Who we are
The foundation and structure of 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.
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.
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 Kamprad. 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.

To create a better everyday life for the many people
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.
A Business Garden is an innovative large office building complex on attractive location with humancScale 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.

Business Garden Warsaw, Poland

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 m² out of a total of up to 100,000 m² office and retail space as well as 50,000 m² residential space planned.

Magdeleina, Latvia

Magdeleina 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 m² of office space, and 3,000 m² of commercial space.

Atlas Arena Amsterdam, The Netherlands

Atlas Arena Amsterdam is a multifunctional redevelopment project, which includes 76,500 m² 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.

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 m²) 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 m² 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 m²) in Brussels. Sold in 2007.

Poland
The activities in Poland start.

1993
Belgium
Opening of the SwedCenter building (11,000 m²) in Warsaw.

1994
Belgium
The office building Colonies Square in Brussels is completely renovated and extended (9,300 m²).

1995
Belgium
The office building Beaulieu building in Brussels is completely renovated (4,800 m²).

1996
Belgium
Office building University Business Center I completed (12,000 m²) in Warsaw. Sold in 2005.

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

1997
Belgium
Office building in Waterloo is purchased (2,400 m²).

2000
Lithuania
Business Center 2000 in Vilnus, office premises with shopping passage, is completed (13,200 m²).

2001
Belgium
University Business Center II in Brussels is completed (11,000 m²). Sold in 2005.

2002
Poland
Office building Filomatai in Vilnius (2,400 m²).

2003
Lithuania
Office building Beaulieu in Brussels is completed (20,000 m²). Sold in 2006.

Latvia
Reconstruction and transformation of a former office building in Riga into the Albert Hotel is finalised (8,600 m²).

2004
Poland
Office building Hettenheuvelweg 51 in Amsterdam is purchased (3,400 m²). Sold in 2006.

2005
Belgium
Office building Hettenheuvelweg 51 in Amsterdam is purchased (76,500 m²).

2006
Belgium
The N21 office building (3,400 m²) 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 m²). The multifunctional office complex Atlas Arena Amsterdam is purchased (76,500 m²).

2008
The Netherlands
Office building Hettenheuvelweg 51 in Amsterdam is purchased (2,500 m²).

2009
Poland
Acquisition of the first part of the land for the development at Sugerhouse Lane.

Belgium
Renovation at the Guimard Project in Delft.

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 Sugerhouse Lane.

Belgium
Renovation at the Guimard building in Brussels (2,400 m²).

Poland
Acquisition of land (7.4 ha) for the Business Garden Wroclaw project (110,000 m²).

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

2011
Latvia
The former A.G. Rutgersen’s Tobacco Factory in Riga is rebuilt into the five-storey office building Zala 1 (3,600 m²) with adjacent underground parking (5,600 m²).

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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 fuel 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.
- Purchase of land (2 ha) for development of Business Garden Bucharest.

**2012**

- The Netherlands: The conversion of the Staaksnestoordam 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).
- Lane is completed (1,200 m²).
- Completion of Business Garden Warsaw Phase I (32,000 m²).

**Latvia**
- Residential project Futurs in Riga is completed (6,700 m²). All 60 apartments were successfully sold.
- Acquisition of the Magdelena site in Riga, destined for mixed use development (3.5 ha).

### 2013

**The Netherlands**
- Vastint Hospitality at the development at Sugarhouse Lane is purchased (28,000 m²). Destined for refurbishment.
- Completion of Business Garden Warsaw Phase II (56,400 m²).
- Completion of Business Garden Poznan Phase II (4,200 m²). Completion of the multi-functional complex Gdynia Waterfront Phase I (21,600 m²).
- Purchase of land plot for future development at former Leads Brewery (8.5 ha).
- Purchase of a site in central Gdańsk mainly for residential development (19,400 m²).
- Lithuania: The refurbishment of the European House office building and adjacent retail area Centro pasazas in Vilnius is completed (7,000 m²).
- Acquisition of sites in Warsaw (14 ha) and Gdańsk (6.5 ha) for development.
- Belgium: Construction of the final part of Vastint Hospitality in Brussels EU is completed.
- Vietnam: Construction of the first MOXY hotel.
- Poland: Construction of the Meria Spa Hotel (12,200 m²) in Sopot.
- Completion of Business Garden Warsaw Phase I (32,000 m²).
- Latvia: The nine business units – Sweedecent (Poland), Galliford (Belgium), Proinam (the Netherlands), Púria Proprius (Lithuania), Larix Property (Latvia), Enterprise Properties (Romania), LandProp (UK), Vastint Land (Across Europe) and Inter Hospitality Holding (across Europe) – are brought together under the joint name Vastint.
- Lithuania: Completion of Business Garden Poznan Phase I (4,020 m²). Completion of the multi-functional complex Gdynia Waterfront Phase I (21,600 m²).
- UK: Purchase of the Embankment site for future development in Cardiff (10 ha).
- Belgium: Conversion 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 Wrocław Phase I (38,400 m²). Acquisition of Business Garden Poznan Phase III site (1.8 ha).
- Lithuania: Acquisition of the Radivil 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 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 Mullerbeweg 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 Riview in Gdansk started (282 apartments).

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

**Latvia:** Development of Business Garden Riga Phase I started (14,200 m²).
- Romania: Development of Timișoara Square Phase IA (32,600 m²) in Bucharest completed.
- Development of Timișoara Noi Square Phase IB started (20,000 m²).
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.
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.
We are reliable and honest. Our stakeholders have trust in us, our words and our actions.

6. Reliability

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

2. Efficiency

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.

3. Ethics

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

1. Commitment

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

4. Integrity

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

7. Sustainability

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.

5. Professionalism

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

8. Togetherness
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

2. Not uninvolved
Functional

Not complicated
Honest

Not fake
4. Straightforward

Not inconsistent
5. Professional

Not inexperienced
Reliable

Not inaccurate
Sustainable

Not temporary
8. Team oriented

8. Not self-centred
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.

“Most things still remain to be done. A glorious future!”

Ingvar Kamprad