



# Sustainability Report

**VASTINT**



*Sustainability report*  
*2022*

# Our business


We are an international real estate organisation with over 30 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/Future

**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 to 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 1943 in Småland. 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.



# Sustainability:

*a natural part of our operations*

Within our operations a wide variety of matters involving sustainability are dealt with on a daily basis. For instance, societal concerns are taken into consideration when doing planning, the appropriate ways to remediate polluted sites are being assessed, buildings are being constructed using efficient solutions and supplies are chosen based on their long-term impact. All such activities can be said to fall under the different areas that are normally encompassed within the expressions Corporate Social Responsibility or Sustainability. Consequently, sustainability has been a natural part of our operations and everyday life for a long time.

We see sustainability as working towards positive long-term social, economical and environmental solutions and developments. We consider it to be a never ending job to continuously learn more and improve the ways of working with sustainability.

In this report, we would like to describe our overall Vastint Group sustainability activities within a few of our focus areas up until 1 January 2023:

- ▶ Performance of properties
- ▶ Safety of properties
- ▶ Business ethics
- ▶ Certification of properties



# Performance of properties

Throughout the Vastint markets, our Property Managers are working with reviewing the performance of existing buildings and recently completed projects in the portfolio. Working actively with measuring and improving the use of different media, utilities and services is positive both from the economic competitiveness of a building as well as reduces the environmental footprint of its use.

We recognize that our operations inevitably have an environmental impact and in an attempt to mitigate this impact further, we adopted the following statement in 2016 to steer our work regarding the purchase of electricity: "Vastint will purchase electricity from renewable sources (i.e. electricity with a so called green certificate) where there is such a possibility on the market and the potential costs are not unreasonable. We believe that this is a step in the right direction. However, we acknowledge that it should not be considered to be sufficient and we will continue working with improving the overall energy efficiency of our portfolio."

It differs by market whether Vastint as a landlord purchases all the electricity used in a building – both for the common areas and the individual leased premises – or if a tenant is responsible for the electricity being supplied to its premises. However, when Vastint purchases electricity, the statement above should be the guideline. As per 1 January 2023, contracts for the supply of electricity with a green certificate have been concluded on the following markets: Belgium, The Netherlands, Latvia, Lithuania, Poland, UK and Romania. As well as for the hotels operated by Hotel Co 51, where possible.

Vastint property managers are constantly monitoring the energy consumption of our buildings and trying to optimise both the building performance and the energy consumption.



# Safety of properties

It is important to ensure that all development projects and existing buildings are safe environments for workers as well as the occupants.

The construction activities in development projects are typically undertaken by the General Contractor in accordance with applicable laws and regulations. During the construction works, the Project Managers of Vastint are continuously controlling the overall performance of the General Contractor within a wide variety of areas. In certain markets it is also mandatory to have an independent safety coordinator appointed, who controls the adherence to the relevant legislation and recommended safety measures.

With regards to the existing portfolio, up until 1 January 2023, 73 buildings were reviewed by the insurance companies If P&C Insurance Ltd. and AXAXL from a risk prevention perspective. Ten different risk areas – for instance Natural Hazards, Management, Security, Construction and Human Element – in each building were evaluated in a systematic and independent way and a Loss Prevention Report was drawn up for each building. The Loss Prevention Reports highlighted well performing areas as well as recommendations for improvements. The points raised are taken into consideration in the future Property Management activities. Out of the 73 buildings reviewed, 4 older buildings received an overall Fair risk prevention score, 48 buildings got an overall Good risk prevention score, and 21 buildings got an overall Excellent risk prevention score.



# Business ethics

In order to ensure long-term successful operations it is essential to continuously work with business ethics in a pro-active and open manner.

The operations of Vastint should always be made within the frame of good business ethics. Corruption or illicit behaviour is never accepted as a way to do business, neither amongst our co-workers nor amongst suppliers and business partners.

In 2017 the board of Interogo Holding AG adopted the updated Interogo Holding Code of Conduct and Raising Concern Line materials. The updated materials have been implemented in Vastint as well.

Vastint aims to include the Interogo Holding Code of Conduct in all consultancy/services/supply/construction agreements. Vastint thereby seeks to ensure that the principles in the Interogo Holding Code of Conduct are adhered to, also by certain key stakeholders.

During 2022, Code of Conduct workshops with new co-workers were undertaken in order to spread knowledge about the Interogo Holding Code of Conduct and to encourage discussions.





# Certification of properties

The principle of ensuring that new buildings and refurbishments have a certain environmental standard has been adhered to within Vastint for many years.

The following statement has been adopted to steer our work regarding the certification of properties: "All new buildings and refurbishments shall have an environmental certification, preferably according to internationally recognised certification systems (LEED, BREEAM, WELL). Vastint strives to achieve LEED Gold alternatively BREEAM Excellent certification, or above, in all new developments."

Currently the main certification systems used within Vastint are BREEAM, LEED and WELL. The review and evaluation of an individual project is done during the entire construction process and certification is ultimately given when the construction works are finalised. However, pre-certification can also be applied for. This means that the project will be reviewed and evaluated on the plans and the anticipated certification level can be indicated.

In addition to the new constructions that are ongoing, there is also an evaluation and assessment of existing buildings in the portfolio with regards to obtaining in-use certifications. All of our buildings that haven't been rewarded with an environmental certification during the construction are assessed with an in-use certification scheme. In-use certification schemes are also used to evaluate and optimise the operations of our buildings.

On the following pages we have described the properties and projects that have been certified within certification systems up until 1 January 2023.



