

The image is a high-quality architectural rendering of a modern office building's courtyard. The scene is viewed from a low angle, looking down a paved walkway. On the left, a building with a curved glass facade and dark metal framing is visible. On the right, another building with a similar glass and metal design extends into the distance. In the center background, a light-colored building with several rectangular windows stands behind a large, leafy green tree. The courtyard floor is paved with light-colored stones. In the foreground, four men are walking away from the viewer towards the center of the courtyard. They are dressed in business casual attire. To the right of the walkway, there is a planter bed with tall, thin green grasses. In the bottom right corner, there are some small purple flowers. The overall lighting is bright and even, suggesting a clear day. The color palette is dominated by the greys and blues of the buildings, the greens of the plants, and the light tones of the pavement.

tilia

A SPACE FOR SUCCESS

ABOUT THE DEVELOPER



 **KÉSZ
SERBIA**
Belgrade

 **KÉSZ
ROMANIA**
Cluj



 **KÉSZ GROUP HQ
HUNGARY**
Budapest,
Kecskemét,
Szeged

KÉSZ Group is an innovative technology-driven group of companies with a wide portfolio focusing on construction industry. We represent all segments of the construction value chain in one hand since we are engaged in designing, manufacturing, installation, construction and operating activities for more than 40 years now. Our references embrace various residential, industrial, commercial and infrastructural projects not only in Hungary but also on the international market.

Our mission at KÉSZ Properties

is the complete operation of the real estate portfolio owned by the Group and the implementation of new development projects. As of today, our portfolio includes offices, residential, industrial, commercial and hospitality buildings in 5 countries with an overall GBA of 250,000 sqm.

 **KÉSZ
UKRAINE**
Kiev

 **KÉSZ
GERMANY**
Lübeck

keszgroup.com

KÉSZ GROUP IN NUMBERS



40+ years

of experience



HUF 235 billion

of annual revenue



6 million m²

of reference projects



5 countries

in Europe



2 500

employees

OUR DEVELOPMENT REFERENCES

We don't just build structures
we bring comprehensive real estate
development solutions that span the
residential and commercial sectors.

KÉSZ HQ
Budapest



Hock Residence
Budapest



Four Points by Sheraton Hotel & Conference Center,
Kecskemét



Hexagon Office
Cluj



OUR CONSTRUCTION REFERENCES

Pillar Office
ExxonMobil HQ



Hungexpo Exhibition Center
F1 Building



Green Court



EvoSoft HQ



**Science and
Technology Park**



Agora HUB



ESG ASPECTS AT KÉSZ PROPERTIES

Our sustainability strategy is built on 3 pillars:



ESG



- Net zero emission until 2030
- Net zero emission through the complete supply chain until 2035
- Achieve BREEAM Outstanding certification
- 25% reduction in energy use
- Avoid waste in landfill
- Water management optimization

- WELL Standard Certification
- Employee Satisfaction
- Health and Safety
- Internal policy (Human Rights)
- CSR activity

- Code of Conduct
- Sustainability report is part of our yearly report
- ESG rating (GRESB, Sustainalitics)
- Anti - bribery and Sanction Policy

