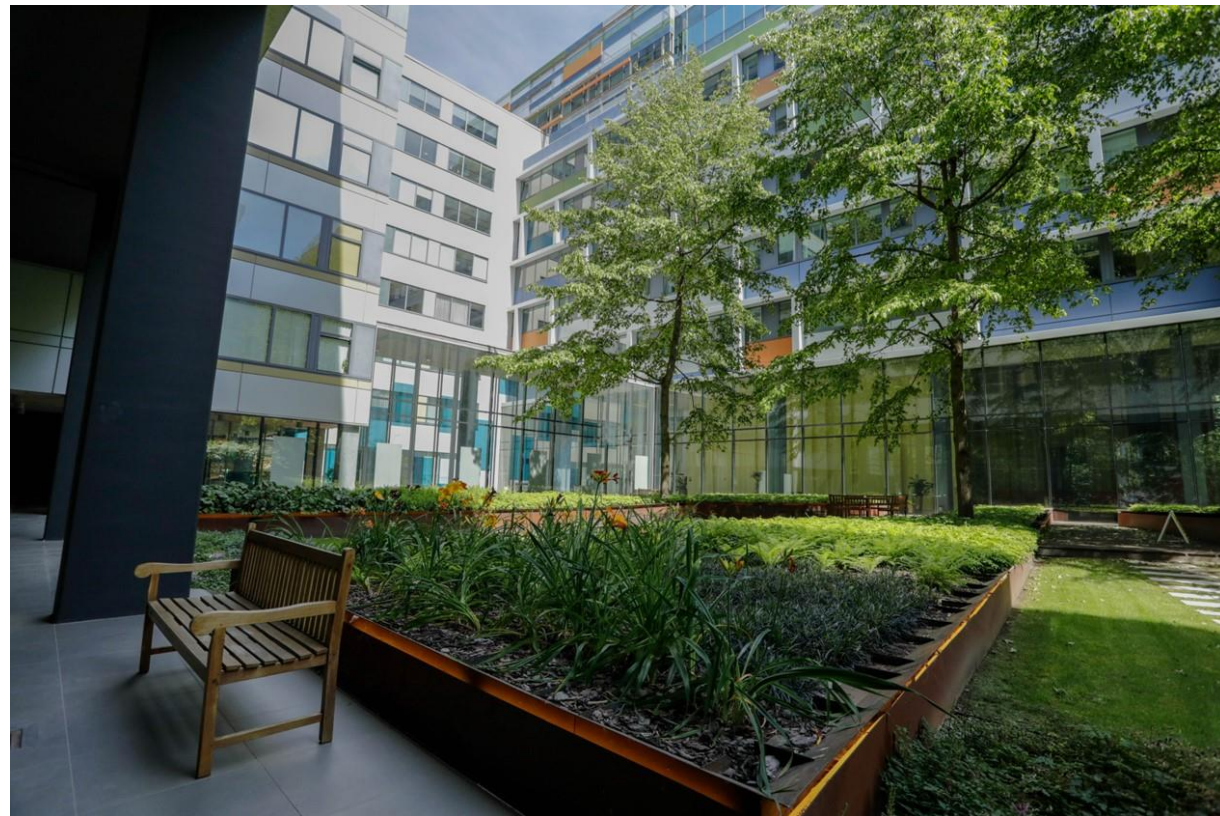
Fitness center and 3 different type of restaurants are available within the office complex.





