FERIHEGY 3 LAND
DEVELOPMENT OPPORTUNITY
INVESTMENT HIGHLIGHTS

- Up to 58 hectares of development land for sale with direct connection to the M0 / M5 highway
- 20 km from Budapest city center
- 3.5 km from Budapest Liszt Ferenc Airport
- 75% of the area is already reclassified for industrial activity
- Additional 207,000 m² of adjacent land available

FERIHEGY 3 LAND

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INVESTMENT HIGHLIGHTS

10 Fishing lake
11 Unbuilt land

3 Plough land
EXECUTIVE SUMMARY

Cresa investment team is pleased to exclusively introduce the Ferihegy 3 development plots for sale near the Liszt Ferenc Budapest Airport.

The development plots in Vecsés include an overall area of 800,000 m². The areas originally have been classified as an orchard, forest, a fruit plantation and a fishing lake. As of today, 44 hectares of this area have been reclassified for industrial development zoning, with an additional 15 hectares under re-classification. The development plots have been in private family ownership for the past twenty years.

The development plots are located 3.5 km from Budapest Liszt Ferenc International Airport, near the capital’s administrative border. In close proximity to the M0 and M5 highways and the highway No.4 which is in the process of being converted into a motorway. Due to its location and access to transport infrastructure the site presents a unique opportunity for a logistic and/or industrial development.

The following table shows the various land plots and their current zoning status.
The sellers have already agreed a re-zoning and re-development agreement for the first two stages of the land plots (0195/21-50 and 0195/18) with the local municipality. For the land title marked 0195/9 the re-zoning has been in principle agreed with the respective parties and is under process.

The development plots have approved utility licences and the sellers have agreed to re-align a kerosene pipeline currently running through the sites as a pre-condition to the sale. The development sites have a maximum building height of up to 12 meters (optionally up to 40m) and a 45% built in ratio.

The Ferihegy 3 development sites represents a very interesting development opportunity with already pre-approved industrial zoning rights and very strong access to key transportation infrastructure. It also represents one of the last development sites of this size in this area of Budapest, where an industrial or a logistic development could be started very shortly after taking ownership.
### MAJOR SCHEMES

1. **Prologis Park Budapest Gyál**
   - GLA: 152,000 m²
   - Rent: 4.7 EUR/m²
   - Occupancy: 87%

2. **Prologis Park Budapest Harbor**
   - GLA: 143,246 m²
   - Rent: 4.7 EUR/m²
   - Occupancy: 90%

3. **Prologis Park Budapest Sziget**
   - GLA: 202,000 m²
   - Rent: 4.7 EUR/m²
   - Occupancy: 99%

4. **BILK**
   - GLA: 164,500 m²
   - Storage: 21,500 m²
   - Rent: 3.5-5 EUR/m²
   - Occupancy: 93%

5. **CTPark Budapest East**
   - GLA: 78,998 m²
   - Planned Development
   - Occupancy: 0%

6. **Auchan Logistics**
   - GLA: 87,000 m²
   - Storage
   - Occupancy: 100%
BUDAPEST AIRPORT

A new airport terminal is planned to be developed by 2021. Further development around the Airport will be handed over until 2024.

The passenger traffic of Liszt Ferenc Airport has increased by more than 10% each year in the last five years.

INDUSTRIAL MARKET TRENDS

Passenger traffic (2009-2018)

The passenger traffic of Liszt Ferenc Airport has increased by more than 10% each year in the last five years.

Industrial market indicators

Split of total leasing activity 2016-2018 (m²)

- New Lease: 13%
- Lease Expansion: 4%
- Lease Renewal: 73%
- Pre-Lease: 10%
- Lease Inception: 4%
All offers and purchase proposals should be sent to Cresa Hungary with the following conditions:

- The properties are sold in “as is” condition, except the undertaking to re-align an existing kerosene pipeline.
- Offers should include information related to the acquisition process planned by the buyer (timing, necessary approvals and procedures, due diligence process) and any pre-conditions.
- Offers should be made in Euro net of all transaction costs and taxes.
- Offers will need to include information related to the buyer’s track record, source of funds, etc.
- The Seller reserves the right not to accept any offer based on its own judgement without any liability.
- The Seller reserves the right not to accept any offer based on its own judgement without any liability.
- Additional information regarding the development sites will be provided subject to signing an NDA.

VJK Cresa gives the following important notice to anyone who may read these property introductions: This presentation and the property information within are prepared solely for the guidance of prospective investors and have been obtained from the Seller or from sources we believe are reliable. They are intended to give a short but fair overview/description of the property but are not intended to constitute part of an offer or contract.

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