

*Who we are*

**VASTINT**





*The foundation  
and structure of  
our business*

# Our business

Vastint is an international real estate organisation with over 25 years of experience. The goal of Vastint is to create long-term value through property investments. The cornerstones of our operations are the management of portfolio properties and the development of commercial real estate, including residential development and sales.

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

Vastint is active in many countries across Europe, such as Austria, Belgium, Denmark, France, Germany, Italy, Latvia, Lithuania, the Netherlands, Norway, Poland, Romania, Spain and the United Kingdom.

-  Countries where Vastint has properties and/or sites for further development
-  Vastint division main offices





# Our structure

Vastint Holding B.V. is owned by Interogo Holding AG in Switzerland.

Interogo Holding's business focuses on two main areas:

- Property Investments
- Financial Investments

The financial investments are conducted through Nalka Invest AB in Sweden and Inter Fund Management SA in Luxembourg.

Interogo Holding is owned by Interogo Foundation. In addition to Interogo Holding, Interogo Foundation also owns the Inter IKEA Group of companies through Inter IKEA Holding B.V. in the Netherlands.

Consequently, the operations of Vastint are not linked to the IKEA related businesses.

To create a better  
everyday life for  
the many people

## 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 Ingvar Kamrad. Vastint seeks to contribute to his vision "to create a better everyday life for the many people". We do this by developing and maintaining comfortable and sustainable living, working and leisure environments.



# Sustainability

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 our way of working with sustainability.

Within our operations we tackle a wide range of sustainability issues 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 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.

Many of our buildings have been certified within the BREEAM and LEED certification systems, or other local certification systems. The following statement has been adopted to steer our work regarding the certification of properties: "All new buildings and refurbishments shall have an adequate level of environmental certification, preferably according to internationally recognised certification systems. As high certification as reasonably possible shall be strived for, taking into consideration the circumstances of the individual project and the overall market situation."

# Our journey

There have been quite some milestones during our long history. We started out with acquisitions of existing portfolios and have since then transformed into an experienced property developer. Our activities have been spread throughout Europe by the establishment of offices in various countries. You will find some of our milestones on the following timeline.

In addition to the milestones shown here, we have also had minor property holdings in Sweden, Hungary, the Czech Republic and the US, all of which have been sold.





**Business Garden Warsaw, Poland**

A Business Garden is an innovative large office building complex on an attractive location with humanscale buildings and green areas surrounding it. It is dynamic, environmentally friendly and offers added value in the broadest sense. It is a pleasant, inspiring and convenient place to work and relax. Several Business Gardens are being constructed across Europe. The first Business Garden was opened in 2013 in Warsaw.



**Timpuri Noi Square, Romania**

Timpuri Noi Square is located on a large plot in Bucharest (5.3 ha) and provides working, leisure and living functions. Construction of the first two office buildings was finalised in 2017, adding up to 32,600 m<sup>2</sup> out of a total of up to 100,000 m<sup>2</sup> office and retail space as well as 50,000 m<sup>2</sup> residential space planned.



**Atlas ArenA Amsterdam, The Netherlands**

Atlas ArenA Amsterdam is a multifunctional redevelopment project, which includes 76,500 m<sup>2</sup> of office space, as well as restaurants, a day care centre and gym. A Courtyard by Marriott hotel opened in 2015 and enhanced the already well-established area.



**Magdalena, Latvia**

Madgelena is located on a 2.5 ha site in Riga's Quiet centre which is listed as a UNESCO World Heritage Site. In total, the quarter will have 300 apartments, 15,000 m<sup>2</sup> of office space, and 3,000 m<sup>2</sup> of commercial space.



Our journey

**1989**

**Vastint**  
Vastint Holding B.V. is founded in the Netherlands.

**UK**

The first of a number of properties in the UK is purchased. After major development activities, the UK market is exited in 2006.

**1991**

**The Netherlands**  
Vastint Netherlands, formerly Pronam, with an existing portfolio of 25 properties (380,000 m<sup>2</sup>) in the Netherlands, is acquired. About 1/3 of these properties remain in the portfolio.