# Moxy Birmingham NEC

*Location:*  
Birmingham  
UK

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Gold

*Size:*  
7,700 m<sup>2</sup>

Moxy Birmingham NEC is located at the National Exhibition Centre (NEC) in Birmingham, immediately opposite the main entrance of the NEC conference centre.

Moxy Birmingham NEC offers 224 bedrooms optimised for the needs of business travellers. The hotel provides everything that is needed to be productive during a stay; 'Plug and Meet' communal areas with writing walls and 56-inch televisions which are perfect for presenting, multiple meeting spaces, and the location – right by the conference centre. The hotel also comprises a fitness centre and a dry-cleaning service.

In December 2022 Moxy Birmingham NEC received LEED Gold certification.



# BC 2000

*Location:*  
Vilnius  
Lithuania

*Status:*  
Construction project  
finalised in 2000

*Certification:*  
BREEAM In-Use

*Size:*  
13,200 m<sup>2</sup>

BC 2000 provides 7 storeys of modern A class office space, a cosy shopping passage on the ground floor and a spacious 2-storey underground parking. Foreign embassies and consulates, well-known international and local enterprises have established their head offices here.

BC2000 has an excellent location in the historical and commercial part of Vilnius and is easily accessible by public transport, bike or car. It takes a 15 minute ride to reach Vilnius airport.

BC2000 achieved BREEAM In-Use Certification in December 2022 at the level Good for the Asset Performance.



## Moxy Brussels City Centre

*Location:*  
Brussels  
Belgium

*Status:*  
Construction project  
finalised in 2020

*Certification:*  
LEED Gold

*Size:*  
6,500 m<sup>2</sup>

Moxy Brussels City Centre is a stylish contemporary hotel that draws the corporate and diplomatic crowd. The 140-keys Moxy hotel is located in the city centre of Brussels, very close to the vibrant bars and restaurants of Rue Saint-Boniface as well as the retail areas of Toison d'Or and Avenue Louise. Further, the hotel is only a 10 minutes' walk from the European Parliament.

Moxy Brussels City Centre received LEED Gold certification in November 2022.



## Moxy Stuttgart Feuerbach

*Location:*  
Stuttgart  
Germany

*Status:*  
Construction project  
finalised in 2021

*Certification:*  
LEED Platinum

*Size:*  
7,300 m<sup>2</sup>

Moxy Stuttgart-Feuerbach is a modern, business-focused, and tech-enhanced hotel, providing a great base for visitors to take some rest after a day of work.

The 238-room hotel provides three meeting rooms and a fitness centre with a great view on the top floor of the hotel, overlooking the city.

In October 2022 Moxy Stuttgart Feuerbach received LEED Platinum certification.



## Moxy Sophia Antipolis

*Location:*  
Sophia Antipolis  
France

*Status:*  
Construction project  
finalised in 2021

*Certification:*  
LEED Gold

*Size:*  
6,000 m<sup>2</sup>

Moxy Sophia Antipolis is located in the midst of the French “Silicon Valley” and forests, 9 km from Antibes and its port, and 20 km from Nice and its famous Promenade des Anglais. The property is surrounded by corporate offices, university buildings and by the historic village of Biot.

The hotel is built on a 12,000 m<sup>2</sup> plot with a preserved existing natural area. It has 179 guest rooms, an outdoor pool with terrace and an outdoor bar. Moxy Sophia Antipolis is a light, cool, welcoming and modern hotel for all guests coming to the South of France.

Moxy Sophia Antipolis received LEED Gold certification in October 2022.



## Timpuri Noi Square

*Location:*  
Bucharest  
Romania

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Platinum  
WELL Health and Safety

*Size:*  
52,500 m<sup>2</sup>

Timpuri Noi provides a welcoming and healthy indoor working environment, by means of a silent air conditioning and ventilation system, thermal comfort control, 3-meter clear floor height and increased natural light provision. Furthermore, the project offers a dynamic and inviting plaza with restaurants, terraces, coffee shops, snack bars and retail amenities for recreation and fun. The entire development will amount to about 100,000 m<sup>2</sup> of modern, class A office and retail space as well as 50,000 m<sup>2</sup> of residential area.

All three buildings are LEED Platinum certified. Additionally, in October 2022 the complex received WELL Health and Safety certification, which highlights the impact of buildings on the health and well-being of occupants.

Third best  
LEED certified  
office building  
worldwide at  
issuance!



# Business Garden Bucharest

Location:  
Bucharest  
Romania

Status:  
Construction project  
finalised in 2019

Certification:  
LEED Platinum  
WELL Health and Safety

Size:  
43,400 m<sup>2</sup>

Business Garden Bucharest consists of three buildings of in total 43,400 m<sup>2</sup>. The offices provide an excellent indoor environment and an internal garden which is fitted with rainwater capture and management systems. The location allows easy access by train, subway, bus and car. Parking includes charging outlets for electrical cars, while cycle storage is complete with above ground and underground parking, showers and lockers.

All buildings received LEED Platinum certification in October 2019. Building A obtained the third highest LEED Core & Shell score worldwide and second place in Europe, followed closely by the buildings B & C. It is thereby the office project with the highest LEED score in CEE. In October 2022 the complex received WELL Health and Safety certification, which highlights the impact of buildings on the health and well-being of occupants.



# Moxy Milton Keynes

Location:  
Milton Keynes  
UK

Status:  
Construction project  
finalised in 2021

Certification:  
LEED Gold

Size:  
7,800 m<sup>2</sup>

The 210-room Moxy hotel is located in the centre of Milton Keynes, next to the Milton Keynes HUB, and offers good connections to the Milton Keynes train station and the main shopping centres. The boutique-style hotel is a fantastic base to the city.

