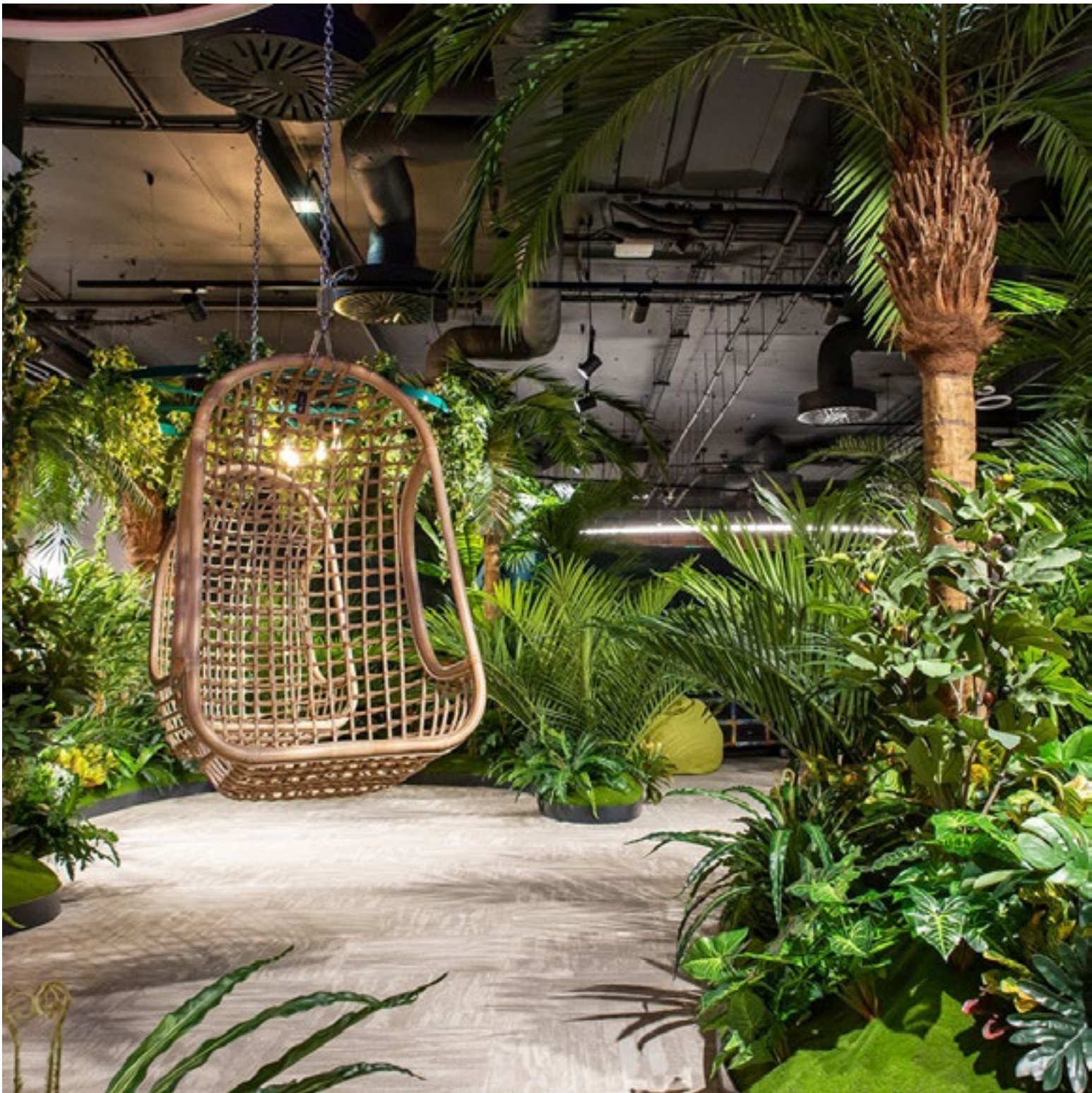




# Vastint Offices





Timpuri Noi Square, Bucharest, Romania

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# Our business

We are an international real estate organisation with roughly 35 years of experience. The goal of Vastint is to create long-term value through property investments.

The cornerstones of our operations are development of commercial and residential real estate for further active management.

