



Time to  
believe. Time  
to invest.

# Technical Advisory Adding Real Value to Your Investment

**ERSTE**   
Group Immorent



# Erste Group Immorent Technical Advisory

Erste Group Immorent Technical Advisory is the industry specialist of Erste Group Commercial Real Estate throughout Austria and of course in Central, Eastern and Southeastern Europe.

With our Technical Advisory service, we are a reliable partner in the development and realisation of sophisticated real estate projects in Austria and Central and Southeastern Europe. Technical Advisory supports public and private building projects in various aspects and in addition saves our clients time and money. Depending on the individual clients' needs, Erste Group Immorent can take over various functions of the builder and we offer more quality for your sustainable and valuable real estate investment.

## What we can do for you

### Benefit from our comprehensive range of services:

- Technical object rating
- ESG assessment
- Location rating
- Technical due diligence
- Zero report
- Project monitoring

### Our added value:

- Long-term real estate experience augmented by regional competence
- High process quality for optimal operational assurance, tailored to the specific conditions of the clients
- Opportunity and risk management
- Adaptable service portfolio – depending on the task – also with the involvement of regional specialists
- Qualified estimates of construction costs/cost assessments based on a comprehensive cost database from successfully completed projects
- Structured and transparent construction contract check
- Proven and legally tested standards in construction and building management
- Market value assessment with comprehensive regional market knowledge

## Technical Object Rating (TOR)

During the application phase for real estate financing, an initial quality evaluation report on the property's technical status is required. The technical object rating (TOR) of Erste Group Immorent is an initial assessment of an existing, income-producing building or a real estate development.

Our rating provides an overview of the design and condition of the building, its compliance with market standards and ESG criteria, while also identifying possible risks and deviations from best practices.

### Advantages of Erste Group Immorent technical object rating:

- Early findings and recommendations
- Identification of critical aspects
- Risk mitigation

## Environmental, Social and Corporate Governance (ESG): Added Value for People, the Environment and Society

Buildings account for one third of all CO2 emissions in Europe. They are also a relevant factor for the consumption of natural resources such as water and soil.

We therefore attach great importance to sustainability, climate protection and conservation of resources throughout the entire real estate life cycle. In existing buildings, we focus on renewable energy sources, energy improvements, longevity and value preservation.

Our membership in ECORE and the Austrian Sustainable Building Council makes us a hub of know-how within the Group. We offer suitable tools and expertise, such as standardised technical assessment of buildings according to ESG criteria, an overview of the market and technical standards, close links to international ESG initiatives as well as experience in the certification of green buildings.



# Erste Group Immorent Technical Advisory

## Location Rating

The location rating was developed in order to provide a standardised assessment of property locations. It is currently available for various asset classes such as office, retail, residential, logistics and hotel.

### The location rating is based on the following factors:

- Micro location
- Accessibility
- Infrastructure
- Environment
- Leisure (for residential only)
- Expert opinion

## Technical Due Diligence

Solid facts and detailed information about the real estate project are needed to cover all the aspects required for a financing decision.

With Erste Group Immorent, you not only receive findings related to the property, but also benefit from our extensive regional, national and international market knowledge.

Thanks to our proven technical expertise, you will benefit from a thorough, itemised assessment of your property, coupled with an independent rating upon which you can base secure and equitable investments.

### Advantages of technical due diligence by Erste Group Immorent:

- Independent technical analysis of the property
- Long-term market know-how for CEE
- Own network of international experts

## Zero Report and Project Monitoring

One of the major challenges of real estate projects is the adherence to deadlines, budgets and quality criteria. Erste Group Immorent supervises the completion of all project objectives during each relevant phase of the project.

Based on a detailed zero report our technical advisors continuously review all project data and inform our clients of any deviations.

We use our experience in the construction and property industry to monitor compliance with deadlines, budgets and quality criteria, ensuring any deviations are noticed immediately and the project progression is documented accurately.