In September 2022 Moxy Milton Keynes received LEED Gold certification.



## Moxy Utrecht

*Location:*  
Utrecht  
The Netherlands

*Status:*  
Construction project  
finalised in 2021

*Certification:*  
LEED Platinum

*Size:*  
5,100 m<sup>2</sup>

The 172-bedroom Moxy hotel in Utrecht is located at the new cultural and creative hotspot Rotsoord, at the waterfront of the canal Vaartsche Rijn and within walking distance of the historical centre. Moxy Utrecht is very easily accessible via the brand new railway station Utrecht Vaartsche Rijn.

Besides the 172 rooms, 9 of which are suitable for families and accessible to the disabled, Moxy Utrecht offers 100 seats on the large, sunny terrace at the water side. There is also a small meeting room that visitors and guests can use.

Moxy Utrecht received LEED Platinum certification in September 2022.



## Moxy Edinburgh Fountain Bridge

*Location:*  
Edinburgh  
UK

*Status:*  
Construction project  
finalised in 2021

*Certification:*  
LEED Gold

*Size:*  
8,500 m<sup>2</sup>

Moxy Edinburgh Fountain Bridge is centrally located on Freer Gait and offers 262 rooms. The rooftop bar serves cocktails and craft beer with stunning views of Edinburgh Castle alongside a cinema screen and outdoor terrace. Moxy Edinburgh Fountainbridge also boasts two high-tech meeting rooms and a 24-hour fitness centre.

Moxy Edinburgh Fountainbridge is part of the first phase of Vastint's New Fountainbridge project. Besides the hotel, Vastint delivered a landmark 5,500 m<sup>2</sup> office building. The redevelopment will create a lively and new mixed-use neighbourhood with 253 homes.

In September 2022 Moxy Edinburgh Fountain Bridge received LEED Gold certification.



## K2

*Location:*  
Gdynia  
Poland

*Status:*  
Construction project  
finalised in 2022

*Certification:*  
LEED Platinum

*Size:*  
11,400 m<sup>2</sup>

The K2 office building in Gdynia offers over 11,400 m<sup>2</sup> of class-A office space. It is among the most sustainable buildings in Poland and is distinguished by its high energy efficiency and efficient heating, cooling and ventilation systems.

The office building was designed with its long-term impact on the planet in mind, and provides working conditions characteristic for healthy and efficient buildings. The technical solutions used, not only ensure the aforementioned standard of office space, but also allow greater cost-effectiveness in terms of energy and water consumption, and air quality control. The building is friendly to cyclists, who will find a number of amenities.

The building received LEED Platinum certification in August 2022.



## Residence Inn / Moxy Essen City

*Location:*  
Essen  
Germany

*Status:*  
Construction project  
finalised in 2020

*Certification:*  
LEED Platinum

*Size:*  
10,700 m<sup>2</sup>

Located in the heart of Essen, the 176-bedroom Moxy hotel and 92-keys extended-stay hotel Residence Inn by Marriott are well-connected and easily accessible.

The dual branded building is located at Gildehofstrasse 10 in the city centre with its main shopping streets and facilities, and only 200 meters away from the main railway station Essen Hauptbahnhof.

In June 2022 Residence Inn and Moxy Essen City received LEED Platinum certification.

Highest  
scoring  
LEED building  
in Europe  
in 2022!



## Business Garden Vilnius

*Location:*  
Vilnius  
Lithuania

*Status:*  
Construction project  
finalised in 2021

*Certification:*  
LEED Platinum

*Size:*  
38,900 m<sup>2</sup>

Business Garden Vilnius is located on a territory of 6.2 Ha, next to a forest. During its first phase, two office buildings were built. The business park is equipped with basketball, football, volleyball, and beach tennis courts, sports and wellness centres, cycling and walking paths, community events and cooperation spaces, as well as the largest green spaces between business centres in Lithuania. Business Garden Vilnius also produces its own green energy – a solar power plant with a capacity of 199.8 kWp is installed on the roof of the business park. It is estimated that it will produce almost 190,000 kilowatt-hours of electricity per year and will save nearly 25 tonnes of CO<sub>2</sub>.

The office complex received LEED Platinum certification in January 2022 with 95 points. The highest LEED scores in Europe in 2022.



## Moxy Southampton

Moxy Southampton is located in the heart of the city, adjacent to the West of Harbour Parade, which lies at the South of the city and is close to the cruise harbour. The hotel provides easy access to nightlife, restaurants, entertainment and sports venues, as well as the nearby New Forest.

The building has a feature curved wall and has a ground floor plus six floors. Progressing along the building, the structure has raised in height with an additional seventh floor added onto the building.

In January 2022 Moxy Southampton received LEED Platinum certification.

*Location:*  
Southampton  
UK

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Platinum

*Size:*  
7,400 m<sup>2</sup>





## Moxy Paris CDG Airport

*Location:*  
Paris  
France

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Gold

*Size:*  
10,200 m<sup>2</sup>

Moxy Paris Charles de Gaulle Airport is located at Europe's second largest airport, in the new hotelier zone: Roissy-pôle Ouest. The 292-room hotel offers excellent connections, for example to the centre of Paris. The RER B and TGV are just a few steps away.

The contemporary, stylish, high-tech hotel also provides a fitness centre for health and high tech meeting rooms.

Moxy Paris Charles de Gaulle Airport received LEED Gold certification in January 2022.