Development activities include land acquisition, master planning, design, construction, leasing and sales.

As of year 2020, Vastint’s activities further expanded with the division Hotel Co 51. This division operates many of the hotel properties within the Vastint portfolio.

Vastint is active in many countries across Europe.

Offices Homes Hotels Other

AMSTERDAM - Vastint division main offices

- Countries where Vastint is active



# Our foundation

We have a long-term perspective on our business and we recognise a responsibility not only towards our co-workers and customers, but also towards suppliers, business partners and the community as a whole. We know that long-term thinking, responsible business and profitability go hand in hand.

Vastint was established in 1989, but the foundation was laid in Sweden. Even though our activities have no connection to the IKEA related operations, we share a common heritage. Handed down to us from our owners, it extends our responsibilities beyond our own operations.

The shared heritage and values reflect the entrepreneurial spirit of the late Ingvar Kamprad. Vastint seeks to contribute to his vision. We do this by developing and maintaining comfortable and sustainable business, leisure and residential environments for the local communities, in our markets.





# Key figures



1,266,000 m<sup>2</sup>

rentable area



275,000 m<sup>2</sup>

under construction



1,977,000 m<sup>2</sup>

planned projects



52

office buildings



~2,800,000 m<sup>2</sup>

landbank



€ 343 M

investments



€ 187 M

total revenues  
(including sales)



42

hotels



€ 3.2 BN

NBV



€ 3.6 BN

GBV



166

employees



543

rental apartments



€ 5.0 BN

market value

## The proof is in our projects

Our purpose is to create long-term value through our property investments. A principle which gives us a different perspective to many other developers. It implies, among other things, that we always offer the same high quality, regardless of whether we sell or rent.

We work with tenants and residents to curate neighbourhoods over time and take meticulous care over every decision, big and small.

In doing so, we hope to create successful, sustainable neighbourhoods that people will love living in for generations to come.

Here are some of our most recent projects, all of which show our ethos in action. All of which have won awards and certifications for sustainability, regeneration, architecture and innovation.





Business Garden Riga, Latvia



Sugar House Island, London, UK



Atlas Arena Amsterdam, The Netherlands

Vastint Offices are more than a place to have a desk. We offer high quality, comfortable and sustainable office space on well-connected locations, with welcoming interiors and a wide range of facilities and amenities surrounded by greenery.

Places to come to for a change of scene, to create and collaborate. In other words, a place people look forward to going to.



Business Garden Vilnius, Lithuania



# Vastint quality

An office is a company's home and Vastint quality means it's built to last. All our new developments meet the highest technical standards.

Vastint Offices are fitted out beyond market standards using sustainable, attractive and durable materials.

Applying decades of expertise, in-depth research and designing beyond regulatory requirements means we can be confident our fit-out will meet our tenants' needs. Now and for the future.



Business Garden Riga, Latvia





Kielecka 2, Gdynia, Poland

# Design guidelines

Every office is different, but our world-class technical standards apply to every newly designed office building:

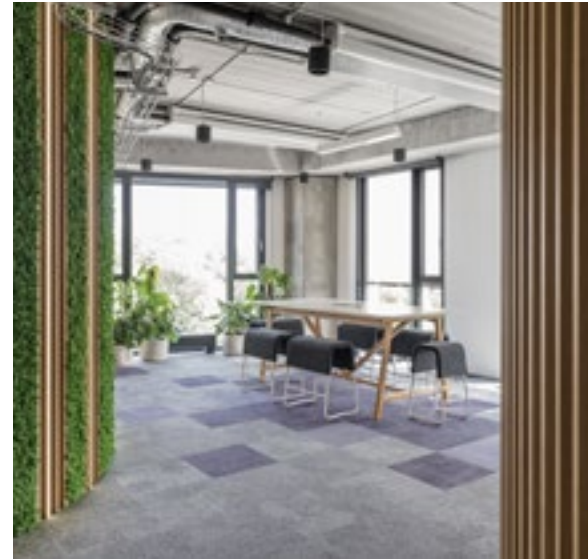
- ▶ three-metre floor-to-ceiling heights for light and spaciousness
- ▶ column-free spacious floors offer total flexibility to design office space
- ▶ large openable windows and efficient ventilation give fresh air and maximise daylight
- ▶ above-regulation fire, health and safety features for peace of mind
- ▶ LEED, BREEAM and WELL standards for efficient use of energy, cooling, water and waste and general well-being
  - ▶ attractive common areas to create a welcoming environment





Waterloo Office Park, Belgium

Our new-built office space is like a blank canvas. Column-free, spacious floors offer total flexibility for our tenants to design their office around their people and business.