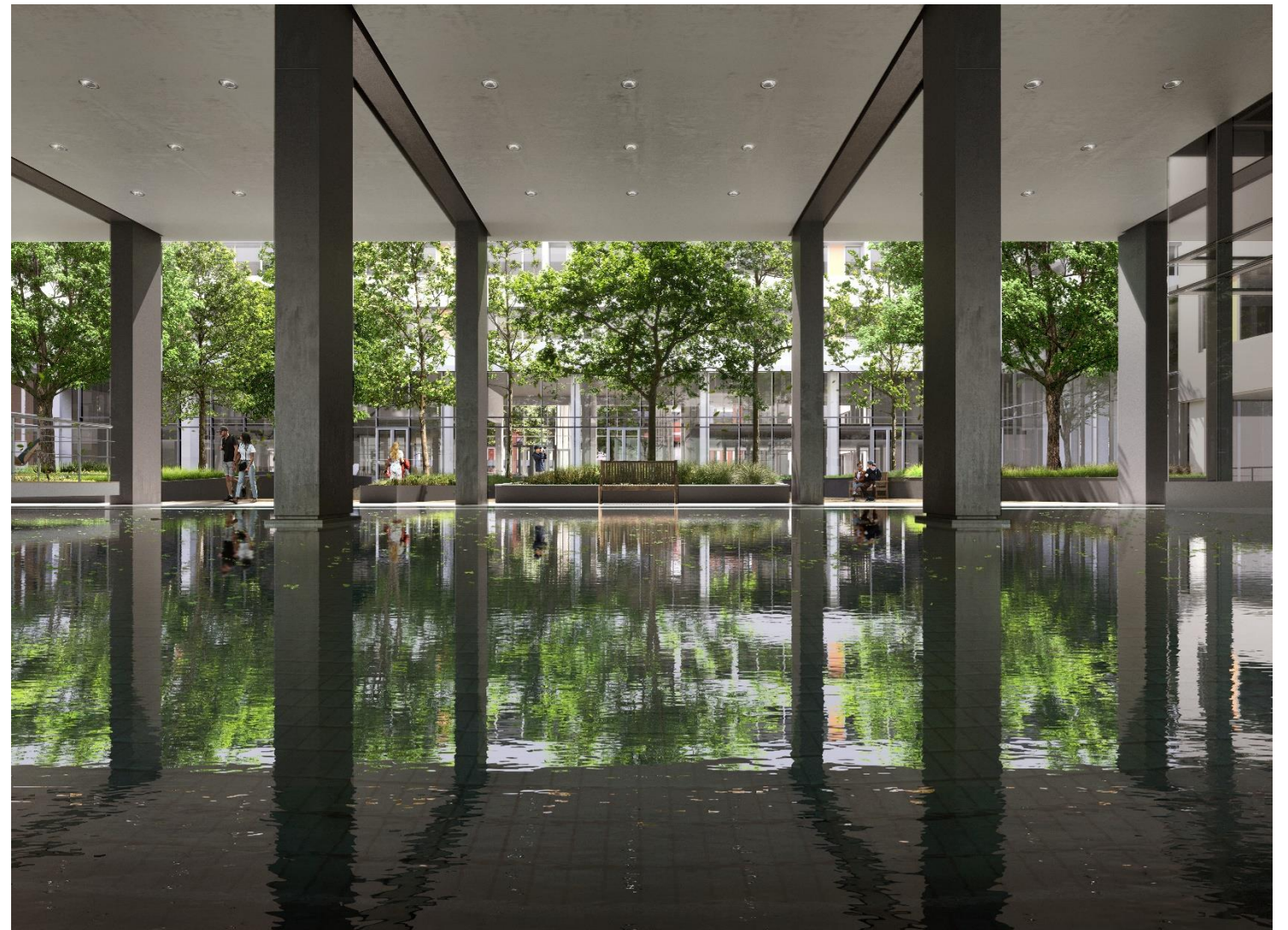