## Moxy York

*Location:*  
York  
UK

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Platinum

*Size:*  
4,500 m<sup>2</sup>

The 118-room Moxy hotel on Peasholm Green is located next to the Hiscox office and the Black Swan pub within York's historical city center. Besides the stunning glass façade, the hotel also offers a vibrant lounge on the ground floor and a gym. Construction started December 2017 and the hotel opened in July 2019.

In October 2021 Moxy York received LEED Platinum certification.



## Moxy Edinburgh Airport

*Location:*  
Edinburgh  
UK

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Gold

*Size:*  
7,700 m<sup>2</sup>

Moxy Edinburgh Airport offers 230 comfortable rooms and is located at the Royal Highland Showground at the corner west of Eastfield Road and south of Fairview Road. The hotel is in walking distance of Edinburgh Airport but is also connected very well to the city of Edinburgh.

Moxy Edinburgh Airport received LEED Gold certification in August 2021.



## Moxy Copenhagen Sydhavnen

*Location:*  
Copenhagen  
Denmark

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Platinum

*Size:*  
7,400 m<sup>2</sup>

Moxy Copenhagen Sydhavnen offers 226 rooms and is located in the south of Copenhagen. Construction started in March 2018 and was already completed on the 1<sup>st</sup> of March 2019.

Moxy Copenhagen Sydhavnen received LEED Platinum certification in May 2021. It is only the second hotel in Denmark to be recognized by LEED.

Second hotel  
in Denmark  
to receive  
LEED  
certification!



## Moxy Glasgow Merchant City

*Location:*  
Glasgow  
UK

*Status:*  
Construction project  
finalised in 2018

*Certification:*  
LEED Platinum

*Size:*  
6,400 m<sup>2</sup>

Moxy Merchant City offers 181 comfortable rooms and is located in the city centre of Glasgow, at the junction of High Street and Duke Street. It is situated close to the Emirates Arena and has all Glasgow's must-see places within walking distance. The hotel opened in November 2018.

Moxy Glasgow Merchant City received LEED Platinum certification in April 2021.



## Havannah House

*Location:*  
Glasgow  
UK

*Status:*  
Construction project  
finalised in 2018

*Certification:*  
LEED Gold

*Size:*  
14,800 m<sup>2</sup>

This luxury yet affordable student accommodation project opened in September 2018 and is located in Glasgow Collegelands on Havannah Street. It offers over 458 student rooms, comprises a spacious lounge on the ground floor and has two attractive landscaped courtyards. It offers a variety of en-suite rooms with shared kitchens and studio rooms all supplemented by generous study and relaxation areas, gardens, gym, a cinema room and an on-site laundry. Situated within walking distance of Strathclyde University, the lively Merchant City and excellent transport links it could not be in a more prime location.

Havannah House received LEED Gold certification in January 2021.

First housing estate awarded LEED certificate in Poland!



## Riverview

*Location:*  
Gdansk  
Poland

*Status:*  
Construction project  
finalised in 2020  
Under sale

*Certification:*  
LEED Gold

*Size:*  
19,200 m<sup>2</sup>

Riverview is a complex of seven residential and multifunctional buildings, located in the historical centre of Gdansk. The complex consists of in total 230 apartments, which range from cosy studios to impressive penthouses, from single-level apartments to duplexes. Most apartments have a terrace or balcony, some have a private garden. Riverview is developed in compliance with the concept of "green" construction and distinguished by a high standard, as well as carefully designed landscape architecture. The inner courtyard is designed as a garden with lots of greenery. The project was honoured with several awards, such as 'Best sustainable Multifamily Residential Development'.

In November 2020 Riverview received LEED Gold certification. It is the first residential development in Poland to achieve a LEED certification.



## Moxy Milan Linate Airport

The 200-rooms Moxy hotel at Milan Linate Airport is located in walking distance to the airport and benefits from excellent accessibility via public transport. In close vicinity of the Moxy hotel a brand new metro station was recently completed.

In June 2020 Moxy Milan Linate received LEED Gold certification.

*Location:*  
Milan  
Italy

*Status:*  
Construction project  
finalised in 2018

*Certification:*  
LEED Gold

*Size:*  
7,000 m<sup>2</sup>



## Business Garden Wroclaw

*Location:*  
Wroclaw  
Poland

*Status:*  
Construction project  
finalised in 2019  
Phase I divested in 2019

*Certification:*  
LEED Platinum

*Size:*  
117,400 m<sup>2</sup>

The project is located between Wroclaw city centre and the airport with good public transport connections. Construction of the first phase, featuring three buildings of 38,400 m<sup>2</sup> in total, was completed in 2017. Construction of the six buildings in phase II and III (respectively 42,000 m<sup>2</sup> and 37,000 m<sup>2</sup>) was completed in 2019. The buildings are characterised by high quality materials and technologies reducing the consumption of natural resources, such as energy-saving solutions, air quality control and access to daylight. An internal garden with a centrally located restaurant and other amenities within the complex enhance the appeal of the project.

Business Garden Wroclaw phase I received LEED Platinum certification in March 2017. In May 2020 it received LEED Platinum certificates for all six buildings of phase II and III.



## Moxy Oslo X

*Location:*  
Oslo  
Norway

*Status:*  
Construction project  
finalised in 2017

*Certification:*  
LEED Gold

*Size:*  
14,100 m<sup>2</sup>

Moxy Oslo X is located between Oslo Gardermoen International Airport and the centre of Oslo. It is part of a large conference and exhibition centre – X Meeting Point Norway. The first phase of 276 rooms opened in 2017. An extension of 160 additional rooms, of which 14 deluxe rooms, was finalized in 2019. This brings the total room count to an impressive amount of 436 rooms.

