

KOSSUTH UTCA 16.

TECHNICAL SPECIFICATION — TECHNICAL CONTENT

Office and Café Units

OEC WEST HOSTEL Zrt. is constructing a mixed-use building (incorporating residential, office, and service functions) with a total gross floor area of approximately 4,100 m² on the property at Kossuth utca 16. (parcel number: 8496) in the city centre of Debrecen.

The building comprises a total of 32 residential units, of which 22 are compact 1-bedroom apartments and 10 are standard 2-bedroom apartments. The street-facing section contains a 114 m² hospitality unit with a 55 m² dining terrace, as well as 2 offices of 155 m², 3 offices of 80 m², and 1 office of 50 m² with associated ancillary facilities. Vertical circulation within the building is provided by two stairwells and two passenger lifts.

The building is accessed from Kossuth utca. Secure, enclosed bicycle storage is provided within the plot, while car parking is available in the Sas utca underground car park located approximately 150 metres away.

Construction is carried out by HUNÉP Zrt., a member of SZINORG Group.

1. BUILDING PARAMETERS

1.1. Building Structures

Foundations

The building plot is partially provided with a basement. The section of the building at basement level is founded on an 80 cm thick waterproof monolithic reinforced concrete raft foundation, with waterproof penetrations and the necessary service elements.

Load transfer from the remaining parts of the building to the bearing soil is achieved by deep foundations, using engineered piles connected by reinforced concrete capping beams.

Load-Bearing Frame Structure

At basement level, load-bearing waterproof reinforced concrete walls are constructed with waterproof penetrations and the necessary service elements, in accordance with the structural design documentation. On the upper floors, the structure employs a reinforced concrete wall-frame system with infill ceramic masonry. At wall sections adjoining neighbouring buildings, shuttering block masonry is used, also in accordance with the structural designs.

Masonry and Internal Wall Structures

The external perimeter wall of the basement forms part of the basement structure, serving a partial load-bearing function, and is a monolithic reinforced concrete structure capable of resisting earth pressure in its final state. The basement wall is constructed from 30 cm thick monolithic reinforced concrete as standard; however, at junctions with rising reinforced concrete walls, variations in thickness may occur to ensure alignment with internal wall planes.

The superstructure of the building is predominantly of monolithic reinforced concrete column-and-wall frame construction, with reinforced concrete columns running through all levels, together with wall beams and shear walls perforated by openings created by basement-level transfer structures.

Internal load-bearing wall structures are constructed of monolithic reinforced concrete. These, together with blade walls and internal reinforced concrete walls

perforated with openings, have a minimum structural thickness of 20 cm. The minimum wall thickness for primary lateral-stability shear walls and wall girders is 30 cm. The

columns are conventionally reinforced and typically rectangular in cross-section.

Unlike the apartments in the building, in the case of the offices and the café — owing to the "Shell & Core" specification — the multi-layer plasterboard partitions and dry-lining within each unit are not installed.

Floor Slab Structures

The floor slabs of the building consist of flat-soffit, flat-top, single- and double-span continuous multi-support monolithic reinforced concrete slabs, bearing onto monolithic reinforced concrete columns, walls, wall beams, and in some locations reinforced concrete beams. Additional reinforcement is provided in column strips and zones above columns. The nominal slab thickness on typical floors and at the closing slab beneath the green roof is uniformly 24 cm.

Roof Structure and Waterproofing

The building features a flat roof design with a green roof system incorporating bituminous membrane waterproofing.

Inverted roof: the insulation also protects the moisture barrier from the external (exposed) side. The insulation material used in the wet environment must not be susceptible to water absorption; accordingly, extruded polystyrene foam (XPS) is installed. The XPS insulation is placed directly onto the surface of the bituminous waterproofing membrane.

Conventional roof build-ups : the insulation is placed in a moisture-protected layer, so moisture absorption is not a consideration and reduction of the insulation layer thickness is not required.

On the upper-floor balconies and access galleries, PIR foam insulation and a falls-forming layer are installed. On the closing slab above the lift shaft, a constant-thickness PIR foam insulation layer together with an expanded polystyrene layer provides the required thermal performance.