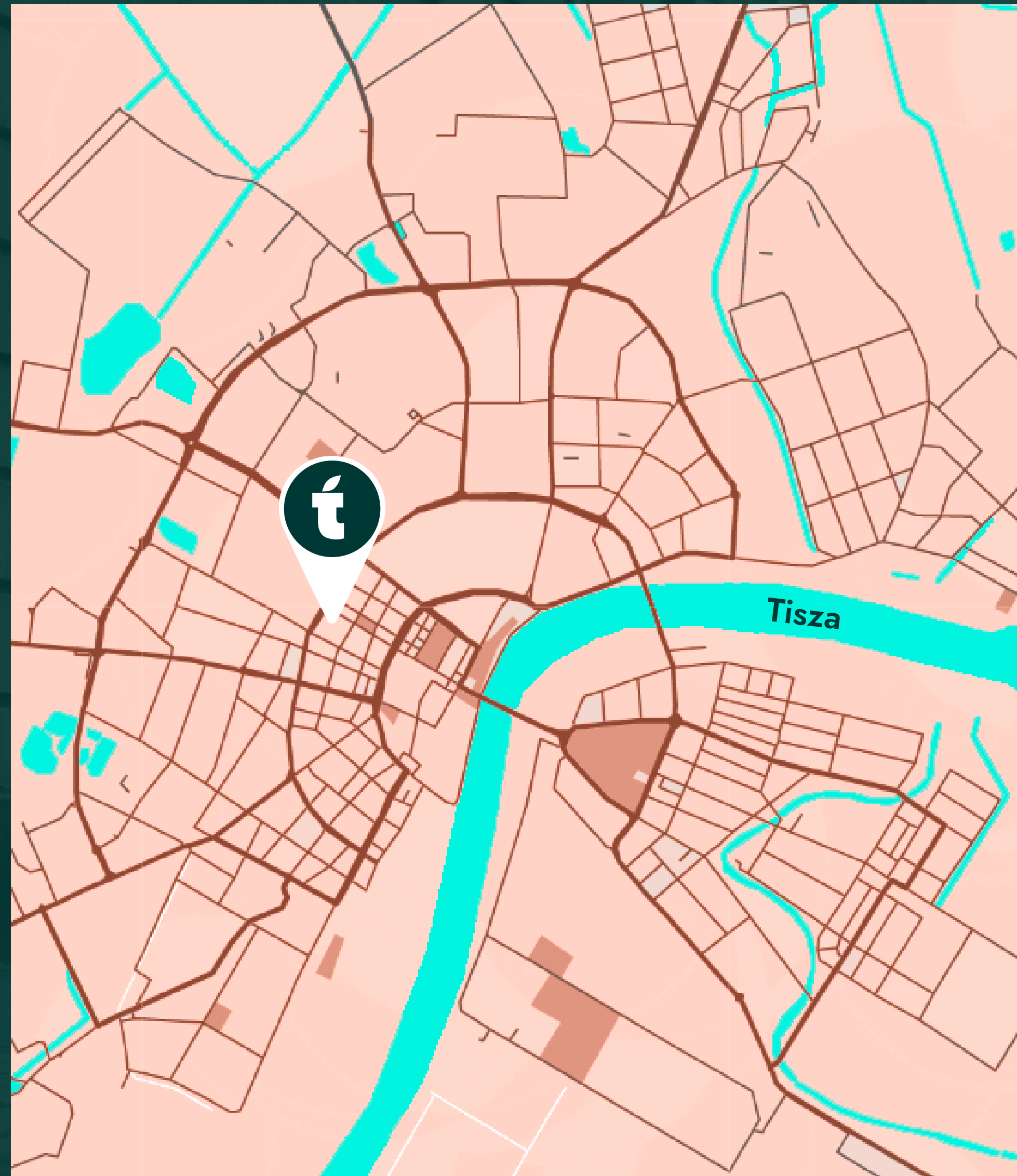


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Office development



OUTSTANDING **LOCATION**



Located in the downtown of Szeged

Experience the perfect blend of modern infrastructure, strategic location, and inspiring ambiance, tailored to fuel your growth and innovation.

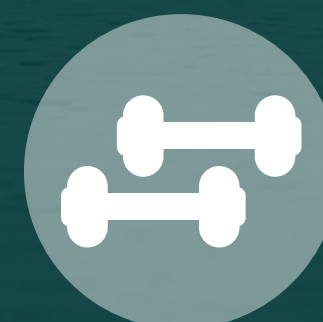
Join the thriving business community of Szeged and seize every opportunity in style with us!

Public transportation at your doorstep:

- Within a 5-minute walk to the closest tram, trolley- and bus stops.

Essential services and amenities are conveniently accessible:

- Several dining options
- 2 minutes' walk from Árkád Shopping Center
- Public parks
- Various sport facilities, fitness centres
- Healthcare facilities



HIGHLIGHTS OF TILIA



CATEGORY

, A ' office building



EXCELLENT LOCATION

25 Gutenberg Street,
Szeged, Hungary



Handover date

Q2 2025



LAYOUT

Ground Floor + 3 floors
+ 2 underground levels



GROSS LEASABLE AREA

5,800 m² **office** & 120 m² **private terrace** on the 2nd & 3rd floors,
860 m² **retail**, 130 m² **storage**
& 90 **parking places**



Execution plans: bim.GROUP, permit plans: Singer Design, interior design: Upper Design

ESG INITIATIVES



**THE FIRST OFFICE BUILDING IN SZEGED
TARGETING ALL OF THESE CERTIFICATIONS
AT THE SAME TIME**

- ✓ WELL Building Standard platina level
- ✓ BREEAM Excellent certification
- ✓ ACCESS4YOU Gold certification