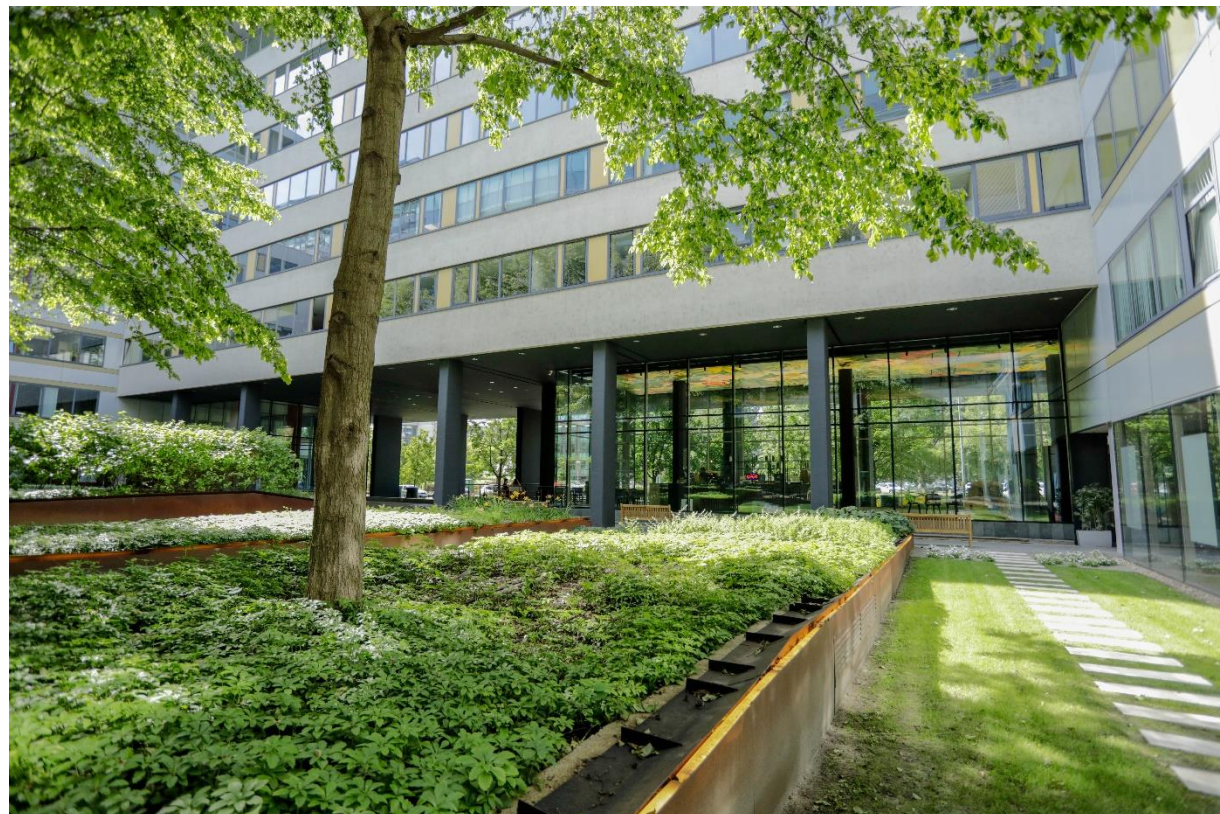
NEW LOBBY INTERIOR