In January 2020 the first phase of Moxy Oslo X received LEED Gold certification.

First building  
in Latvia to  
achieve a  
*LEED Platinum*  
certificate!



## Business Garden Riga

*Location:*  
Marupe  
Latvia

*Status:*  
Construction project  
finalised in 2019

*Certification:*  
LEED Platinum

*Size:*  
14,300 m<sup>2</sup>

The first phase of Business Garden Riga consists of two buildings with over 14,000 m<sup>2</sup> of rentable office space, including a child day care centre, a restaurant, a lounge for tenants and a generous garden with a sports activity ground and leisure areas. The campus has a mobility point with bicycle stands and a car park with car-sharing zones.

Business Garden Riga is being developed in three phases, in total offering over 70,000 m<sup>2</sup> of modern and comfortable office space and a wide range of amenities for employees.

In January 2020 Business Garden Riga received the first-ever LEED Platinum certification in Latvia.



## Moxy Ludwigshafen

*Location:*  
Ludwigshafen  
Germany

*Status:*  
Construction project  
finalised in 2017

*Certification:*  
LEED Gold

*Size:*  
6,700 m<sup>2</sup>

The 186-room hotel is located at Platz der Deutschen Einheit in Ludwigshafen am Rhein. The hotel is situated in the redeveloped city centre at the bank of the river Rhine and directly opposite to the main shopping centre Rheingalerie. Around the block there is a tram stop which offers a direct link to the public transport network of Ludwigshafen and Mannheim. The major railway hub of Mannheim Hauptbahnhof can be reached from here within 15 minutes. This hub provides long-distance train connections towards major cities in Germany, Switzerland, France and Benelux. Frankfurt International Airport can be reached from here within 30 minutes. The hotel opened in September 2017.

Moxy Ludwigshafen received LEED Gold certification in October 2019.

First Moxy hotel to achieve a LEED Platinum certificate!



# Moxy London Stratford

Location:  
London  
UK

Status:  
Construction project  
finalised in 2017

Certification:  
LEED Platinum

Size:  
11,900 m<sup>2</sup>

The 294-room hotel on Great Eastern Road in Stratford, London opened its doors in October 2017. The hotel is located opposite Stratford Centre and 100 meters north of the main footbridge leading into the Westfield Stratford City regional shopping centre, with 200,000 m<sup>2</sup> of retail space, a cinema, casino and more than 70 cafés and restaurants. The entrance to Stratford station and bus depot is also at 100 meters. In addition, the Crossrail line connects Stratford directly with the City, the West End and soon Heathrow Airport as well.

Moxy London Stratford received LEED Platinum certification in October 2019.



# Moxy Munich Messe

Location:  
Munich  
Germany

Status:  
Construction project  
finalised in 2018

Certification:  
LEED Gold

Size:  
6,000 m<sup>2</sup>

The 162-keys Moxy hotel is located only 1 km north of Munich Messe and is surrounded by offices of numerous international companies. The city train station (going to Munich East) is circa 600 metres away and can easily be accessed by foot. Also, there are two bus stations close to the site, offering regular connections to the fairgrounds. The hotel opened in February 2018.

Moxy Munich Messe received LEED Gold certification in September 2019.

Third highest  
LEED score  
in Poland  
at issuance



## Business Garden Poznan

Location:  
Poznan  
Poland

Status:  
Construction project  
finalised in 2019  
Phase I divested in 2019

Certification:  
LEED Platinum

Size:  
88,200 m<sup>2</sup>

This modern business park consists of nine class A office buildings of a total leasable area of 88,200 m<sup>2</sup> spread over a six-hectare plot. The first phase (41,900 m<sup>2</sup>) was finalised in 2015. The second phase (46,300 m<sup>2</sup>) was finalised in 2019. In addition to efficient office space, the business complex includes a vast range of amenities, such as a canteen, medical centre, kindergarten, fitness club and other service points. As a natural extension of the workplace, relax zones are created in the garden.

The first four buildings in Business Garden Poznan received LEED Platinum certification in August 2015. In July 2019 the remaining five buildings received LEED Platinum certification with the third highest score in the country.

First hotel  
in Latvia to  
achieve  
LEED  
certification!



## AC Hotel by Marriott Riga

Location:  
Riga  
Latvia

Status:  
Reconstruction project  
finalised in 2019

Certification:  
LEED Gold

Size:  
8,400 m<sup>2</sup>

AC Hotel by Marriott Riga is the first Marriott hotel in Latvia and the largest Marriott in the Baltics. Originally built in 1969, the building was reconstructed and repurposed as hotel by Vastint in 2005, and then renovated and rebranded in 2019. The hotel has 239 comfortable and modern rooms, four multi-functional conference rooms on the building's top floor, relaxation areas, a gourmet restaurant and a fitness centre. Taking into consideration the well-being of both hotel guests and the city inhabitants, the front of the hotel features relaxation zones surrounded by greenery, which won several awards for best landscaping.

In July 2019 the AC Hotel by Marriott Riga received LEED Gold certification. It is the first hotel in Latvia to receive LEED certification.





