

KOSSUTH UTCA 16.

TECHNICAL SPECIFICATION — TECHNICAL CONTENT

Residential 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.

The internal load-bearing wall structures are of monolithic reinforced concrete construction. These, together with the blade walls and internal reinforced concrete walls perforated by openings, have a minimum structural thickness of 20 cm. For bracing walls and wall beams that provide the primary lateral stability of the

building, the minimum wall thickness is 30 cm. The columns are of conventional mild-steel reinforcement with typically rectangular cross-sections.

Party walls between apartments are constructed as multi-layer plasterboard systems in compliance with security and sound insulation requirements, supplemented where necessary by reinforced concrete columns and bracing walls. Internal partition walls within apartments are also built from multi-layer plasterboard, in places with plasterboard dry-lining.

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, foam glass 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 Rw+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, self-supporting external louvre blinds are installed on the outer plane of the windows. Behind the blinds, frame extension elements ensure the connection of windows up to ceiling level.

In all rooms with openable external windows, fixed insect screens are fitted to the smallest openable section. For balcony doors, the insect screens are of an openable type.

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

On the terraces and balconies belonging to the apartments, externally rated non-slip surface tiles (minimum R10 class) are laid using adhesive technology. The tiles are always laid with an outward fall to ensure proper drainage.

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 in the apartments.

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.

Each apartment is fitted with an individual cold water meter.

Sanitary Fittings and Fixtures

In each apartment, water supply and waste connections are provided for a washing machine in the bathroom and for a dishwasher in the kitchen via the sink's combined valve. WCs are wall-hung with concealed cisterns and dual-flush actuator plates. Walk-in showers are installed in the bathrooms. Vanity-unit washbasins are fitted in the bathrooms. Floor drains are not installed in apartment bathrooms.

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|--|-------------------|
| - Geberit VariForm 45 cm countertop washbasin | 1 pcs / apartment |
| - Chrome bottle trap for countertop washbasin | 1 pcs / apartment |
| - Single-lever basin mixer tap, chrome finish | 1 pcs / apartment |
| - Click-clack waste for washbasin with small plug 5/4" metal | 1 pcs / apartment |
| - Thermostatic shower system, chrome finish | 1 pcs / apartment |
| - 800 mm walk-in fixed shower panel, silver finish | 1 pcs / apartment |
| - 800×500 heated towel rail | 1 pcs / apartment |
| - 300W heating element, gloss white | 1 pcs / apartment |
| - Wall-hung WC pan | 1 pcs / apartment |
| - Soft-close toilet seat | 1 pcs / apartment |

Heating and Cooling

All rooms within the apartments are provided with underfloor heating. High-level wall-mounted fan coil cooling units are installed in the kitchens and bedrooms. Heated towel rails are also installed in the bathrooms. The underfloor heating serves heating only, while the fan coil units serve cooling only.

The installation position of the units may not be altered, nor may the pipework lengths be increased due to the hydraulic design of the system.

The cooling system capacity has been calculated on the basis of concurrent use of external blinds. Effective and economical cooling of rooms exposed to direct solar radiation can only be ensured when the external blinds are in use.

Radiator heating is provided for secondary areas (stairwells).

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 apartments are served by a two-pipe system, allowing each apartment to freely select between heating and cooling modes.

Underfloor heating is installed to serve the heating requirements of each unit. In wet rooms, a closer 150 mm pipe spacing is used, while in secondary areas a 200 mm spacing is applied, in accordance with heating demand.

Ventilation

Wall-mounted extract ventilation units are installed in bathroom and WC 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 apartments and tenancies on that level. Each apartment 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 commercial units: 3 x 25 A,

- Communal metering (standard consumers) 3 x 160 A,
- Communal metering (priority consumers) 3 x 63 A.

The distribution among apartments is designed with a diversity factor in accordance with MSZ 447 standard. The upstream network is designed to allow future owners to upgrade to 3 x 20 A at their own cost after occupancy.

Supply and riser cables are copper-insulated cables routed in conduit within dry-lining or above suspended ceilings, with cross-sections sized for the load and permissible voltage drop.

Other power consumers and electrical equipment serving mechanical installations are configured in accordance with the mechanical engineering requirements.

In-Apartment Electrical Capacity

The apartments are provided with a 3 x 16 A electrical capacity.

Modern, designer electrical accessories are installed in the apartments, in Legrand Valena white finish. Each bedroom has 4 sockets; living room 4 sockets; kitchen 8 sockets (of which 1 is a dedicated outlet for an electric hob); bathrooms 4 general-purpose sockets plus 1 for a washing machine; entrance hall and corridor 1 socket; and where a balcony is present, 2 outdoor 230 V sockets. One TV low-current outlet is provided per bedroom. A wall-mounted outlet for track lighting (e.g. Kanlux ACORD, LiTrack, Genesis Grille, or similar) is provided in each room, along with provisions for mirror lighting in bathrooms and worktop lighting in kitchens. Light fixtures are not included in the standard apartment specification, with the exception of terrace light fittings. One data socket is provided in the living room.

Alarm pre-installation (conduit and wiring) is provided in the apartments. In ground-floor apartments, motion sensor provision is made for the entrance hall, living room, and bedroom; in upper-floor apartments, provision is in the entrance hall only. A control panel point is prepared adjacent to the entrance door.