On the closing slab above the 5th floor, suitable thermal insulation is installed in the fire spread barrier at the fire compartment boundary.

External Windows and Doors

In the ground-floor hospitality and office premises facing the street or adjoining the street façade, curtain wall glazing systems are installed. The curtain wall features triple glazing, argon-filled, with Low-E warm-edge construction, providing a minimum airborne sound insulation of 35 dB R_{w+Ctr} , with a solar heat gain coefficient not exceeding $g \leq 0.3$.

The external windows and doors of the residential units are thermally insulated, PVC-profile structures in a coupled configuration, comprising a combination of triple-glazed fixed, tilt, and tilt-and-turn opening elements together with solid fixed panels. The frame structure and the external surfaces of solid panels are finished with a wood-grain foil coating, while the interior surfaces are white.

Motorised canvas roller blinds are installed on the external face of the windows and doors. Frame extension elements behind the blinds ensure connection of the windows to the ceiling.

The division and opening mode of the external windows and doors may not be modified from the designed configuration, as any alteration would affect the façade appearance, which would constitute an activity requiring a building permit amendment, potentially jeopardising the timely completion of the project.

Terraces and Storage Units

The ground-floor unit (planned to be the café) includes a basement-level storage room with a smooth concrete finish and a street-facing terrace with paving. The 3rd-floor unit's terrace is finished with paving stones. The paving falls towards the drainage direction.

Façade Design

The building façades are of mixed construction: partly with an external wall insulation and render system, partly with a clinker brick cladding system bonded to the insulation. Beneath the rendered façade surfaces, EPS 80 grade expanded

polystyrene foam insulation is installed, while in sections where fire protection or other technical requirements dictate, mineral wool insulation with a renderable surface is used.

Interior Finish of Load-Bearing Walls

Traditional wet plaster is not applied to the internal surfaces of the reinforced concrete and infill ceramic load-bearing wall structures. The interior surface finish of these walls is achieved using a plasterboard dry-lining system.

Suspended Ceilings

No suspended ceilings are installed anywhere in the building.

Lifts and Circulation Areas

One passenger lift is installed in each of the building's two stairwells: one with a 630 kg capacity and one with a 1,000 kg capacity suitable for furniture transport. The floor finish of the lifts matches the flooring of their respective lobbies.

Basement Level

The basement level accommodates mechanical and electrical plant rooms, storage units, and a rainwater buffer tank.

Green Roof

An extensive green roof is installed at roof level, designed in accordance with the applicable environmental and water retention regulations.

1.2. Central Mechanical Systems

Water Supply and Drainage

A new water connection serving both fire water and potable water requirements enters the building at the P-1 basement level.

Wastewater generated within the building is collected via underground pipework with inspection chambers routed beneath the basement slab and discharged into the combined public sewer system in accordance with the utility plans.

Domestic hot water (DHW) demand is met by a system fed from the ground-source heat pump, comprising 2 series-connected 1,000-litre storage cylinders with an instantaneous heat exchanger. DHW production equipment is located in the ground-floor plant room.

Green areas are irrigated by an automatic sprinkler system; ground-floor apartment gardens use mains water measured by their own water meters, while communal green spaces are served via a sub-metered supply.

The units are provided with individual cold-water meters.

Sanitary Fittings and Fixtures

Each unit's wet rooms are completed in Shell & Core specification. The wet rooms are provided with basic tiling and sanitaryware.

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|---|-------------|
| - Countertop washbasin | 1 pc / unit |
| - Chrome bottle trap for countertop washbasin | 1 pc / unit |
| - Single-lever washbasin tap, chrome finish | 1 pc / unit |
| - Click-clack waste for washbasin with plug | 1 pc / unit |
| - Wall-hung WC with concealed cistern | 1 pc / unit |
| - Wall-mounted WC pan | 1 pc / unit |
| - Soft-close seat | 1 pc / unit |

Heating and Cooling

Unlike the apartments in the building, in the case of the offices and the café — owing to the "Shell & Core" specification — only the supply point is installed within each unit (terminating at a capped ball valve downstream of the unit's heat meter), to enable fan coil heating and cooling to be fitted out subsequently.