### Advantages of Erste Group Immorent zero report and project monitoring:

- Quality assurance
- Early detection and alerts in case of deviations
- Dual control principle



# Erste Group Commercial Real Estate at a Glance

Erste Group Commercial Real Estate is the specialist of Erste Group for real estate financing, investment, asset management, real estate development and technical advisory in Central, Eastern and Southeastern Europe.



## Key Facts

- 200 real estate specialists across CEE/SEE
- Managing a financing portfolio of more than EUR 17 bn
- Volume/annual deal flow of EUR 2.5 bn
- One of the leading banks in the CEE/SEE commercial real estate business
- Over 50 years of experience in the real estate industry

## Real Estate Portfolio

- Office and Commercial buildings
- Business Parks
- Production and Logistics centres
- Shopping Centres and Retail Parks
- Hotels and Tourism Facilities
- Residential Buildings

# References

## Erste Campus Vienna, Austria

Erste Campus is the headquarters for Erste Group and was built on the site of the former Südbahnhof railway station. Instead of being spread across 20 different locations throughout the city, all staff now have Erste Campus as their place of work.

The very highest of building standards ensures economic viability (designed by Henke Schrieck Architects) and thus leads to lower operating and energy costs. Through the use of new technologies and by offering service, leisure and shopping facilities in the publicly accessible areas, Erste Campus provides more than just a pleasant working environment, but an atmosphere that improves the quality of life and work.



**Range of services:**  
Project Development, Project Management

**Location:**  
Vienna, Austria

**Developed by:**  
Erste Group Immorent



# References



## Silo one Vienna, Austria

This low-energy office building was constructed by Erste Group. At the time of completion, the occupancy ratio was 98%, so the developers proved great sensitivity to market demands. The realisation of future-oriented ideas with regard to project development allows Erste Group to provide tenants with sustainable added value.

**Range of services:**  
Project Development, Project Management

**Location:**  
Vienna, Austria

**Developed by:**  
Erste Group Immorent



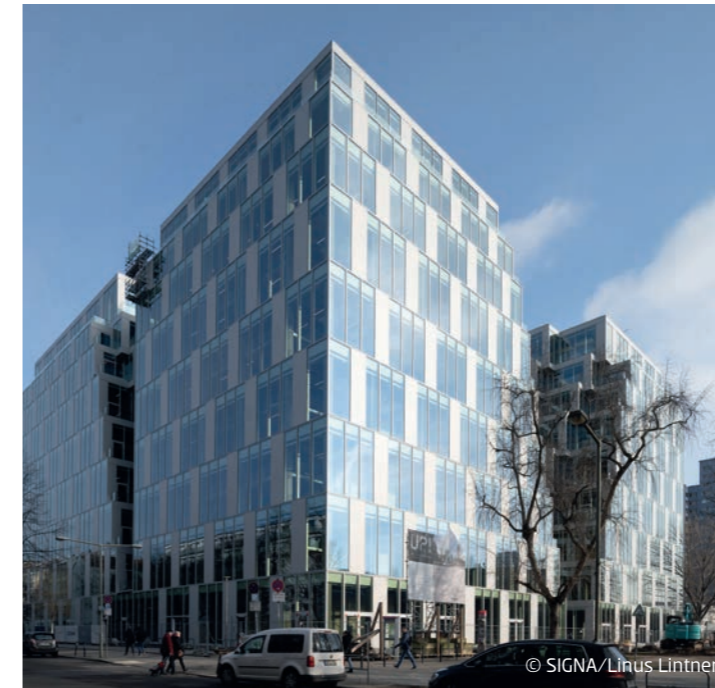
## Silo plus, Silo next Vienna, Austria

With silo plus, Erste Group Immorent and STRABAG Real Estate (SRE) constructed an office building, which is tailored to the needs of modern companies, with a flexible and efficient space structure and energy-efficient building technology. In the final construction phase, the silo next office building is planned on this site.