## Hullenbergweg 81-135

*Location:*  
Amsterdam  
The Netherlands

*Status:*  
Reconstruction project  
finalised in 2018

*Certification:*  
BREEAM In-Use  
Excellent

*Size:*  
20,100 m<sup>2</sup>

The high quality office complex Hullenbergweg 81-135 in Amsterdam consists of three buildings, an enclosed garden and a large underground car park. Two buildings (B and C, respectively 5,500 m<sup>2</sup> and 8,900 m<sup>2</sup>) were thoroughly renovated. As soon as they were delivered in 2018, they were completely leased. The office complex, with a total floor area of 20,100 m<sup>2</sup>, is situated on Hullenbergweg 81-135 alongside the A9 and A2 motorways. The complex is also easily accessible by public transport.

The buildings B and C of Hullenbergweg 85-135 both received BREEAM In-Use Excellent certification in December 2018.



## Moxy London Heathrow Airport

*Location:*  
London  
UK

*Status:*  
Construction project  
finalised in 2018

*Certification:*  
BREEAM Excellent

*Size:*  
15,600 m<sup>2</sup>

This 437-room hotel is the largest Moxy hotel in Europe. The hotel is located at 804 – 834 Bath Road in Cranford just 10 minutes from London Heathrow Airport, with good public transport and airport shuttle connections. The hotel offers a spacious and trendy lobby, meeting rooms, a fitness centre, free superfast wi-fi, a bar and an outside terrace. From the top floors the hotel offers a great view overlooking the airport.

The hotel received BREEAM Excellent certification in November 2018.



## Moxy Frankfurt Airport

*Location:*  
Frankfurt  
Germany

*Status:*  
Construction project  
finalised in 2017

*Certification:*  
LEED Gold

*Size:*  
10,100 m<sup>2</sup>

The 305-room Moxy hotel is located at Amelia-Mary-Erhartstraße in the Gateway Gardens business park, opposite of Frankfurt Airport Terminal 2. Gateway Gardens is a 35 hectare business park with a proposed development of in total 700,000 m<sup>2</sup> of commercial space. Frankfurt Airport is the third busiest airport in Europe and is located 12 kilometres from central Frankfurt.

Moxy Frankfurt Airport received LEED Gold certification in September 2018.



## Moxy Vienna Airport

*Location:*  
Vienna  
Austria

*Status:*  
Construction project  
finalised in 2017

*Certification:*  
LEED Gold

*Size:*  
14,000 m<sup>2</sup>

Moxy Vienna Airport is Austria's first Moxy hotel. The 405-room hotel is located at Parkplatz C at Vienna International Airport, which is a short walk from the main airport building. It offers flexible meeting spaces, a fitness centre and bar, open 24/7. The landmarks and attractions of downtown Vienna are just a 17-minute trip away. The hotel opened in March 2017.

Moxy Vienna Airport received LEED Gold certification in April 2018.



## Atlas Arena Amsterdam: Building Africa

*Location:*  
Amsterdam  
The Netherlands

*Status:*  
Reconstruction project  
finalised in 2009

*Certification:*  
BREEAM In-Use  
Very Good

*Size:*  
76,500 m<sup>2</sup>

The buildings making up Atlas Arena Amsterdam are soundly built and spacious in design. The refurbishment combined these features with new technology to meet modern requirements, while always seeking the most sustainable solutions. The indoor climate in the buildings is controlled in an efficient way. The buildings are cooled by using cold water from a nearby lake, resulting in massive savings in CO<sub>2</sub> emissions. It is one of the first office buildings in the Netherlands to be cooled using this environmentally aware technique.

The building Africa (19,100 m<sup>2</sup>) received BREEAM In-Use Very Good certification in December 2017.



## Moxy Berlin Ostbahnhof

*Location:*  
Berlin  
Germany

*Status:*  
Construction project  
finalised in 2016

*Certification:*  
LEED Gold

*Size:*  
7,400 m<sup>2</sup>

The 210-room Moxy hotel is located at Andreasstraße 77-78 in Berlin. It is close to the multi-use Mercedes Benz Arena and only 200 metres from Berlin Ostbahnhof. This railway station provides long distance services as well as regional trains and the S-Bahn. With this public transportation system it takes four minutes to get to the city centre, 10 minutes to Berlin Central Station and 30 minutes to the Schönefeld airport. The hotel opened in September 2016.

The hotel received LEED Gold certification in December 2017.



## Moxy Aberdeen Airport

*Location:*  
Aberdeen  
UK

*Status:*  
Construction project  
finalised in 2016

*Certification:*  
LEED Gold

*Size:*  
6,800 m<sup>2</sup>

The 200-room hotel is located on Argyll Way in Dyce, near the ABZ Business Park. It is conveniently located just 5 minutes walking distance from Aberdeen International Airport. Further, the hotel is a 30 minute drive from Aberdeen city centre. The hotel opened in November 2016 and was consequently the first Moxy hotel to open in the UK.

The hotel received LEED Gold certification in September 2017.



## Courtyard Brussels EU

*Location:*  
Brussels  
Belgium

*Status:*  
Reconstruction project  
finalised in 2016

*Certification:*  
LEED Platinum

*Size:*  
7,000 m<sup>2</sup>

The hotel is located in Quartier Léopold, close to the Arts-Loi metro station, in the heart of the European district of Brussels. The former office building was reconstructed into a hotel in 2015 and 2016. It opened in December 2016 and features 150 hotel rooms as well as meeting room areas and restaurant and bar facilities.

The hotel received LEED Platinum certification in August 2017. It was the first building in Belgium and the first hotel in Benelux to achieve a LEED Platinum certificate.

First building  
in Belgium  
and first hotel in  
Benelux  
to achieve a  
LEED Platinum  
certificate!