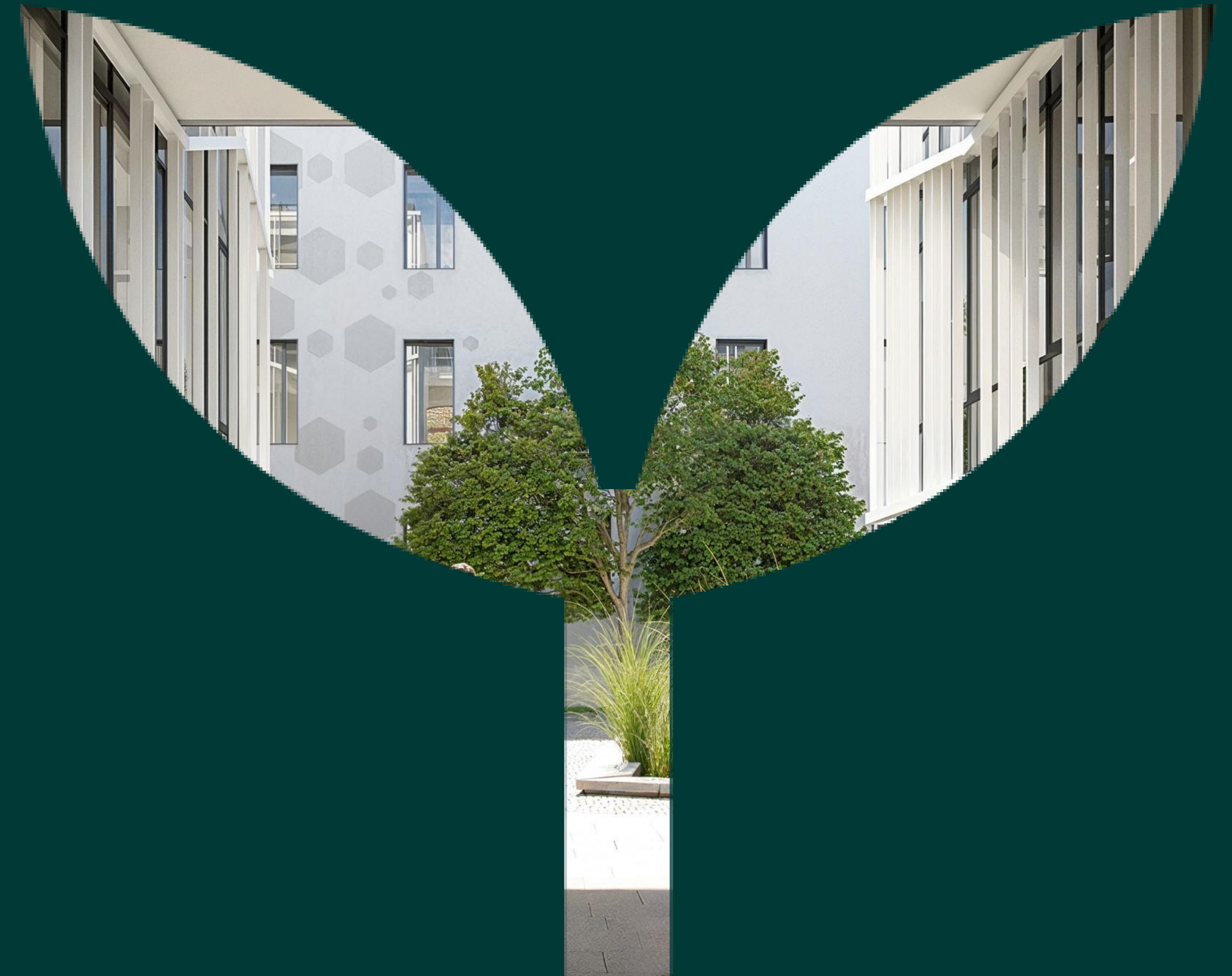


CERTIFICATIONS



The TILIA office building, developed by the KÉSZ Group in Szeged, received both the **BREEAM Excellent Design Stage certification** and the **WELL Platinum pre-certification** in 2024.

These accolades confirm that our building excels in both environmental and people-centered aspects, fully meeting sustainability standards.



ZERO CARBON AWARD



The TILIA project won the **HuGBC Zero Carbon Award** in the renovation category. This recognition marks a significant milestone in our journey toward sustainability.

We explored two scenarios: complete demolition and reconstruction versus preserving the structural framework.

The latter approach resulted in a nearly 9% lower carbon footprint for the TILIA project, demonstrating that preserving existing architectural values is not only environmentally conscious but also cost-effective.



OFFICE BUILDING OF THE YEAR 2025



TILIA won the "Office Building of the Year 2025" award at the Office of the Year competition, becoming the first office development outside the capital to receive recognition in the history of the competition.



**OFFICE BUILDING
OF THE YEAR 2025**
WINNER



ALUTA EXCELLENCE AWARD 2026



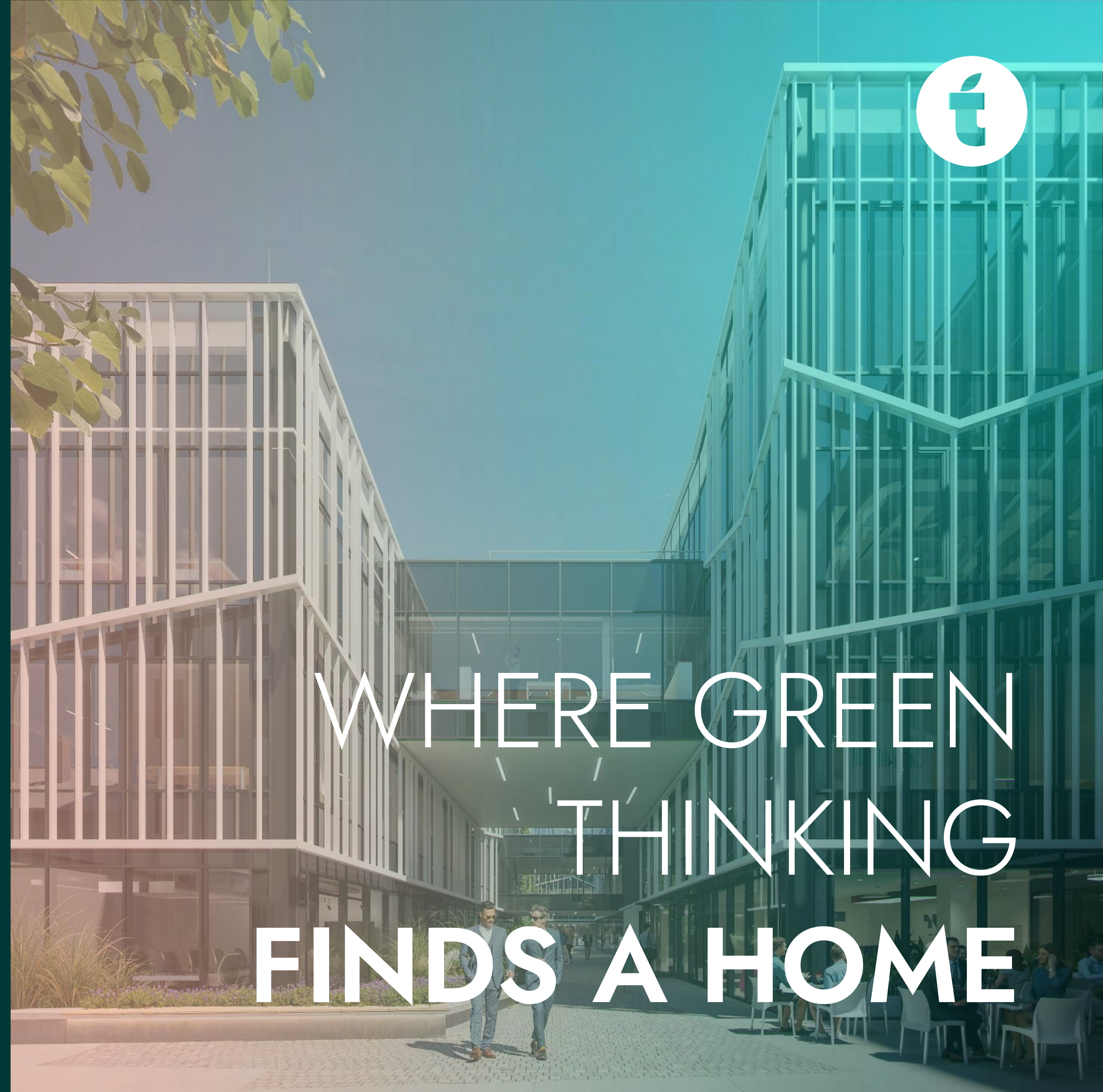
KÉSZ Metaltech Kft. won the ALUTA Excellence Award in the large-scale project category for the construction of the facades of the TILIA Office Building in Szeged. The award recognizes outstanding engineering and construction performance in the field of aluminum and glass facade structures and is considered one of the most prestigious domestic honors in the industry.