Business Garden Warsaw, Poland



HHW51, Amsterdam, The Netherlands



Business Garden Wroclaw, Poland

Some of our professional service tenants, such as lawyers and accountants, prefer a more traditional layout with private offices.

Others are embracing hybrid working and want collaborative, open plan offices where their employees can co-work and hot desk.



Business Garden Vilnius, Lithuania





Many tenants bring their own quirky, playful design ideas for more imaginative spaces. No idea is too much.





Sugar House Island, London, UK

Spacious elevators, large well-lit parking areas and custom-made facilities unique to every location.

Well-designed wash and toilet facilities allow tenants to add their layer of brand identity.

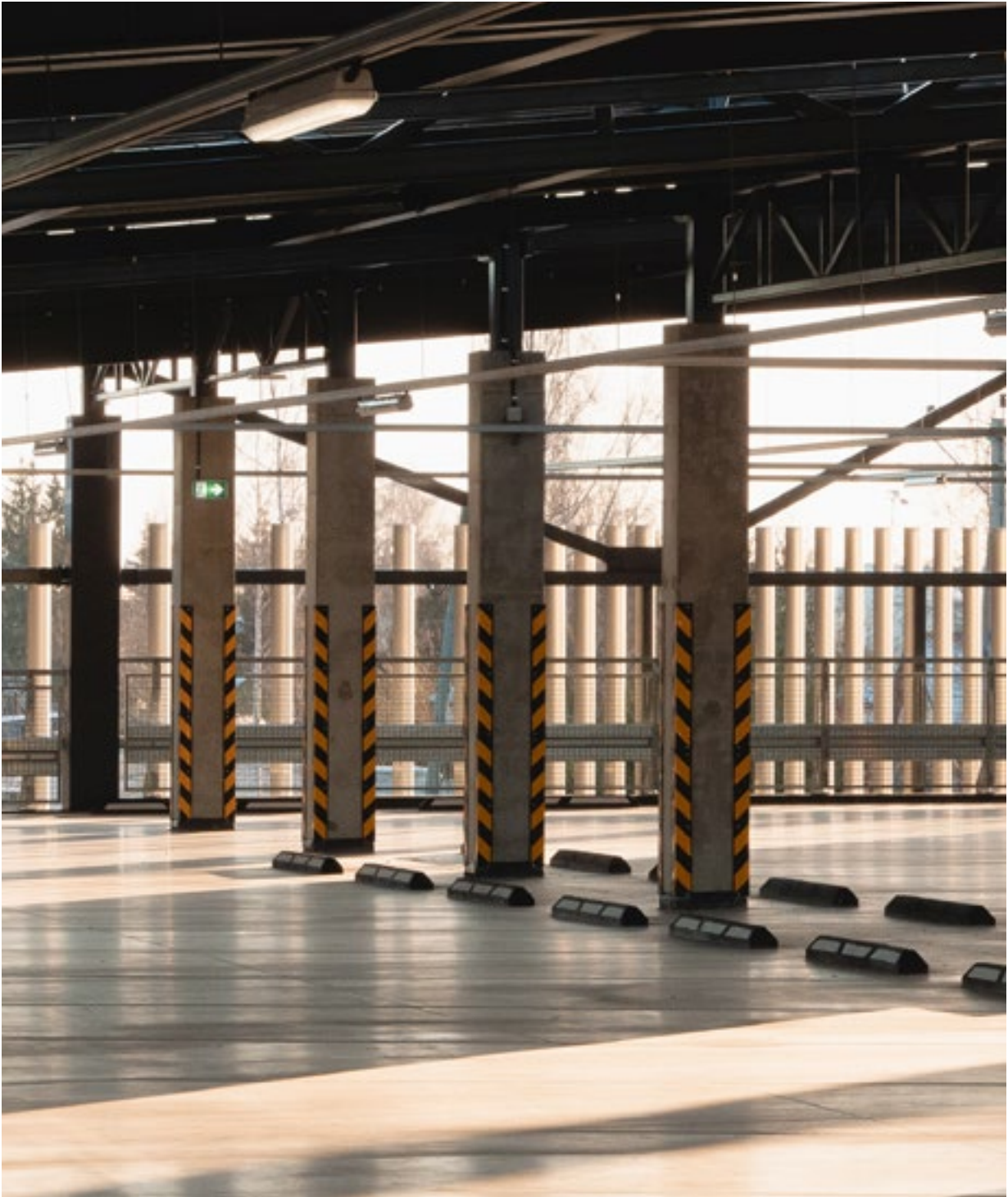
Facilities and floor plates are well thought out in the design phase and offer the possibility of fit-out adaptation for specific tenant requirements such as addition toilets, wash areas and showers.