**Range of services:**  
Project Development, Project Management

**Location:**  
Vienna, Austria

**Developed by:**  
Erste Group Immorent/STRABAG Real Estate



## UP! Berlin, Germany

**Project title:**  
UP!

**Location:**  
Berlin, Germany

**Type of object:**  
Office building



## Agora Budapest, Hungary

The AGORA Budapest complex was completed in 2020 and earned various sustainability and wellbeing certificates. Located in the heart of the Váci Office Corridor with direct Metro access, the complex offers 74,000 m<sup>2</sup> of Class A office space and retail units. The green area and spacious community places will significantly enhance the city.

**Range of services:**  
Financing, Technical Advisory

**Location:**  
Budapest, Hungary

**Client:**  
HB Reavis Real Estate Development Fund



# References



## a&o Budapest, Hungary

Located in the 7th district of Erzsebetvaros, the hostel is the first property of the European a&o chain in Hungary. For the project, a former playing card factory from 1910 was extensively rebuilt. A special feature of the facility is the courtyard, which is characteristic of Budapest.

**Range of services:**  
Financing, Zero Report, Project Monitoring

**Location:**  
Budapest, Hungary

**Client:**  
PropCo Csengery Utca 11 S.r.l Mag



## a&o Warsaw, Poland

After only about twelve months of renovation, the former eight-story office building in Warsaw's Wola district now presents itself in the new a&o design. The hostel offers 199 rooms, 106 of which are doubles, 85 family rooms and eight shared rooms. There is also the a&o Kids Corner, a CoWorking Space and a central guest kitchen.

**Range of services:**  
Financing, Zero Report, Project Monitoring

**Location:**  
Warsaw, Poland

**Client:**  
GG HOTEL KASPRZAKA 18/20 SARL



## IULIUS Malls Cluj, Iasi and Timisoara, Romania

IULIUS is the only Romanian developer and operator of mixed-use projects, with an operational portfolio that comprises more than 260.000 m<sup>2</sup> of retail space and 106.000 m<sup>2</sup> of office space.

**Range of services:**  
Financing, Zero Report, Project Monitoring, Technical Due Diligence

**Location:**  
Cluj, Iasi and Timisoara, Romania

**Client:**  
IULIUS Group



## J8 Office Park, Bucharest, Romania

Located in a fast-growing business hub in North-West Bucharest, J8 Office Park is the first large office project to be built in Bucurestii Noi. The office park offers about 47,500 m<sup>2</sup> of lettable area. The major tenant is Ubisoft, a global leader in computer games. Ubisoft took 62% of the property to relocate its headquarters.

**Range of services:**  
Financing, Zero Report, Project Monitoring

**Location:**  
Bucharest, Romania

**Client:**  
ARES / Portland Trust



# References



## Sirius Offices Belgrade, Serbia

The Sirius complex comprises two Class A office buildings, Sirius A and Sirius B, connected by a basement garage. The guiding idea behind the project is the focus on sustainability. Both buildings meet the highest ecological standards and provide an outstanding environment for work and leisure.

**Range of services:**  
Project Development, Project Steering

**Location:**  
Belgrade, Serbia

**Developed by:**  
Erste Group Immorent



## Ušće Tower Two Belgrade, Serbia

Ušće Tower Two is a modern, prestigious, luxury office building offering 23,200 m<sup>2</sup> of Class A office space in a very prominent city centre location. An amazing entrance lobby together with a selection of retail units and a beautiful landscaped area in front of the tower will set a premium notion of high-quality working space.

**Range of services:**  
Financing, Zero Report, Project Monitoring

**Location:**  
Belgrade, Serbia

**Client:**  
MPC Properties



## BW Galeria Belgrade, Serbia

BW Galerija is a landmark shopping mall situated in Belgrade. Opened in 2020 and comprising about 93,000 m<sup>2</sup> gross letting area, BW Galerija is a new generation of modern shopping centres and is as such expected to establish its regional and dominant position in the Serbian retail market.

**Range of services:**  
Financing, Zero Report, Project Monitoring

**Location:**  
Belgrade, Serbia

**Client:**  
Eagle Hills



## Shopping Center Supernova Ljubljana Rudnik, Slovenia

**Project title:**  
Shopping Center Supernova

**Location:**  
Ljubljana Rudnik, Slovenia

**Type of object:**  
Shopping centre

**Disclaimer:**

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