At additional cost, installation of a complete alarm system with control panel and sensors may be ordered as an optional extra **subject to individual quotation and timeline, which must not jeopardise the overall project delivery.**

Communications

A video intercom system is installed in the apartments, 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. APARTMENT PARAMETERS

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 feeds the sprinkler heads and drip irrigation network via solenoid valves housed in plastic valve boxes.

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

Ceiling Height

The internal ceiling height of the apartments (measured between the top of the floor finish and the underside of the reinforced concrete slab) is typically 2.60 metres $\pm$ 5 cm.

Apartment Entrance Doors

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

Interior Doors

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

JELD WEN CPL film-coated, 1.1, rebated door leaf:

Bathroom, WC: 75 x 210 cm nominal size, with handle, WC zárral

Bedroom: 90 x 210 cm nominal size, with handle, bb zárral

Kitchen: 100 x 210 cm nominal size, with handle, bb zárral

Colour range:

- Weißlack (white lacquer) finish
- Raucheiche (smoked oak) finish
- Zirneiche OAK (Swiss oak) finish

Interior door colour selection is available until the deadline specified by the Seller.

Floor and Wall Coverings

Floor coverings consist of vinyl and porcelain tile finishes in accordance with the layer build-ups. Ceramic wall and floor tiles are installed in wet rooms.

WC and bathroom floor and wall tile colour range:

- Caesare Prima Concrete R10A+B 30x60
- Caesare Prima Lead R10A+B 30x60
- Caesare Prima Ecrú R10A+B 30x60
- Caesare Prima Chalk R10A+B 30x60
- Caesare Prima Clay R10A+B 30x60

Tile colour selection is available until the deadline specified by the Seller.

Warm flooring is GRABOPLAST DOMINO SPC Acoustic vinyl floor tiles, available in the following colour range:

- STINE
- LINE
- MYRCELLA

Vinyl floor colour selection is available until the deadline specified by the Seller.

Vinyl floor laying guidelines:

- Vinyl flooring is laid parallel to the main direction of incident light
- At interior door thresholds and flooring transitions, a colour-matched transition strip is fitted using adhesive.

At external window and door thresholds, a colour-matched L-profile starter strip is fitted.

Surface Finishes

In the apartments, plasterboard partitions and dry-lining receive skim coating and two coats of white dispersion paint. Reinforced concrete ceilings receive a thick skim coat and two coats of white dispersion paint.

Kitchen

A fitted kitchen package (4-zone induction hob, built-in extractor hood, built-in slimline (45 cm) dishwasher, built-in oven, freestanding or integrated refrigerator, and a single-bowl sink with drainer) may be selected from 3 optional packages at an additional charge, with the kitchen installed prior to handover.

Kitchen mechanical and electrical connections are configured to the standard layout — no modifications are possible.

Kitchens other than the available optional packages may not be ordered.

Metering

Cold water, domestic hot water, and heating/cooling energy consumption are individually metered per apartment. The sub-meters are located in the entrance hall cupboard.

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

Smart Home

Every apartment is equipped with a SmartNode smart home system. The system allows remote control of heating and cooling via a mobile application, enabling utility cost savings during absence. The external blinds can also be controlled remotely, providing additional energy savings through timely use of shading.

Floor Area Calculation Rules:

- The apartment floor area is the horizontally finished area enclosed by walls, excluding the area of risers passing through the apartment
- Apartment 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.
- The above provisions apply to balconies;

3. LIST OF TECHNICAL ITEMS,

which the developer is NOT able to undertake in relation to the apartment 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 (in the case of plasterboard structures, conduit installation is only possible within the modification deadline, at additional cost)
- Alteration of riser dimensions
- Alteration of screed thickness due to floor covering thickness (transitions / stepping)
- Creation of arched openings
- Installation of plasterboard suspended ceilings or designer ceilings
- Modification of entrance door — in terms of design, colour, or material
- Installation of recessed or concealed lighting
- Installation of USB-equipped sockets (only data sockets (RJ45) are provided)
- Modification of the heating-cooling system requiring mains pipework alteration —
in terms of distribution, associated pipework and fitting routes, quantities, positions;
modification of fan coil units

- Installation of radiator heating; omission or modification of the bathroom heated towel rail
- Major alteration of mechanical service routes
- Installation of electric underfloor heating or tempering underfloor heating
- Installation of mirror heating
- Installation of bespoke cooling equipment
- Thermostat type
- Installation of a shower tray
- Installation of floor drains
- 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 apartment'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
- Wall niches in tiled rooms (except recessed into plasterboard walls), built-in counters — not even as a design feature
- Installation of glass block walls
- Installation of glass mosaic tiles
- Installation of "patterned/designer" mesh mosaic tiles
- Installation of built-in mirrors
- Laying floor tiles with a grout joint of less than 3 mm
- Laying wall tiles with a grout joint of less than 2 mm
- Installation of bespoke bathtubs and shower screens — except where selected from the options offered by the Developer
- Selection of tiles, sanitaryware, taps, etc. outside the standard or premium sample collections in the interior design packages
- Chandeliers, curtains, curtain poles, ceiling lights, and wall lights

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 apartment's purchase price. The technical specification of the apartment (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 apartment, 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, 1 March 2026