GREEN OASIS AT CENTERPOINT



The gardens provide tranquillity, peace and harmony.

Centerpoint offers this luxury to those fortunate to work within its walls.





INTERNAL GARDEN AND COFFEE BAR

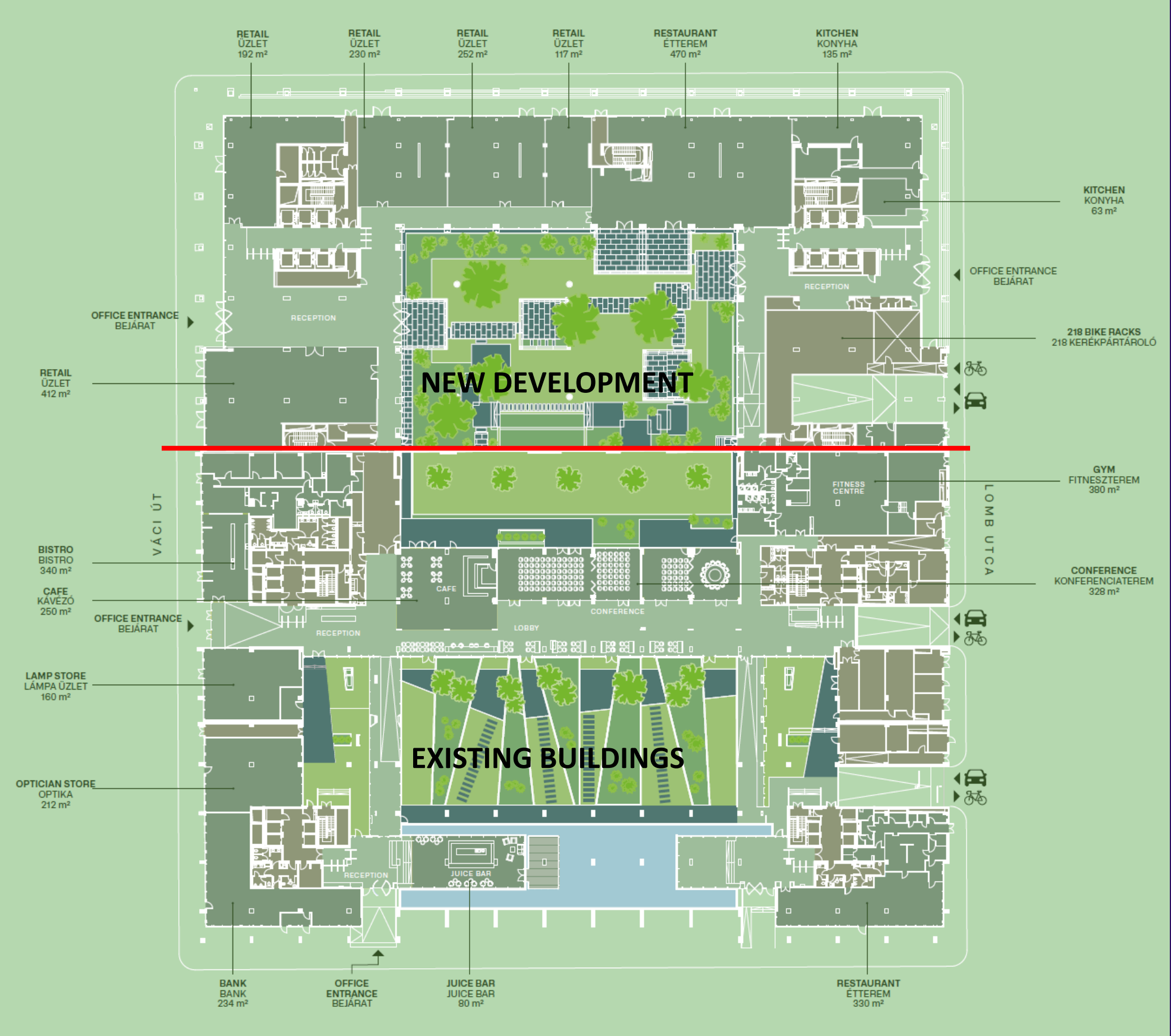


CAFÉ TERRACE WITH WATER FEATURE

EXISTING CENTERPOINT RENOVATION (PHASE ONE & TWO) COMPLETED



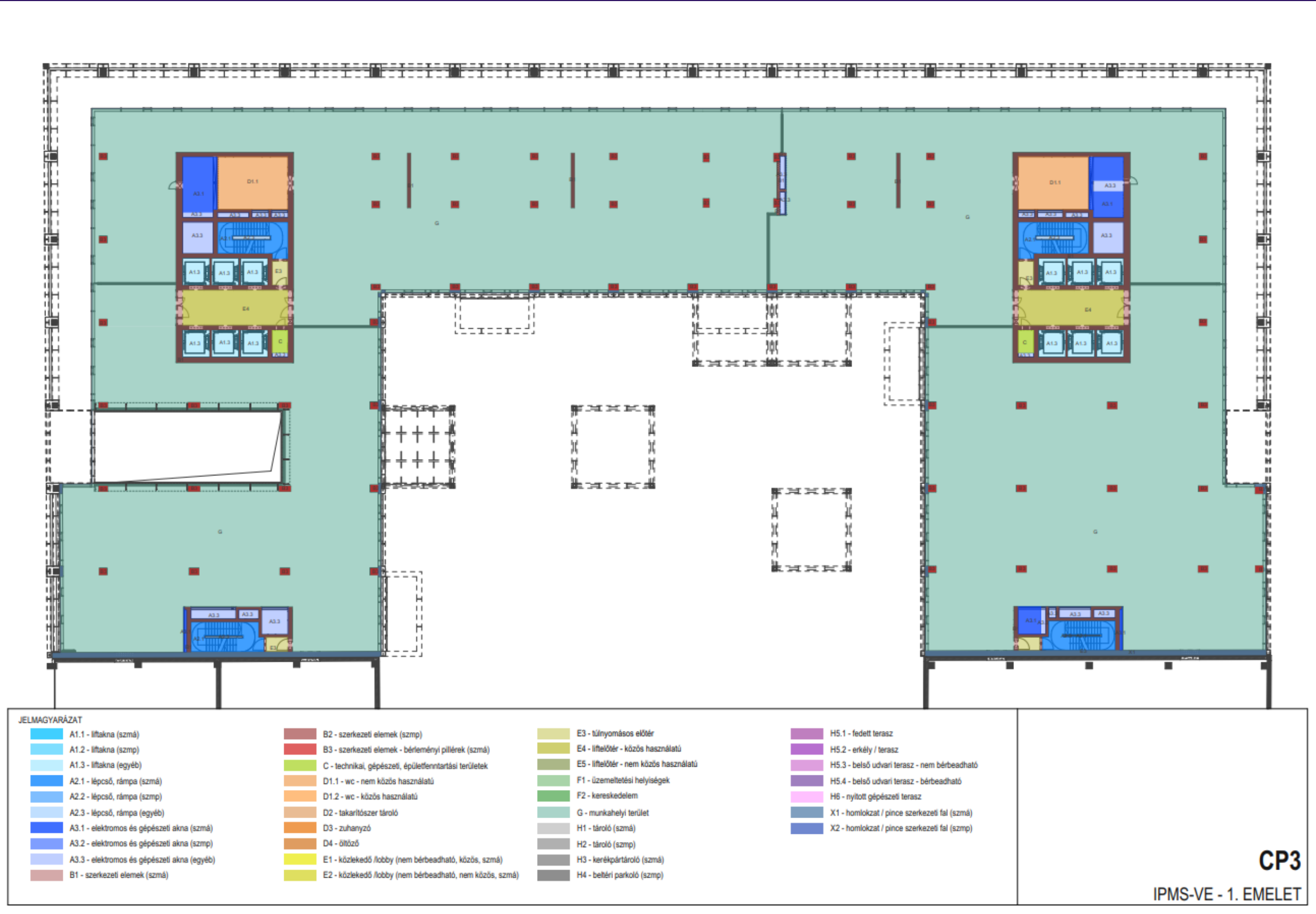
CENTERPOINT GROUND FLOOR AMENITIES



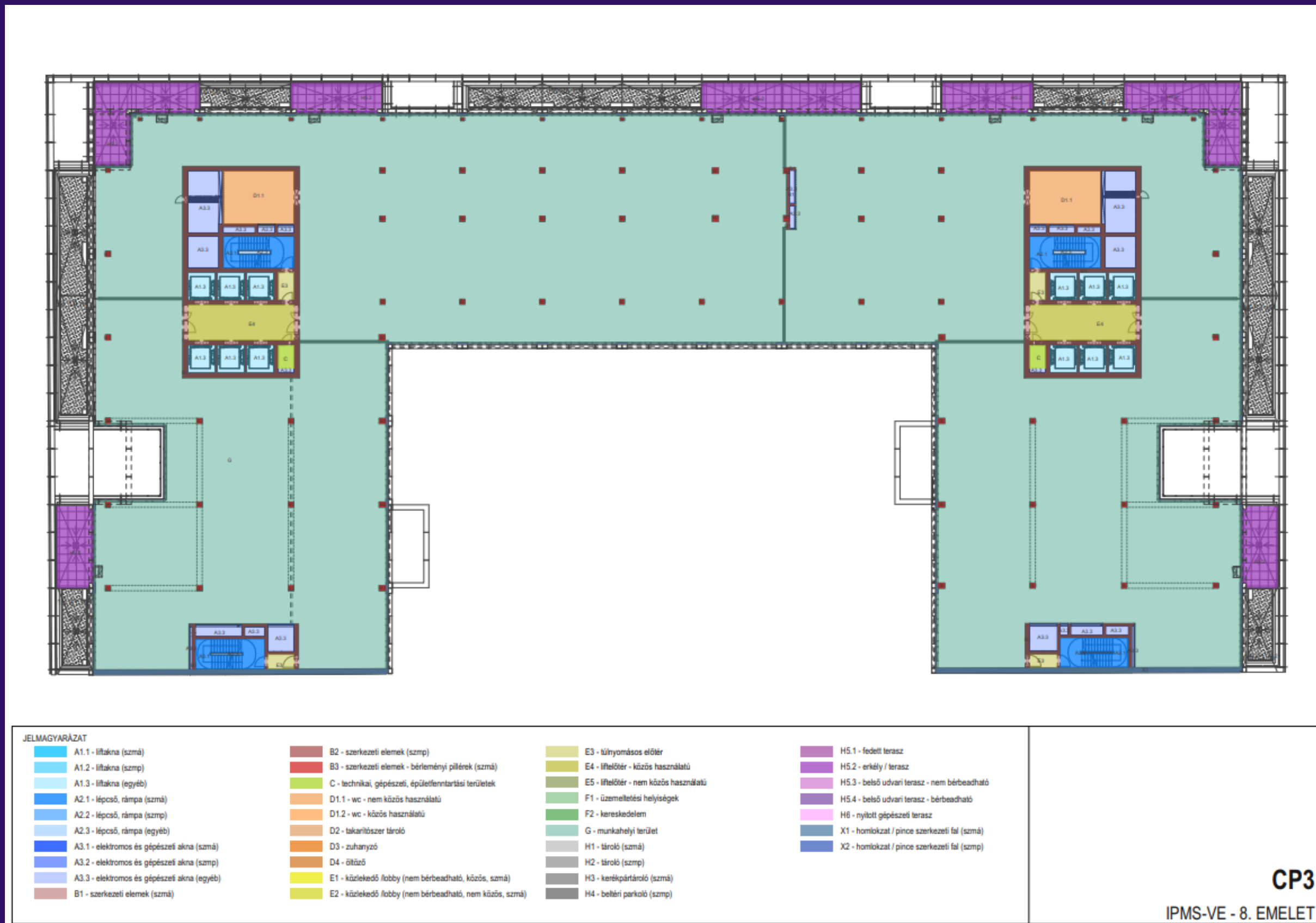
CENTERPOINT 3 GROUND FLOOR ENTRANCES



CENTERPOINT 3 –TYPICAL OFFICE FLOOR PLAN (~4,000 SQ M)



CENTERPOINT 3 –TYPICAL OFFICE FLOOR PLAN (~4,000 SQ M)



CENTERPOINT'S EXCLUSIVE FEATURES

- ✓ Brand new prestigious building
- ✓ Excellent visibility with great tenant identity for branding
