



HUNGARY

# GREEN BUILDING CERTIFICATION

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2019 FULL YEAR



# GREEN BUILDING CERTIFICATION 2019



At the end of 2019, more than 100 green certified **office buildings** or fit-out were registered in the Budapest office market. More than half of the above buildings (56) achieved green certification to existing building and the other half of the green certified buildings can be distributed between certification awarded to new developments (28) and to fit-out (18).

40% of the total modern office stock in Budapest is green certified with a total area of 1 500 000 sq m. Considering the volume of office buildings, the ratio seems to be less favorable, because only 20% of the office buildings has green certification. Furthermore, in case of new developments, this ratio accounts only for 4%.

In terms of the ratio of green certified office buildings, we expect a significant increase considering that all the 23 office buildings being in the pipeline - with a total area of 580 000 sq m – have the ambition to acquire one of the green certification categories.

In the category of green certifications awarded to existing buildings, the British „BREEAM In-Use” is the most popular among developers after completed 44 certifications out of 56 in this register system. In case of green certifications awarded to new developments, the US-backgrounded „LEED for New Construction” leads this category with 15 certified office buildings, followed by „BREEAM” with 11 office buildings and „DGNB” with 2 office buildings. Among the office buildings being under construction, the preference was the following: „BREEAM” (13 office buildings), „LEED” (11 office buildings), „LEED + BREEAM” (1 office building) and „DGNB” (1 office building).

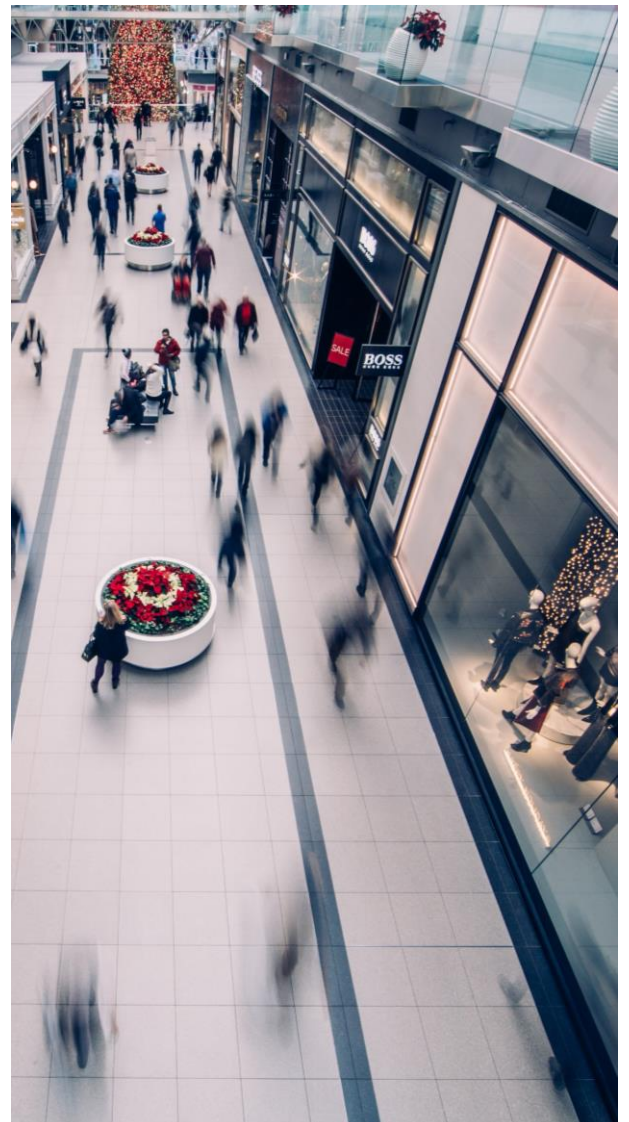
Considering the environmental awareness and the effort towards becoming a green building, the office building of Ericsson is outstanding in Hungary. The building achieved green certification as a new development and after its completion, it gained also the „LEED Gold” green certification as an operating building, proving its environmental sustainability in the field of planning phase, the construction period and during its operation as well.

In the certification system the „WELL Building Standard” was launched as a new option for developers which become popular quickly and gives priority to the well-being of the employees. During a building certification process, this feature can be required as a complementary element of the „LEED” or „BREEAM” certification. Although, the „WELL Building Standard” certification process can be completed on a stand-alone basis. The certification process can be provided at Shell&Core stage and also to fit-out. Currently, there are 14 ongoing „WELL” projects in Hungary, out of which 4 projects acquired the pre-certification. Skanska, Futureal and HB Reavis are the developers, who already took into consideration the criteria system of „WELL Building Standard” during their office developments so far.