Colonies Square, Brussels, Belgium



Business Garden Vilnius, Lithuania



Business Garden Riga, Latvia





Business Garden Riga, Latvia

# Sustainable by design

As of 2022 we own five of the top 10 LEED-certified buildings in Europe, and we work hard to maintain this position. We have built some of the first sustainable buildings in some of the countries we operate in.

For many years, we have been building to the highest internationally recognised sustainable construction certifications, including LEED, BREEAM and WELL. So far, we have received over 100 environmental certifications.

The foundation is to always design and construct a well-insulated envelope with efficient mechanical systems for heating, cooling and ventilation. Wherever possible, we try to generate our own energy with solar panels and other technologies.

Also, over 80 of our buildings were reviewed by two insurance companies from a risk prevention perspective. Ten different risk areas in each building were evaluated in a systematic and independent way and a Loss Prevention Report was drawn up for each building. The points raised are taken into consideration in the future Property Management activities.





Business Garden Vilnius, Lithuania: Highest LEED score in the Baltics



Business Garden Bucharest, Romania: Highest LEED score in EU and third in the world



Business Garden Riga, Latvia: First Latvian building with LEED Platinum certification

From recycling points to green energy generation and our use of eco-friendly cleaning products, we take our environmental responsibilities seriously. And that means a tenant can be confident their business is also playing a part.



Business Garden Poznan, Poland: in top 3 LEED-certified office buildings in Poland