- ✓ Tenant focused and flexible Landlord
- ✓ 22 common e-chargers at the garage
- ✓ 2 x 4 e-bike chargers
- ✓ Relaxing green internal garden
- ✓ Abundance of in-house amenities
- ✓ Large community space
- ✓ Direct connection to CBD and Buda
- ✓ Easy access by car and public transportation
- ✓ Possibility to purchase and off-set GREEN ENERGY
- ✓ GTC is aiming to reduce its portfolio's energy consumption with 20% up till 2025



SUSTAINABLE FEATURES OF THE BUILDING

- ✓ Selective waste management
- ✓ Electric car chargers
- ✓ Heat recovering in the air handling system
- ✓ Smart elevator system with reduced e-consumption
- ✓ HEPA filters in the elevators combined with UV-C sanitizing lamps
- ✓ HVAC units equipped with UV-C sanitizing lights
- ✓ Rainwater used for irrigation
- ✓ Shower and changing facility for cyclists
- ✓ Designed to **LEED GOLD, WELL and ACCESS FOR YOU** certifications in progress
- ✓ Reduced water consumption
- ✓ Tenant's consumption (water and electricity) measured by separate submeters
- ✓ Landscaped gardens
- ✓ Water features and open terraces
- ✓ Reduce your carbon footprint with low-carbon aluminum in the facade in progress



Nivel
Oro



MAJOR CONSTRUCTION MILESTONES OF CENTERPOINT 3

Building permit	Valid
Basement and foundation works	Q2 2023
General construction works	Q1 23 – Q2 24
Tenant Fit-out works	Q3 24 – Q225
Handover	Q2 2025



THANK YOU!

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