WHERE TRADITION AND FUTURE CONVERGE



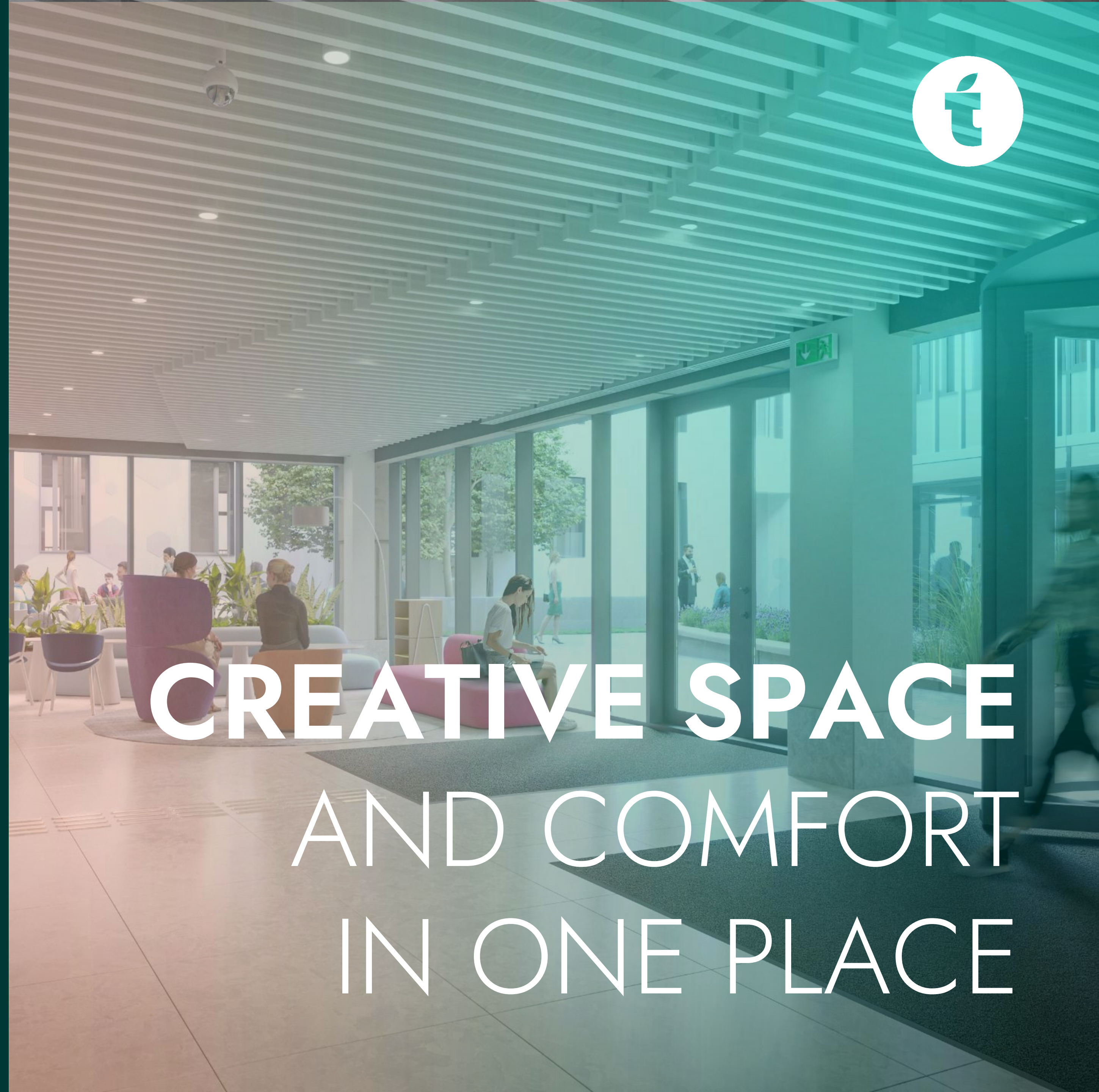


WHERE GREEN
THINKING