Business Garden Warsaw, Poland



Business Garden Warsaw, Poland

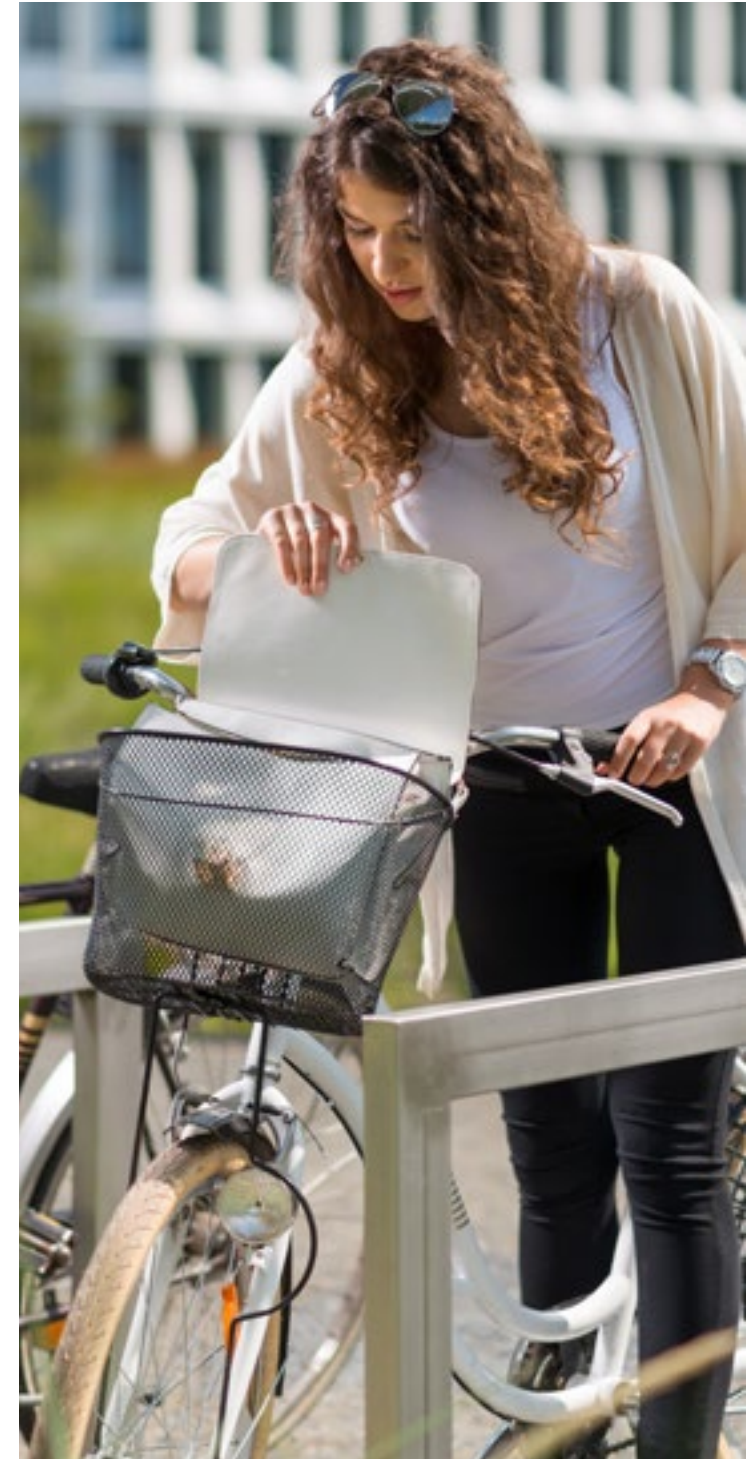
Beehives and insect houses. Green roofs and free bikes. Energy efficiency and natural materials. All these initiatives make Vastint Offices more eco-friendly too.



Business Garden Vilnius, Lithuania



Business Garden Warsaw, Poland



Business Garden Warsaw, Poland





Atlas ArenA Amsterdam, The Netherlands

# Well-connected Locations

A business needs to be easily accessible – for employees, for customers, for suppliers. We carefully select sites in locations that make it easy for people to get to and get home at the end of a busy day.

By developing with road, rail, bus and cycle networks in mind, we also ensure that tenants’ office branding is on display to the greatest amount of people.



Easy access  
by car and bicycle.  
Premium locations  
with high footfall.



Timpuri Noi Square, Bucharest, Romania



Business Garden Wroclaw, Poland



Located at attractive and popular hotspots.



Waterfront, Gdynia, Poland





View of St. Michael and St. Gudula Cathedral from the Chancellerie office building in central Brussels





Timपुरi Noi Square, Bucharest, Romania

# You are welcome

Our unique lobby concept is where every warm welcome starts.

Our hospitality-lobby philosophy means that when employees or guests come through the door, they feel at home. We have designed colourful, warm and friendly lobbies with coffee machines, seating and smiling reception staff.

Instead of being used as purely transitional areas, our lobbies are designed as social, functional and welcoming spaces that encourage visitors and tenants to use and enjoy as an alternative to the confines of the office. These meeting spaces allow our tenants to extend their office space effortlessly.





Atlas Arena Amsterdam, The Netherlands



HHW51, Amsterdam, The Netherlands

Our tenants' privacy and security are vital. The ability to host meetings in the lobby space helps keep your offices quiet, private and secure, but not at the expense of a warm welcome.



Business Garden Bucharest, Romania





Business Garden Warsaw, Poland

Airy and light, calming colours and natural materials, eye-catching artwork and cosy meeting spaces; all designed for comfort.



HHW51, Amsterdam, The Netherlands



Business Garden Vilnius, Lithuania





Timpuri Noi Square, Bucharest, Romania

Shared meeting spaces allow people to collaborate in comfort.



HHW51, Amsterdam, The Netherlands



Booth-style lounges provide a great place for casual meetings.