**Belgium**

Vastint Belgium, formerly Galliford, with a portfolio of about 40,000 m<sup>2</sup> is acquired in Belgium. About 3/4 of this is still in the portfolio.

**1992**

**Belgium**  
Purchase of the Blue Tower office building (24,000 m<sup>2</sup>) in Brussels. Sold in 2007.

**Poland**

The activities in Poland start.

**1994**

**Poland**  
Opening of the SwedeCenter building (11,000 m<sup>2</sup>) in Warsaw.

**1995**

**Belgium**  
The office building Colonies Square in Brussels is completely renovated and extended (9,300 m<sup>2</sup>).

**1998**

**Belgium**  
The office building Chancellerie in Brussels is renovated (3,100 m<sup>2</sup>).

**Poland**

Opening of the Cracovia Business Center (12,000 m<sup>2</sup>) in Krakow. Sold in 2006.

University Business Center I completed (12,000 m<sup>2</sup>) in Warsaw. Sold in 2005.

**Lithuania**

Vastint Lithuania, formerly Pinus Proprius, is set up in Lithuania.

**1999**

**Belgium**  
Office building in Waterloo is purchased (2,400 m<sup>2</sup>).

**2000**

**Lithuania**  
Business Center 2000 in Vilnius, office premises with shopping passage, is completed (13,200 m<sup>2</sup>).

**2001**

**Poland**  
University Business Center II in Warsaw is completed (18,000 m<sup>2</sup>). Sold in 2005.

**2003**

**Latvia**  
Vastint Latvia, formerly Larix Property, is established in Latvia.

**2004**

**Lithuania**  
Purchase of the Filomatai building in Vilnius (3,800 m<sup>2</sup>).

Hotel, offices and shopping centre Novotel/European House in Vilnius is completed (14,700 m<sup>2</sup>).

**2005**

**Belgium**  
Office building Beaulieu in Brussels is completed (20,000 m<sup>2</sup>). Sold in 2006.

**Latvia**

Reconstruction and transformation of a former office building in Riga into the Albert Hotel is finalised (8,600 m<sup>2</sup>).

**2006**

**Poland**  
The N21 office building (3,400 m<sup>2</sup>) in Warsaw is purchased. After being refurbished, the building is sold in 2011.

**2007**

**The Netherlands**  
The office buildings Whitepark in Delft are purchased (17,200 m<sup>2</sup>).

The multifunctional office complex Atlas ArenA Amsterdam is purchased (76,500 m<sup>2</sup>).

**2008**

**The Netherlands**  
Office building Hettenheuvelweg 51 in Amsterdam is purchased (2,500 m<sup>2</sup>).

**Poland**

Acquisition of the first part of the land for the Portowo project in Poznan (~10 ha).

**Romania**

Vastint Romania, formerly Interprime Properties, is established for the Romanian market.

**2009**

**Latvia**  
The former A.G. Rutenbergs' Tobacco Factory in Riga is rebuilt into the five-storey office building

Zala 1 (3,600 m<sup>2</sup>) with adjacent underground parking (5,600 m<sup>2</sup>).

**LandProp**

LandProp is established to invest in land with the main focus on the UK. In 2014 the activities were divided into the different divisions.

**2010**

**UK**  
Acquisition of the first part of the land for the development at Sugarhouse Lane.

**Belgium**

Renovation at the Guimard building in Brussels (2,400 m<sup>2</sup>).

**Poland**

Acquisition of land (7.4 ha) for the Business Garden Wrocław project (110,000 m<sup>2</sup>).

**Romania**

Purchase of the Timpuri Noi site (5.3 ha) in Bucharest.



**MOXY Hotels, Europe**

Vastint Hospitality is in the process of building a large programme of MOXY Hotels (branded by Marriott International) in the coming years. Sites are being secured around Europe to fulfil this ambition. All hotels will be operated by third parties. The first MOXY Hotel opened in 2014 at Milan Malpensa Airport (Italy).



**Development at Sugarhouse Lane, UK**

The development at Sugarhouse Lane stretches across a historic 10 ha site. This mixed use development is set to become a thriving neighbourhood, transforming the area into a lively mix of residential, business, and leisure environments with private gardens, piazzas and cycle paths.