## Moxy London Excel

*Location:*  
London  
UK

*Status:*  
Construction project  
finalised in 2017

*Certification:*  
BREEAM UK  
Very Good

*Size:*  
6,100 m<sup>2</sup>

Moxy London Excel opened in March 2017. It is the second Moxy hotel in the UK and the first in London. The 164-room hotel is located at Dockside Road in London, less than 300 metres from Excel – London’s largest indoor exhibition and conference centre – and 800 metres from London City Airport.

The hotel received BREEAM UK Very Good certification in June 2017.



## Business Garden Warsaw

*Location:*  
Warsaw  
Poland

*Status:*  
Construction project  
finalised in 2017

*Certification:*  
LEED Gold  
LEED Platinum

*Size:*  
88,700 m<sup>2</sup>

Business Garden Warsaw has a total area of 88,700 m<sup>2</sup> in seven independent buildings. The first phase of the project was completed in 2012 and features two buildings. The second phase of the project was completed in 2017. The complex was designed and built using solutions aimed at achieving increased efficiency in the areas of energy and water consumption, CO<sub>2</sub> emissions and air quality control. The architecture and surrounding garden create an inspiring atmosphere. The presence of a hotel with conference centre and a restaurant in the complex complement the tenants’ business needs.

Business Garden Warsaw office building 2 (17,500 m<sup>2</sup>) received LEED Gold certification in January 2014. Business Garden Warsaw phase II (56,400 m<sup>2</sup>) received LEED Platinum certification in June 2017.



## Moxy Frankfurt Eschborn

*Location:*  
Eschborn  
Germany

*Status:*  
Construction project  
finalised in 2016

*Certification:*  
LEED Gold

*Size:*  
6,100 m<sup>2</sup>

The 176-room hotel is located at Mannheimer Straße – Frankfurter Straße in Frankfurt Eschborn. The hotel opened in August 2016 and is situated in a busy office area. Both Frankfurt Airport and Frankfurt city centre can be easily reached, as they are respectively 10 and 15 kilometres away. Close to the hotel is a bus stop and an S-Bahn station, creating a good connection to the main train station Frankfurt Hauptbahnhof.

The hotel received LEED Gold certification in January 2017.



## Moxy Munich Airport

*Location:*  
Munich  
Germany

*Status:*  
Construction project  
finalised in 2016

*Certification:*  
LEED Gold

*Size:*  
8,900 m<sup>2</sup>

Moxy Munich Airport opened in April 2016. The first Moxy hotel in Germany, it offers 252 rooms at Eichenstrasse, Oberding, close to Munich International Airport. The hotel is easily accessible by car and hotel shuttle bus with the terminal building being only four kilometres away.

The hotel received LEED Gold certification in October 2016.



## Atlas Arena Amsterdam: Courtyard by Marriott

*Location:*  
Amsterdam  
The Netherlands

*Status:*  
Construction project  
finalised in 2015

*Certification:*  
BREEAM Good

*Size:*  
9,000 m<sup>2</sup>

The hotel construction started in early 2014 and construction works were already finalised in the first half of 2015. In addition to the 185 hotel rooms and the ground floor bar and restaurant, the hotel offers an outdoor terrace. The hotel is located close to the Amsterdam Bijlmer Arena public transportation hub and just next to Atlas Arena Amsterdam, which is a multifunctional office complex encompassing 76,500 m<sup>2</sup> of office space, as well as a restaurant, day care centre and gym.

In February 2016 the hotel received BREEAM Good certification.



## Gdynia Waterfront

*Location:*  
Gdynia  
Poland

*Status:*  
Construction project  
finalised in 2015

*Certification:*  
LEED Gold  
LEED Platinum

*Size:*  
21,600 m<sup>2</sup>

Gdynia Waterfront constitutes a modern multifunctional complex which is created in the most attractive location in Gdynia. Ultimately, the complex will deliver almost 100,000 m<sup>2</sup> of office, hotel, residential and retail space. It will also include cultural and leisure facilities. The first phase of the project, comprising office and hotel space, with a leasable area of 21,600 m<sup>2</sup> was commissioned at the beginning of June 2015. Further phases of Gdynia Waterfront are being developed. The prestigious location, the modern architecture and well-planned public space with direct access to the water will turn it into a colourful and thriving new city centre.

The hotel received LEED Gold certification in February 2016. The office building received LEED Platinum certification in September 2015.



## Moxy Milan Malpensa Airport

*Location:*  
Milan  
Italy

The Moxy Milan Malpensa Airport hotel opened in September 2014. It was the first Moxy hotel worldwide.

*Status:*  
Construction project  
finalised in 2014

The hotel offers 162 rooms and is located about 200 metres from Milan Malpensa Airport Terminal 2 and opposite the site of the new railway station. This station connects to Terminal 1 and the centre of Milan.

*Certification:*  
LEED Gold

Moxy Milan Malpensa Airport received LEED Gold certification in November 2014.

*Size:*  
5,300 m<sup>2</sup>



## Royal Plaza

*Location:*  
Brussels  
Belgium

The building is located on the corner of Boulevard Bischoffsheim and Rue Royale, on Brussels' inner ring road. The building was totally renovated in 2012 and the modern office space offers great flexibility, combining prestige with practicality and comfort. The ground floor offers offices and multi-purpose commercial space set off by broad bay windows. There are seven floors of offices above the ground floor and two underground parking levels.

*Status:*  
Refurbishment project  
finalised in 2012

*Certification:*  
Valideo Good

Royal Plaza received certification on the level Valideo Good in March 2012. Valideo is a Belgian certification system which gives a score with basis of four main themes: Site & construction, Management, Comfort & health and Social value.