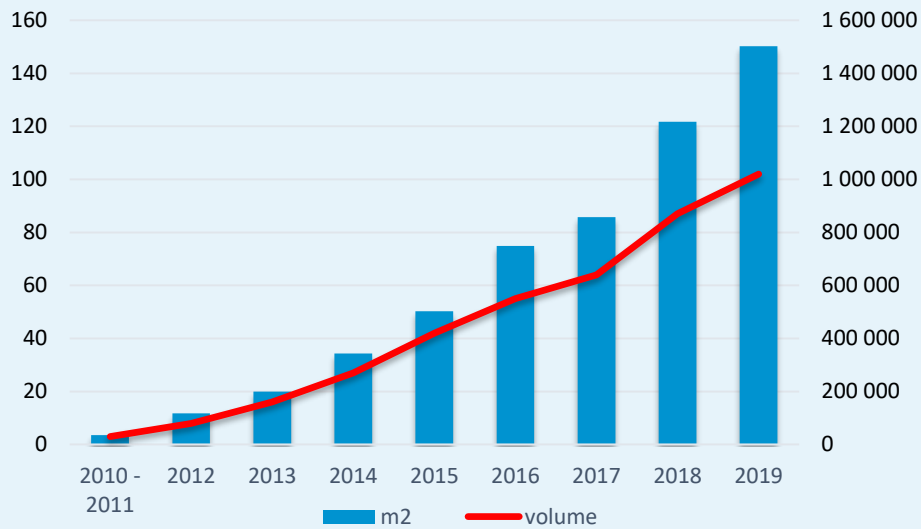
# GREEN BUILDING CERTIFICATION 2019

In the previous years, the volume of green certified **industrial and logistics** buildings increased and currently 21 green certified industrial buildings are registered in Budapest including 306,000 sq m space. Approximately, half of the buildings achieved green certification to new developments and the other half of the volume gained certification to existing building.

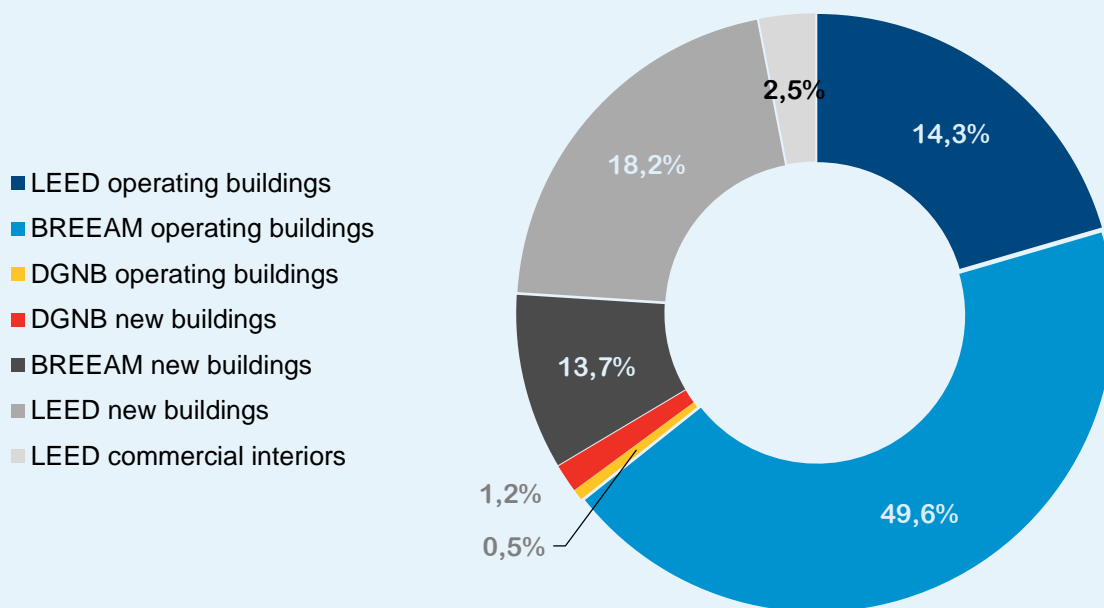
In case of **retail** properties, the existence of green certification did not play an important role so far, however we recorded 1 green certification awarded to new development and 8 green certifications awarded to existing retail building. Additionally, we are aware of 1 restaurant which gained LEED green certification. The lack of green certification among retail properties can be related to the lack of newly developed shopping centres. Although, we have to mention that the only one shopping center being under active construction in Budapest is already under green certification process.



**FIGURE 1:  
GREEN CERTIFIED OFFICE BUILDINGS  
AND FIT-OUT IN BUDAPEST (2010-2019)**



**FIGURE 2:  
THE PROPORTION OF GREEN CERTIFIED OFFICE BUILDINGS  
IN BUDAPEST**



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## DISCLAIMER

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