**UNIQ, Lithuania**

The seven storey office building UNIQ is located in the heart of Vilnius. When designing the U-shape building, the architects' main task was to create a well-lit, peaceful workplace. UNIQ is fully leased to Danske Bank.



**Courtyard Brussels EU, Belgium**

The Courtyard by Marriott hotel is located in Quartier Léopold, in the heart of the European district of Brussels. The hotel features 150 hotel rooms as well as meeting room areas and restaurant and bar facilities.



**2011**  
**UK**  
Land purchase (51 ha) outside of London for land banking purposes.

**Romania**  
Purchase of land (2 ha) for development of Business Garden Bucharest.

**2012**  
**The Netherlands**  
The conversion of the Staalmeesterslaan office buildings in Amsterdam is finalised and handed over to the Apollo Ramada Hotel and Hotel School the Hague (34,100 m²).

**UK**  
Renovation of the Printhouse at the development at Sugarhouse Lane is completed (1,200 m²).

**Belgium**  
The renovation of Royal Plaza in Brussels is completed (6,400 m²).

**Poland**  
Completion of the two office buildings Brama Portowa (13,000 m²) in Szczecin.

Completion of the Mera Spa Hotel (12,200 m²) in Sopot.  
  
Completion of Business Garden Warsaw Phase I (32,000 m²).

**Latvia**  
Residential project Futuris in Riga is completed (6,700 m²). All 60 apartments were successfully sold.

Acquisition of the Magdalena site in Riga, destined for mixed use development (2.5 ha).

**Vastint Hospitality**  
Vastint Hospitality, formerly Inter Hospitality Holding, is established to mainly invest in and develop hotel properties across Europe.

**2013**  
**The Netherlands**  
Rivierstaete office building in Amsterdam is purchased (28,000 m²). Destined for refurbishment.

**Poland**  
Acquisition of a site in central Gdansk mainly for residential development (19,200 m²).

**Lithuania**  
The refurbishment of the European House office building and adjacent retail area Centro pasažas in Vilnius is completed (7,000 m²).

**2014**  
**Vastint**  
The nine business units – SwedeCenter (Poland), Galliford (Belgium), Pronam (the Netherlands), Pinus Proprius (Lithuania), Larix Property (Latvia), Interprime Properties (Romania), LandProp (UK), Vastint Land (across Europe) and Inter Hospitality Holding (across Europe) – are brought together under the joint name Vastint.

**Lithuania**  
The Spa, hotel and apartment complex project in Palanga is recommenced (16,000 m²).

**Vastint Hospitality**  
Opening of the first MOXY Hotel at Milano Malpensa airport.

**2015**  
**The Netherlands**  
Acquisition of the Leeuwenburg office building in Amsterdam (42,900 m²).

Completion of Courtyard by Marriott hotel at Atlas Arena Amsterdam (8,900 m²).

Buildings on Spaklerweg and Schurenbergweg in Amsterdam are sold (43,300 m²).

**UK**  
Purchase of land plot for future development at former Leeds Brewery (8.5 ha).

**Poland**  
Completion of Business Garden Poznan Phase I (42,000 m²).

Completion of the multi-functional complex Gdynia Waterfront Phase I (21,600 m²).

Acquisition of sites in Warsaw (14 ha) and Gdansk (6.5 ha) for development.

**Lithuania**  
Office building UNIQ in Vilnius is completed (6,900 m²).

**Latvia**  
Development of Magdalena Phase I started (10,000 m²).

Infrastructure works for Business Garden Riga and Lindenholma are completed.

**2016**  
**The Netherlands**  
Acquisition of three office buildings at Hullenbergweg for redevelopment (20,400 m²).

Refurbishment of hotel NH Amsterdam City Centre completed.

Redevelopment of Rivierstaete building in Amsterdam started (27,900 m²).

Coengebouw in Amsterdam and Visseringlaan building in Rijswijk are sold (28,000 m²).

**UK**  
Purchase of the Embankment site for future development in Cardiff (10 ha).

**Belgium**  
Reconversion of office building to Courtyard Brussels EU is completed.

Reconstruction of the Elite House in Brussels started (7,200 m²).