*Size:*  
6,400 m<sup>2</sup>



Highest scoring  
LEED  
certification  
in Belgium at  
issuance



## Elite House

*Location:*  
Brussels  
Belgium

*Status:*  
Reconstruction project  
finalised in 2020  
Divested in 2021

*Certification:*  
LEED Platinum

*Size:*  
7,200 m<sup>2</sup>

Elite House offers 3,500 m<sup>2</sup> retail area, 3,200 m<sup>2</sup> office space and 250 m<sup>2</sup> residential area and is well connected to the city's main public transport hubs. It is located in one of Brussels' busiest and most popular districts. The building has recently been rebuilt to meet modern and sustainable standards. During the design and construction process, many practical and measurable strategies were used to create a sustainable and healthier environment for the building's users.

In November 2020 Elite House received LEED Platinum certification. With 89 points it is the highest scoring LEED certification in Belgium and second highest in the Benelux. Only two buildings in the whole of Belgium are LEED Platinum certified; Elite House and Courtyard by Marriott Brussels EU. Both buildings were certified by Vastint Belgium.

First office  
building in  
use in Latvia to  
upgrade to  
LEED  
Platinum!



## Zala 1

*Location:*  
Riga  
Latvia

*Status:*  
Reconstruction project  
finalised in 2010  
Divested in 2021

*Certification:*  
LEED Platinum

*Size:*  
3,600 m<sup>2</sup>

Zala 1 is a prestigious A-class office building located in the Art Nouveau district of the quiet centre of Riga. The building was built in 1899 as A.G. Rutenberg's tobacco factory and reconstructed in 2010. Preserving the historic value of the building and raising two top floors of glass in a modern style, the former factory gained a new life. Now it is a five-floor modern office building.

In March 2016 Zala 1 received LEED Gold certification according to the LEED EBOM (Existing Building Operations and Maintenance) program, acknowledging the building's sustainability and top-level maintenance. In July 2020 the certificate was upgraded to LEED Platinum, making it the first office building in use in Latvia to upgrade its LEED certificate from Gold to Platinum.



## Rivierstaete

*Location:*  
Amsterdam  
The Netherlands

*Status:*  
Refurbishment project  
finalised in 2018  
Divested in 2018

*Certification:*  
BREEAM Very Good

*Size:*  
30,000 m<sup>2</sup>

Rivierstaete is a contemporary and sustainable office building at one of the most beautiful locations in Amsterdam. The complex has a total floor area of app. 30,000 m<sup>2</sup> and has been completely renovated and made more sustainable. It is ideally situated on the banks of the river Amstel, within walking distance of Amsterdam Amstel railway and metro station. The transparent glass facades give the building an open and accessible character with plenty of natural light. This connection between indoors and outdoors contributes to a healthy working climate.

The building received BREEAM Very Good certification in November 2019.



## Magdelēnas kvartāls

*Location:*  
Riga  
Latvia

*Status:*  
Construction project  
finalised in 2018  
Under sale

*Certification:*  
Energy efficiency  
pre-certification class A

*Size:*  
10,000 m<sup>2</sup>

Magdelēnas kvartāls is located in the quiet centre of Riga. The area is listed as a UNESCO World Heritage Site. During the first stage, two residential buildings have been built, containing 116 apartments and three commercial spaces of various sizes. Also a 2,000 m<sup>2</sup> green, car-free courtyard has been created between the two buildings. The buildings have been constructed and finished with high-quality materials. The project was honoured with several awards, such as 'Most sustainable project in Latvia 2017' and 'Most energy-efficient apartment building in Latvia in 2021'. Ultimately the quarter will contain 300 apartments, 16,500 m<sup>2</sup> of office space and 4,500 m<sup>2</sup> of commercial space.

The first two buildings of Magdelēnas kvartāls received energy efficiency pre-certification class A in February 2018.

First office building in the Baltics to achieve LEED certification at Platinum level!



## UNIQ

*Location:*  
Vilnius  
Lithuania

*Status:*  
Construction project  
finalised in 2015  
Divested in 2021

*Certification:*  
LEED Platinum

*Size:*  
6,900 m<sup>2</sup>

The seven storey office building UNIQ is located in the heart of Vilnius and easy to find and reach by car, bicycle and public transport. Moreover, it only takes a few minutes on foot to reach the cafés and shops close by.

When designing the building, the architects' main task was to create a well-lit, peaceful workplace, supplied with fresh air. The U-shape of the building provides natural light to all the working places. The building also includes cycle storage, a self-contained green zone and roof terraces.

UNIQ received LEED Platinum certification in December 2015. This is the first office building in the Baltics that received LEED certification at Platinum level.



## Brama Portowa I and II

*Location:*  
Szczecin  
Poland

*Status:*  
Construction project  
finalised in 2012  
Divested in 2021

*Certification:*  
LEED Platinum  
LEED Gold

*Size:*  
13,000 m<sup>2</sup>

Brama Portowa consists of two independent office buildings with in total about 13,000 m<sup>2</sup> of modern office and retail space. The buildings are situated in the very heart of Szczecin with easy access to different means of public transport as well as shops and other amenities. Brama Portowa was the first commercial project in Szczecin aspiring to LEED Certification.

Brama Portowa II (8,400 m<sup>2</sup>) received LEED Platinum certification in March 2014. Brama Portowa I (4,700 m<sup>2</sup>) received LEED Gold certification in September 2013.



# VASTINT

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500 copies were printed on FSC certified paper.

