

Arena Mall House Rules

Effective as of 1st June 2025

Interpretative provisions

Chapter titles of the present House Rules serve only for easier orientation and do not affect the interpretation or construction of the House Rules.

1. Subject, purpose and status of the House Rules

The purpose of the current House Rules is to ensure optimal operation and administration of Arena Mall located at Budapest, 7th district, Kerepesi út 9. (top. lot nr. 38829, hereinafter: Shopping Centre), to provide optimum care for visitors and to ensure the economic success of the interested parties.

The tenant undertakes to follow the following rules and regulations of the House Rules:

- Rules and regulations stated in the present House Rules shall be binding on the Tenant's employees, agents, customers and third parties otherwise contractually related to the Tenant and the Tenant undertakes to ensure the compliance with the following rules by the abovementioned persons.

2. Operation of the Shopping Centre

The owner Symmetry Arena Kft. (hereinafter: Landlord) manages, operates and maintains the Shopping Centre by way of a contract concluded with CBRE Kft. (hereinafter: Operator).

The office of the Operator is located on the 1st floor of the Shopping Centre and is open on workdays from 8:30am to 5:30pm.

Outside the opening hours of the office please call the dispatcher available every day between 0.00am-24.00pm on: **06-1-880-7012**

The Landlord and Operator is aiming to operate the building, common areas, parking and road network of the Shopping Centre to a high standard, keeping them clean in accordance with weather conditions and the requirements of a reputable shopping mall.

Tasks of the Landlord and Operator:

- cleaning, security and lighting of common and public areas
- maintenance, care, landscaping of gardens forming any part of the common areas
- maintenance, development and inspection of common and public areas
- operation, maintenance, development, inspection and repair of central equipment and building engineering systems
- air conditioning of common and public areas and provision of cooling liquid for the air conditioning of the premises
- operation and maintenance of central electric equipment, providing power supply
- maintenance of the building, in particular maintenance, development and inspection of the roofing and cellars of the Shopping Centre
- operation and maintenance of the fire alarm and fire extinguishing systems, performance of fire protection tasks on common and public areas
- operation and maintenance of central electronic security system
- operation, development, periodical maintenance and repair of information systems and services (such as voice announcers) and installation of control signs in public areas
- set up and maintenance of Landlord's insurance policies as determined in the lease agreements
- payment of local and central taxes imposed on the Landlord in respect of the building

- invoicing and collection of rent, common charges and other fees (e.g. utility fees) from Tenants and other users, payable based on the lease agreement
- provision of cleaning staff for public areas during the opening hours to maintain cleanliness.

In order to ensure the proper operation of the Shopping Centre, the Operator shall be entitled to give instructions and determine provisions which shall be binding on Tenants. Such instructions and provisions shall not be contrary to the content of the lease agreement or its annexes.

Landlord shall be entitled to re-organise the common areas referred to in the lease agreement, to transform them into commercial units and approve the placement of kiosks.

Landlord and Operator shall have the right to carry out the necessary maintenance and repair works on the area of the premises at a time agreed upon with the Tenant, preferably outside the opening hours of the premises and in the presence of the Tenant or its representative. Following the completion of the works, Landlord shall restore the original condition of the premises.

Landlord and Operator shall entrust professional cleaning, guarding and maintenance personnel for the performance of such services. In the contract the Operator shall ensure the continuous high quality of the services.

Operator shall provide cleaning services 7 days per week, excluding the days on which the Shopping Centre is closed.

Landlord and Operator shall provide first aid services for the care of visitors, tenants and their employees. The service is provided in the first aid room designed and furnished for this purpose. In the event of an accident, the information desk located in the Shopping Centre or the Security Service in the dispatcher's room shall be contacted.

3. Operation and other charges

Tenant shall be obliged to pay the common charges, which include all operating costs, public charges and administrative costs incurred in connection with the use of common areas of the Shopping Centre, determined according to the distribution formula set in the lease agreement.

Tenant shall be obliged to pay for all utility services consumed: electricity, water/sewage, gas, measured by separate submeters. The operator shall read the meters monthly and invoice the fees due accordingly.

4. Tenants' Forum, contacts

Landlord may summon a Tenants' Forum and send information on the agenda to be discussed 14 days prior to its date. The purpose of the Tenants' Forum is providing information to Tenants on general, commercial and advertising plans and planned campaigns affecting the Shopping Centre. The Tenant Forum shall have consultation right in respect of the development of the advertising strategy. **In addition, Landlord shall inform the Tenants in writing about the information affecting the Shopping Centre through the tenant circulars.**

Tenant shall provide the Landlord with its contact details and inform the Landlord on any changes without delay, on the following e-mail address: arenamall@arenamall.hu

5. Prohibited actions, disturbance to the operation of the Shopping Centre

Tenant shall be obliged to abstain from any activity that:

- would result in damage or contamination either in the exclusively used premises, in the common areas or in the areas located therein
- would result in personal injury or property damage to employees, visitors, customers, tenants of the Shopping Centre, employees of the Landlord or the service providers,
- violate any legal regulation or public morals.