FINDS A HOME

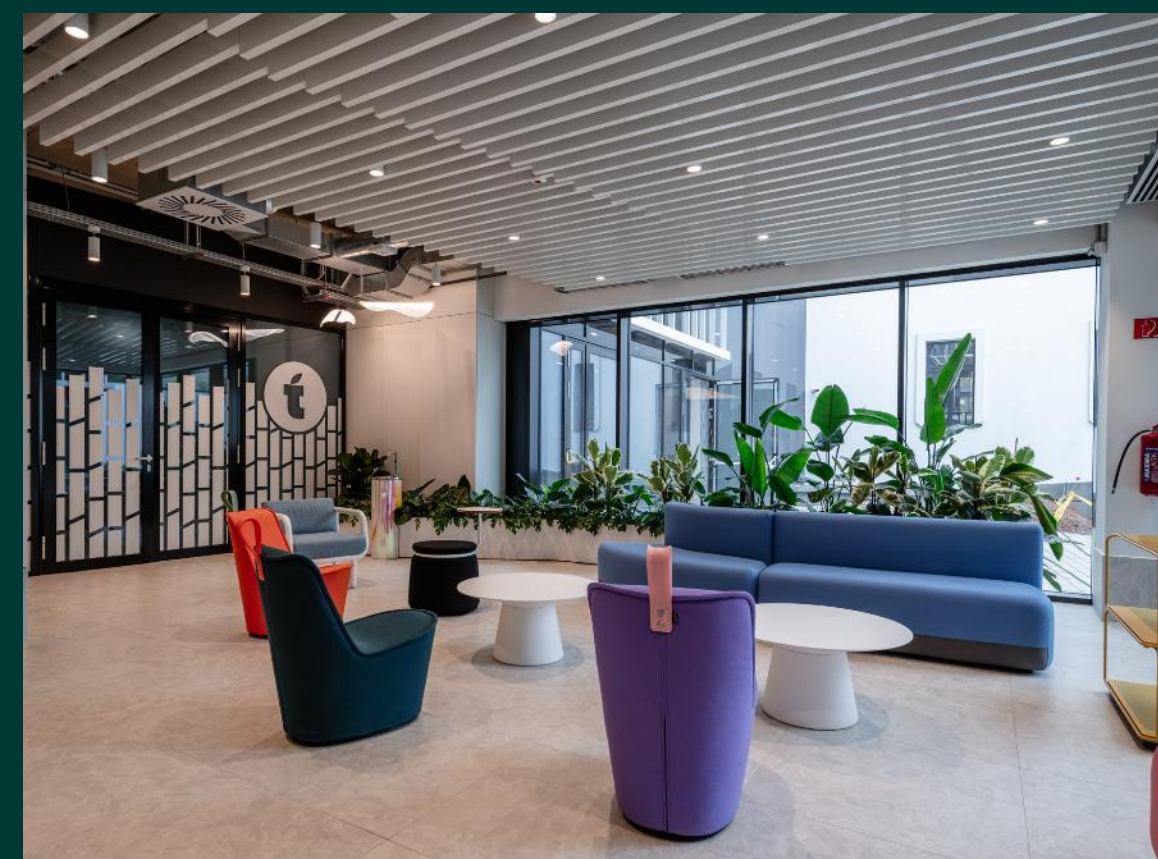
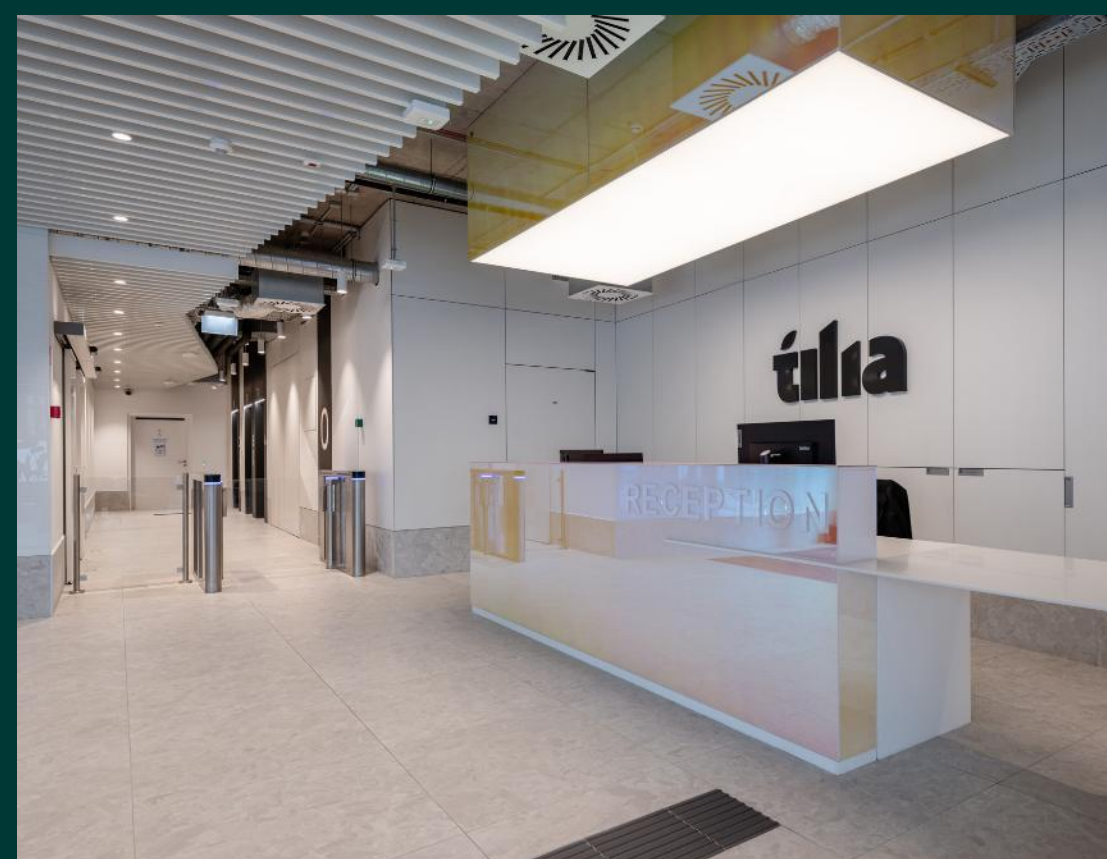