**Poland**  
Completion of Business Garden Wroclaw Phase I (38,400 m²).

Acquisition of Business Garden Poznan Phase III site (1.8 ha).

**Lithuania**  
Acquisition of the Radvilu old town site for development in Vilnius (1.8 ha).

Acquisition of the final part of the land for the Business Garden Vilnius project (6.2 ha).

**Romania**  
Purchase of a land plot for future development in Sisesti area, Bucharest (48 ha).

Development of Business Garden Bucharest Phase I started (43,400 m²).

**Vastint Hospitality**  
MOXY Hotels at Munich Airport, Berlin Ostbahnhof, Frankfurt Eschborn and Aberdeen Airport are opened during the year.

On-site construction works for 8 MOXY hotels (2,228 rooms) are ongoing.

By year end 2016, 35 sites for future MOXY Hotel developments are controlled.

**2017 H1**  
**Vastint Hospitality**  
MOXY Hotels at London Excel, Vienna Airport and Frankfurt Airport are opened.

**The Netherlands**  
Acquisition of an office building at Hullenberweg for redevelopment (5,600 m²).

**Poland**  
Completion of Business Garden Warsaw Phase II (56,400 m²).

Development of Business Garden Wroclaw Phase II & III started (77,900 m²).

Development of the residential project Riverview in Gdansk started (282 apartments).

Conversion of Mera Spa Hotel to Sopot Marriott Resort & Spa completed.

**Latvia**  
Development of Business Garden Riga Phase I started (14,200 m²).

**Romania**  
Development of Timpuri Noi Square Phase IA (32,600 m²) in Bucharest completed.

Development of Timpuri Noi Square Phase IB started (20,000 m²).



# Our name

Vastint is the abbreviation for “Vastgoed Internationaal”, which is Dutch for “International real estate”.

In our logotype we combine a few letters into single shapes to represent connectivity and togetherness of all our divisions around Europe. The incomplete A stands for motion and that most things still remain to be done.

The colour of the logotype is neutral grey, symbolising concrete and stone. A further reason for using greyscale is its sustainability. Printing with as little colour as possible has the least environmental impact. Consequently it is the most cost-conscious choice as well.



# Our brand vision

We want to be known and recognised for what we are. An international, professional and reliable real estate owner and developer.

We believe our projects are the proof of our claim.

## 1. Commitment

We are committed to fulfilling our purpose, our tasks and our promises towards our stakeholders.

## 2. Efficiency

We strive to use resources in an efficient way by being cost conscious and seeking simplicity in our solutions.

## 3. Ethics

We behave in an ethical manner and do what is right. We never accept corruption or other illicit behaviour, neither from our co-workers nor our business partners.

## 4. Integrity

We are consistent in our behaviour and we base our actions on our common sense, our purpose and our values.

*Our brand values*  
*this is what Vartint stands for*

## 5. Professionalism

We always act in a professional manner. We believe in what we do, take pride in our work and carry out our responsibilities to the best of our ability.

## 6. Reliability

We are reliable and honest. Our stakeholders have trust in us, our words and our actions.

## 7. Sustainability

We work towards positive long term social, economical and environmental solutions and developments.

## 8. Togetherness

We work together in order to accomplish great things – the whole is greater than the sum of its parts.

What  
we are

What  
we are  
not

On the following pages you can acquaint yourself with our brand values and what Vastint stands for. This is visualised in the simplest possible way, showing what we are and what we are not.

1.

*Engaged*

*Not uninvolved*

2.

*Functional*



*Not complicated*



3.

*Honest*

*Not fake*

4.



5.



*Professional*



*Not inexperienced*

6.

*Reliable*

*Not inaccurate*

7.

*Sustainable*

1869



*Not temporary*



8.

*Team oriented*



*Not self-centred*



*"Most things still  
remain to be done.  
A glorious future!"*

**Ingvar Kamprad**

We have a lot to be proud of but  
should not feel content.

It is only by constantly being on the  
way and continuing to do great things  
together that we can fulfil our purpose.



# **VASTINT**

**REAL ESTATE**

[www.vastint.eu](http://www.vastint.eu)

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