Further pipework and equipment within the unit are not installed; their purchase and installation are the Buyer's responsibility. An electric heated towel rail is installed in the wet room.

The cooling system capacity has been sized assuming concurrent use of the external blinds. Effective and

economical cooling in rooms exposed to direct solar radiation can only be ensured with the use of external blinds.

The building's energy supply is provided by 2 water-to-water heat pumps connected to ground-source boreholes, located in the ground-floor plant room. Heat pump operation is monitored and controlled by the building management system in accordance with borehole loading and equipment energy demand.

The designed circuit configuration ensures that units are served by a four-pipe system, allowing each unit to freely select between heating and cooling modes.

Ventilation

Wall-mounted extract ventilation units are installed in the wet rooms. They are operated via the light switch with individual or delayed-run extraction.

Connection points for kitchen extract are provided on the built-in ventilation ducts at the riser locations. Kitchen odour extraction is to be resolved using a residential-grade extract fan unit.

1.3 Electrical Systems

The supply is at low voltage. The main distribution board contains the building's main isolation switch and the necessary unmetered branch circuits (floor risers). The two communal consumption meters are also incorporated into this board. An electrical room is provided on each floor, housing the grouped consumption meters for the units on that level. Each unit is provided with its own metered distribution board.

The building's electrical power supply is configured as follows:

- Apartments: 3 x 16 A,
- Ground-floor commercial unit: 3 x 40 A,
- Upper-floor offices: 3 x 25 A,
- Communal metering (standard consumers) 3 x 160 A,
- Communal metering (priority consumers) 3 x 63 A.

In-Unit Electrical Capacity

Unlike the apartments in the building, in the case of the offices and the café — owing to the "Shell & Core" specification — the electrical installation within each unit terminates at the unit's miniature circuit breaker board.

Communications

A video intercom system is installed in the units, with the outdoor unit positioned beside the pedestrian entrance gate. The intercom system also enables proximity card access and features a keypad panel, allowing the access method to be varied.

2. UNIT PARAMETERS

"SHELL & CORE" SPECIFICATION:

The units are completed in "Shell & Core" specification, without knowledge of buyer-specific requirements.

The building is delivered in shell & core specification, which encompasses the complete load-bearing structure, the external envelope (façade and roof), and the basic mechanical and electrical systems with the required connection points. The core areas comprise the circulation cores (stairs, lifts) and the central wet rooms. The final functional fit-out and finishing of the internal spaces is carried out subsequently in accordance with tenant or operator requirements.

Turnkey fit-out is available by separate agreement.

Garden

The final ground levels are formed following completion of construction works. Green areas with soil contact have been designed for the northern and north-eastern parts of the plot. These garden areas are allocated to the ground-floor apartments. Communal areas and the green spaces in front of apartments are separated from one another.

At ground-floor level, the irrigation system is supplied by an NA25 KPE PE100 SDR17 potable water pipe network, provided as one wall-mounted tap per apartment. The branch main from this supply, via solenoid valves housed in plastic valve boxes,

feeds the sprinkler heads and drip irrigation network.

The irrigation system for planting in communal areas is supplied from a communal sub-meter with separate controls.

Ceiling Height

The shell ceiling height of the units' wet rooms (measured between the top of the floor finish and the underside of the reinforced concrete slab) is typically 2.60 metres $\pm$ 5 cm.

The shell ceiling height of the units' remaining rooms (measured between the reinforced concrete floor slabs of consecutive levels) is typically 2.76 metres $\pm$ 5 cm.

Entrance Doors

Unit entrance doors are fitted with multi-point security locks, acoustically rated, and carrying Mabisz certification.

Interior Doors

Unlike the apartments in the building, in the case of the offices and the café — owing to the "Shell & Core" specification — only the wet-room interior doors are installed within each unit.

Interior doors are CPL-surfaced, 210 cm nominal height, with drilled chipboard core, rebated solid door leaves, and post-fit frame construction.