Business Garden Bucharest, Romania





Business Garden Warsaw, Poland



Business Garden Vilnius, Lithuania



Business Garden Vilnius, Lithuania

Unique, cosy spaces: from casual corners to quiet meeting spots and co-working, every new office comes with beautiful communal spaces.



Sugar House Island, London, UK





Business Garden Riga, Latvia

# The Lounge by Vastint

Vastint Business Lounges are an emerging international network of imaginative, flexible workspaces designed to foster a professional community.

Unlike co-working spaces, where many individuals and companies pass through, our lounges are exclusively accessible to our tenants and their visitors.

Lounge members receive unlimited access to beautiful meeting and event spaces in their own on-site lounge and across key European business destinations.





Business Garden Riga, Latvia

Equipped with high-speed internet and concierge services, Vastint Lounges allow our tenants to elevate and extend their workspaces with ease.



Business Garden Riga, Latvia



Business Garden Vilnius, Lithuania



Employees and guests feel comfortable and inspired while working and meeting.



Business Garden Vilnius, Lithuania





Business Garden Riga, Latvia



Business Garden Vilnius, Lithuania



Business Garden Riga, Latvia

High windows that flood rooms with light, comfortable furniture and natural touches make for calm, inspiring spaces.



Business Garden Vilnius, Lithuania



# Ultra- convenient facilities and amenities

Whether it is on-site childcare, food halls, banks, parcel pick up and drop off, pharmacies, car washing, laundries, gyms or a school – convenience is at the heart of our office concept.

Both inside and outside, we design facilities and amenities that fill missing gaps in the local area and make employees' work and lives easier.



Business Garden Riga, Latvia





Business Garden Vilnius, Lithuania



Atlas Arena Amsterdam, The Netherlands



Atlas Arena Amsterdam, The Netherlands

From gyms and coffee corners to childcare and colourful food halls – we introduce unique facilities.



Timpuri Noi Square, Bucharest, Romania



Vastint offices foster community, fresh ideas and work-life balance.



HHW51, Amsterdam, The Netherlands





Business Garden Bucharest, Romania



Business Garden Vilnius, Lithuania



Atlas ArenA Amsterdam, The Netherlands



School 360, Sugar House Island, London, UK



# Surrounded by greenery

When we are in touch with nature, we are more creative, relaxed and happier.

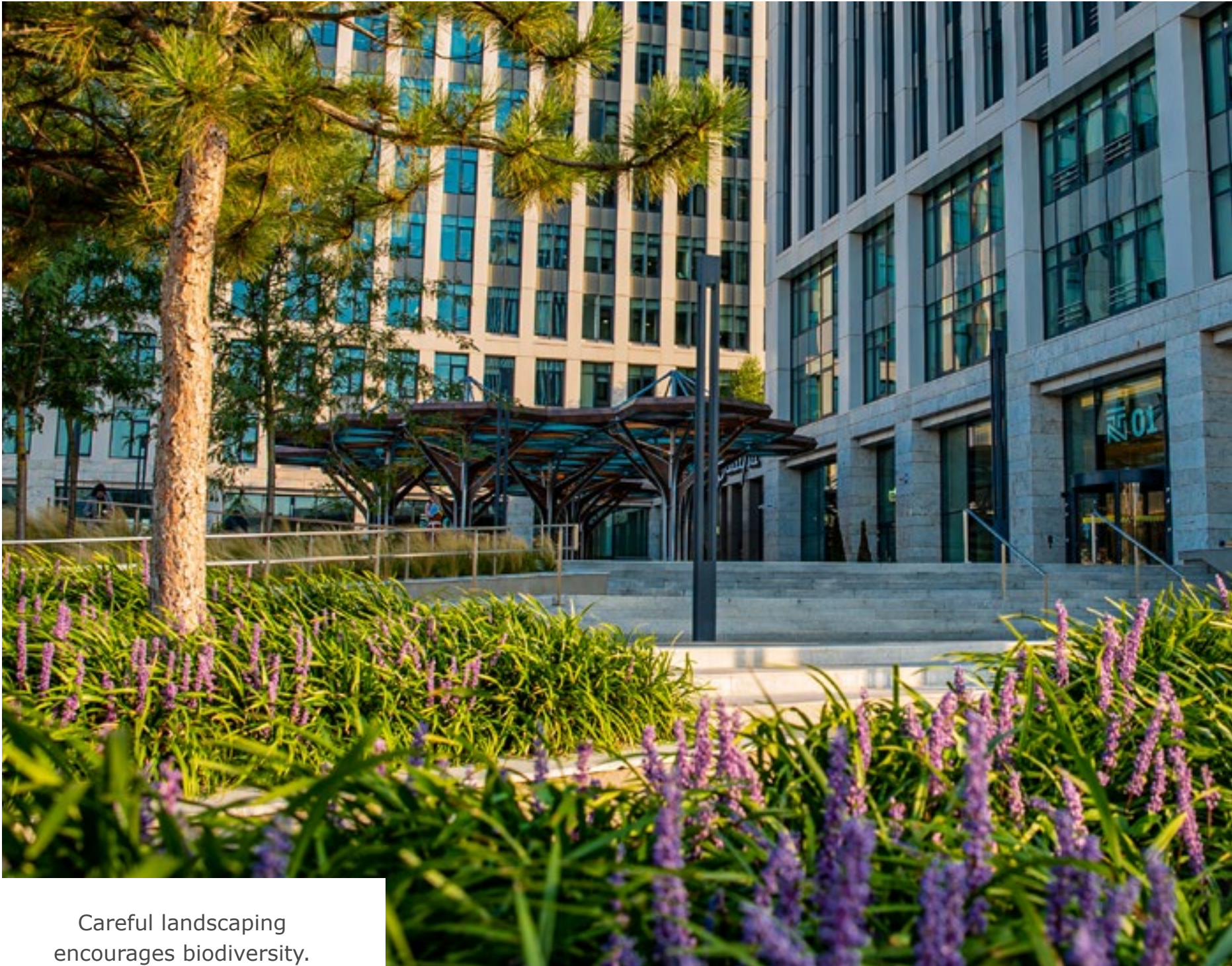
Mature trees, thousands of native plants and flowers, lush green lawns, birds and bees are a signature feature of a Vastint office complex.