**EMPOWERING
YOUR BUSINESS
WITH THE RIGHT
SPACE TO WORK**





CREATIVE SPACE
AND COMFORT
IN ONE PLACE



FROM VISION
TO REALITY

WELL BEING & SUSTAINABILITY



**Bike
storage
combined
with shower
facilities**



**Electric car
chargers**



**Selective
waste
collection**



**Solar panel
& ground
source heat
pump system**



**LED lighting
energy
efficient
mechanical
& electrical
systems**



**We plant a
tree after
every
20
workstation**

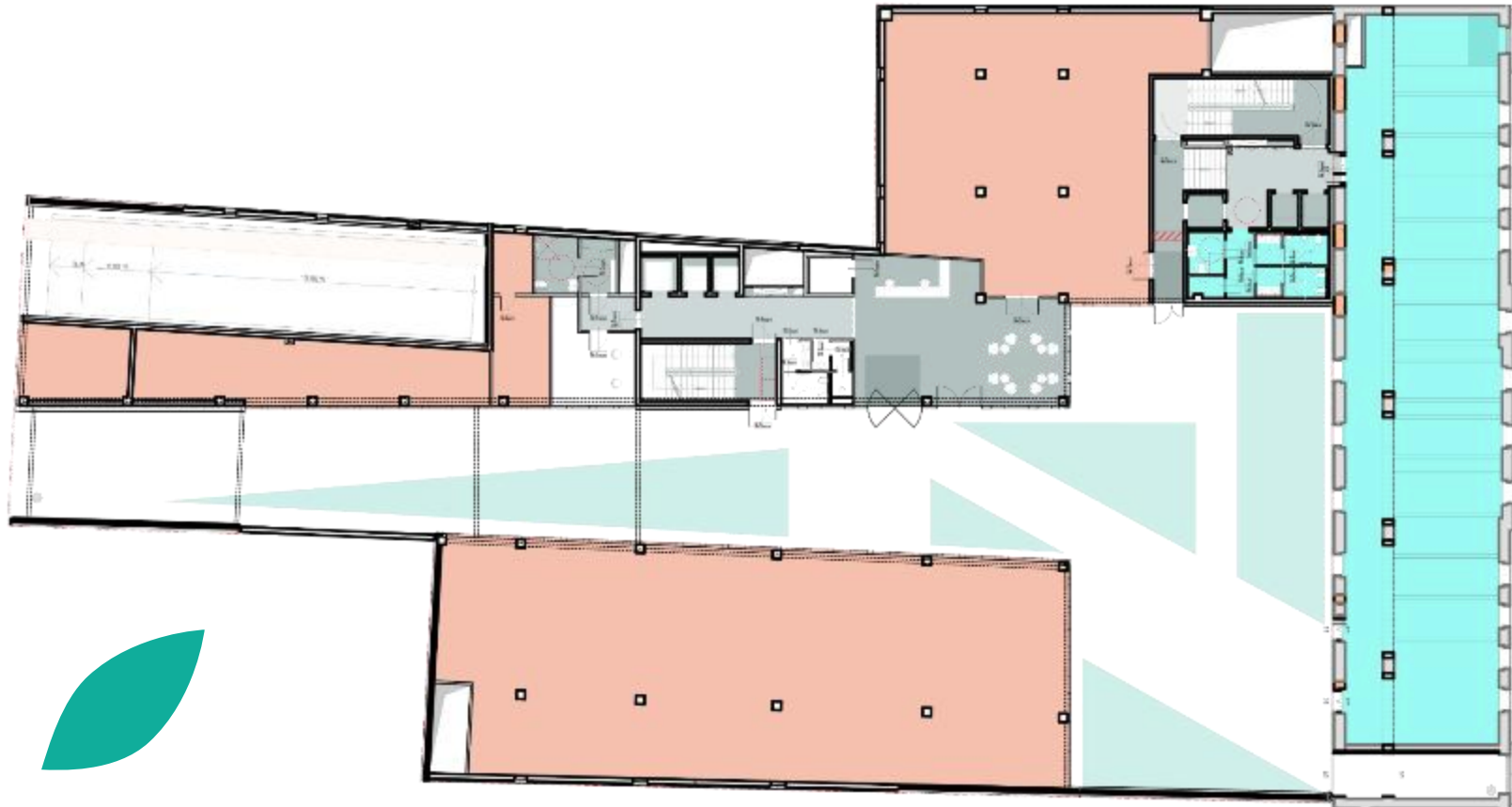


**Fully
accessible
and
barrier-free
building**

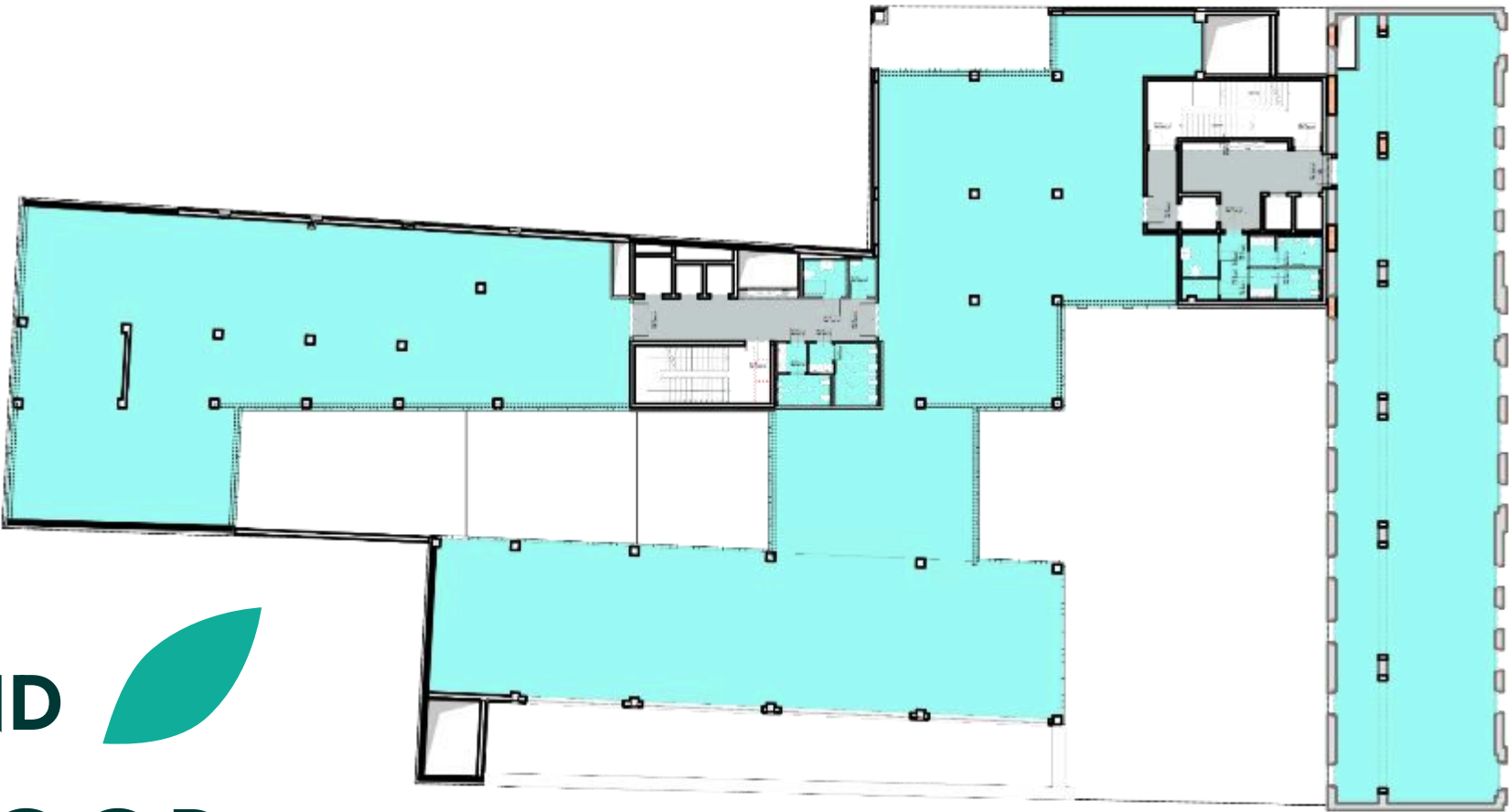


FLOORPLANS

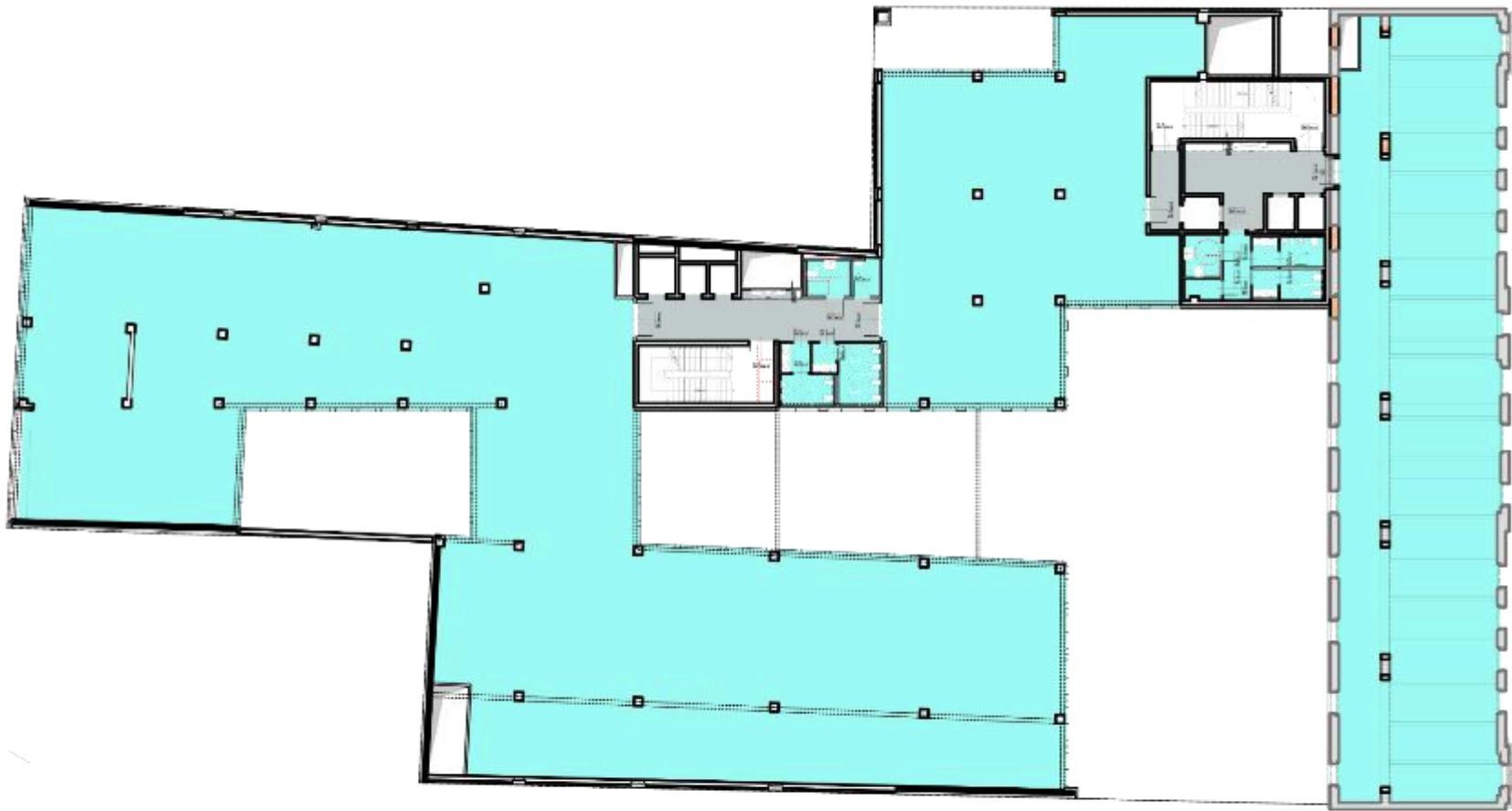
GROUND
FLOOR



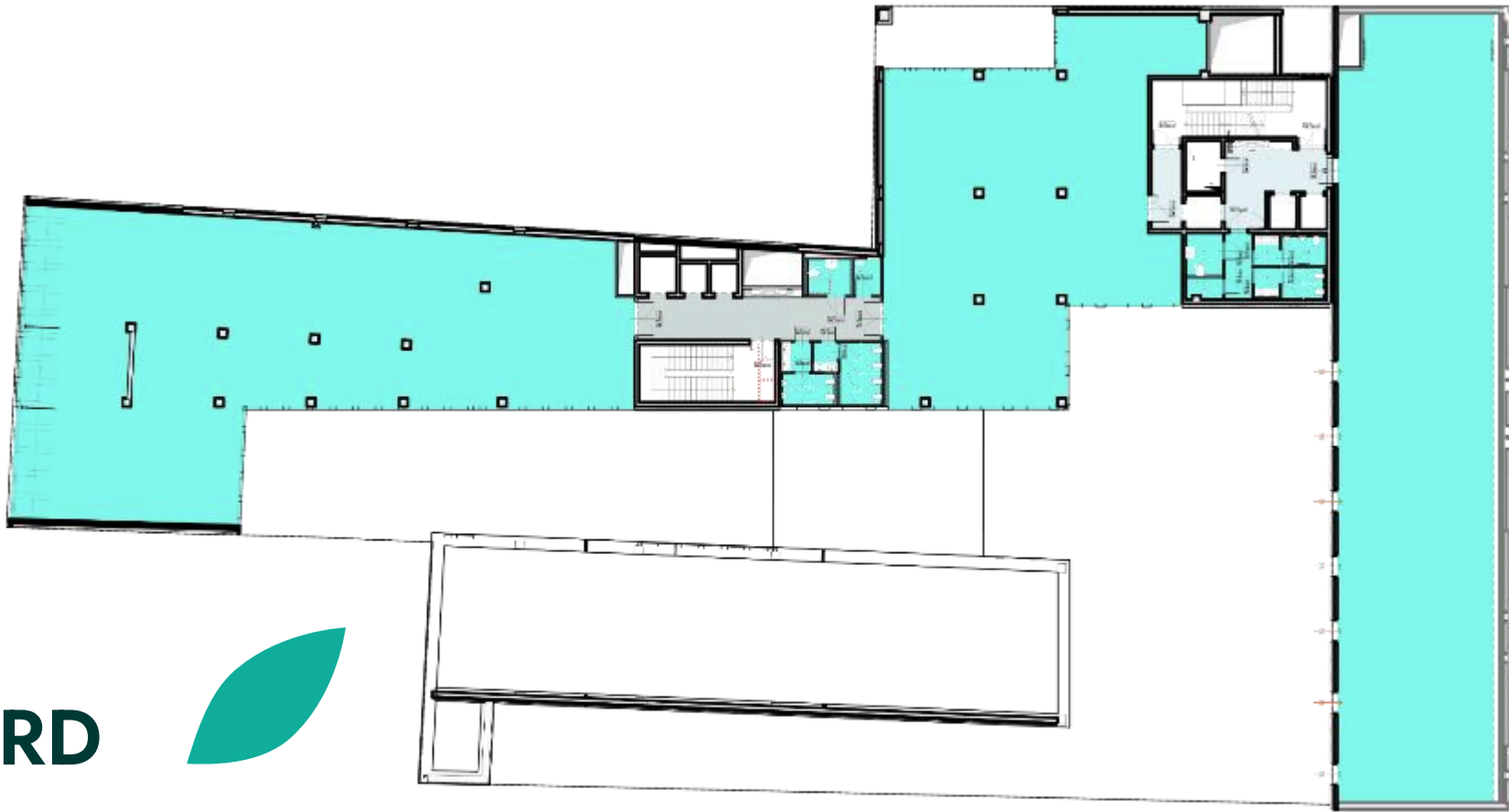
2ND
FLOOR



1ST
FLOOR



3RD
FLOOR



KEY TAKEAWAYS



The most modern
& innovative
office building in
Szeged



The green passage
featuring a design
centered around
social interactions

We are supporting
your **ESG** targets.
Easy access
& excellent location



An ideal setting to
grow your team and
engage with the next
generation of
employees





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