Floor and Wall Coverings

Unlike the apartments in the building, in the case of the offices and the café — owing to the "Shell & Core" specification — ceramic tiling is installed only in the wet rooms of each unit.

Tiling of the remaining rooms can be undertaken later by separate agreement, subject to Buyer requirements.

Surface Finishes

Unlike the apartments in the building, in the case of the offices and the café — owing to the "Shell & Core" specification — no surface finishes are applied within each unit; these can be undertaken later by separate agreement, subject to Buyer requirements.

Kitchen

Not provided as standard under the Shell & Core specification; can be undertaken later by separate agreement, subject to Buyer requirements.

Metering

Cold water, domestic hot water, and heating/cooling energy consumption are individually metered per unit. The sub-meters are located beside the unit's entrance.

Individual unit electricity meters are housed in per-floor metering cabinets in the stairwell corridor.

Smart Home

Not provided as standard under the Shell & Core specification; can be undertaken later by separate agreement, subject to Buyer requirements.

Floor Area Calculation Rules:

- The unit floor area is the horizontally finished area enclosed by walls, excluding the area of risers passing through the unit
- Unit dimensions are surveyed on the raw structure, i.e. the bounding contour dimensions of unplastered structural walls without dry-lining, and are to be interpreted with due regard to industry tolerances

3. LIST OF TECHNICAL ITEMS,

which the developer is NOT able to undertake in relation to the unit fit-out, even at additional cost

Items related to layout and central systems that cannot be implemented

- Retrospective conduit installation in reinforced concrete structures, or retrospective embedding of any mechanical or electrical routes
- Alteration of riser dimensions
- Modification of entrance door — in terms of design, colour, or material
- Installation of bespoke cooling equipment
- Modification of kitchen extract connection point
- Changes affecting the façade or communal areas (façade colour, balcony railing, glass panel, external window/door division, colour, material, terrace tiling, façade light fittings)
- Window sills
- Modification of façade metalwork
- Installation of security grilles on façade windows/doors or stairwell doors
- Relocation of walls and openings in basement storage units
- Separate metering of off-peak electricity
- Any modification exceeding the unit's designed

energy demand or utility connection capacity

- Any other work requiring a building permit amendment
- Any modification with adverse consequences for neighbouring residents or third parties

Items related to finishing trades that cannot be implemented

- Modification of terrace, balcony, or communal area tiling
- Modification of façade light fittings
- Modification of electrical and other fittings (e.g. doorbells) in stairwells, corridors, and terraces/balconies
- Cold or warm floor covering in the basement storage unit (neither floor tiles nor wall tiles)
- Warm floor covering in wet rooms (bathroom, shower room, WC, utility room with washing machine provision); warm floor covering may be requested for the entrance hall and kitchen if the buyer accepts the loss of warranty arising from the change of function

All visualisations, images, and illustrations appearing in any publication, website, marketing material, advertisement, or other document during the sales process are prepared for inspirational purposes only and do not form part of the technical content included in the purchase price, just as the furniture shown on floor plans does not form part of the unit's purchase price. The technical specification of the unit (included in the purchase price) is set out in this document.

The Seller informs the Buyer that a mixed-use (residential, office, and service) building is being constructed on the property at Kossuth utca 16. (plot no. 8496) in the city centre of Debrecen by OEC WEST HOSTEL ZRT., in accordance with the applicable construction drawings as amended from time to time, which may differ

from the above technical specification and the design documentation forming the basis of the Building Permit.

The construction drawings and specialist drawings may contain additional annotations and technical provisions beyond those shown in the sales floor plan appended to the contract; the completion of these shall not be disputed by the Buyer during the handover procedure. Any deviations made during construction shall not affect the occupancy permit or the material parameters of the purchased unit, excluding dimensional variations within normal construction tolerances and standards.

On the basis of the above, OEC WEST Hostel Zrt. is entitled to modify the technical content — where necessary, for reasons arising during the construction of the building — by installing or using a different but equivalent-quality material in place of the original.

Dated: Debrecen, 4 May 2026