From garden meeting spots – some complete with power outlets and Wi-Fi – to ponds and rivers or sports facilities in the sunshine, these spaces enhance office life.



Atlas ArenA Amsterdam, The Netherlands





Careful landscaping encourages biodiversity.

Timpuri Noi Square, Bucharest, Romania



Business Garden Warsaw, Poland

Meetings, interviews and social catch-ups, all in the fresh air.



Business Garden Warsaw, Poland





Business Garden Vilnius, Lithuania



Atlas ArenA Amsterdam, The Netherlands

Ample possibilities to do sports, relax and socialise. Build teams, culture, trust and friendship – with natural opportunities for connection.



Atlas ArenA Amsterdam, The Netherlands





Quiet spaces for focus and social spaces for fun.





Atlas ArenA Amsterdam, The Netherlands

# Hospitality creates community

Think of our hospitality programs as heading to a lively neighbourhood where you know there is always something happening. From laser tag to food truck festivals, inspiring talks and music nights, we put on social events that make the commute worth it.

It is all about creating natural opportunities for people to gather, connect and enjoy themselves.





Atlas Arena Amsterdam, The Netherlands



Timperi Noi Square, Bucharest, Romania



Homegrown events create a sense of fun, togetherness and community.

Business Garden Riga, Latvia





Atlas Arena Amsterdam, The Netherlands





Business Garden Warsaw, Poland



Timpuri Noi Square, Bucharest, Romania

From giant chess and kids parades, to places for relaxation in the nature – office campuses should be anything but boring.



Business Garden Poznan, Poland



# Owned, managed and nurtured

As we manage our offices for the long term, our tenants are well looked after.

Our friendly and responsive managers run every office efficiently and resolve issues fast. They will listen to ideas and act on feedback.

We are also making it super easy to stay in touch and access services through technical innovations.







Business Garden Warsaw, Poland

# More than just buildings

We don't just develop buildings. Our goal is to create communities while caring for the environment and adding value to cities.

Workplaces that people love being a part of. Workplaces that make life easier.



# The story continues

These were just a few of our most recent projects.  
Please visit our website **vastint.eu** for more projects,  
more information and to get into contact with us.



# VASTINT

**vastint.eu**

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