Tenant shall be obliged to abstain from any activity that would cause noise or odour of such a degree that it interferes with other Tenants of the Shopping Centre or their customers. The Operator shall also be obliged to abstain from performing activities resulting in such noise and odour during the opening hours, as far as possible.

Tenant shall not be entitled to place any advertisements outside the premises, within the building or the area of the Shopping Centre, without prior written permission of the Landlord.

- Tenant shall be obliged to terminate any of the above activities immediately upon request of the Operator or its subcontractor (security service)
- should the Tenant continue to engage in a prohibited activity notwithstanding the Operator's request, the Operator shall have the right to take all necessary measures to terminate the activity.

Should a Tenant have a complaint against another Tenant which cannot be settled directly, Operator shall be notified. After submitting, the Operator shall investigate the complaint as soon as possible and, if found justified, shall act as an intermediary in order to terminate the action or conduct involved in the complaint.

Tenant shall be entitled to receive any services (public utility, etc.) within the function of the Operator exclusively from the Landlord.

Tenant shall notify the Operator immediately of any event requiring the Operator's intervention.

6. Operational Rules

Supply and storage of goods:

- Tenant shall acknowledge that the common and public areas of the Shopping Centre shall not be used for storage of goods, packaging materials, tools or waste, except for areas designated for this purpose.
- Landlord or its agent shall be entitled to remove incorrectly stored items at the expense and risk of the Tenant and also to arrange for their storage at the expense and risk of the Tenant.
- For the purpose of supply of goods the Tenant shall be entitled to use the designated common areas (loading ramps) during the following periods:
 - Supply locations, times:
 - Ramp no.1.: Tenants of the Shopping Centre, daily between 06.00am-18.00pm, following this time period the Dispatcher shall be notified
 - Ramp no.3.: reserved exclusively for Media Markt, Régió Játék and SportsDirect, daily between 06.00am-10.00am and 21.00pm-24.00pm
 - Ramp no. 4.: Tenants of the Shopping Centre, daily between 06.00am-10.00am and 21.00pm-24.00pm
 - Ramp no.6.: Tenants of the Shopping Centre, daily between 06.00am-10.00am and 21.00pm-24.00pm
 - Ramp no.7.: Tenants of the Shopping Centre, daily between 06.00am-10.00am and 21.00pm-24.00pm
 - Ramp no.9.: daily between 21.00pm-09.00am with a maximum vehicle height of 2,6 m
 - Supply of goods at any other times may only take place with the Operator's prior written consent, in a way agreed in advance with the Operator. See Work Permit template (page 10).
 - In the freight area, parking is subject to charges determined in the **Parking Policy** being an annex to the present House Rules.
- 10 different freight elevators are available to Tenants within the Shopping Centre. See Map (page 9).
- Cargo transportation by truck is only possible in the designated loading area. Cargo and freight traffic at the loading ramp shall be supervised by the security service.

Usage of locker rooms

- Empty cabinets shall be kept closed by the security service. Cabinets may be requested by the Tenant's shop manager at the security service for use. A request can be granted if there is an empty cabinet available.
- Empty cabinets may be granted by the security service by a handover protocol signed by the user and the shop manager. Upon handover the shop manager shall acknowledge the prevailing condition.
- Upon vacation the cabinet shall be opened by the shop manager in the presence of the security service, and Tenant shall be liable for any possible damages arisen in the cabinet. Upon return of the cabinet, a return protocol shall be drawn up and signed by the security service, the shop manager and the user.
- The maximum of one cabinet may be allocated to a person.
- All users shall be liable for the proper use of the locker room.
- Items stored outside the cabinets shall be collected and stored by the security service until they are claimed by the owner but no longer than one week.

Use of elevators, escalators, travellers etc.

Such equipment may be used by Tenants or visitors at their own risk, in accordance with the warning signs indicated on the device.

7. Opening hours

Opening hours of the Shopping Centre shall be the following:

- **Mandatory** opening period of commercial (non-catering) units:
Mondays to Saturdays 10.00am-21.00pm
Sundays 10.00am-19.00pm
holidays according to the effective legal regulation
- **Mandatory** opening period of catering units (food court, cafés, restaurants):
Mondays to Saturdays 10.00am-21.00pm
Sundays 10.00am-20.00pm
Catering units may operate daily between 08.00am-24.00pm by observing the mandatory opening period.
- Opening period of the Hypermarket:
Mondays to Sundays 06.00am-22.00pm
holidays according to the effective legal regulation
- Cinema ticket office: daily between 9.30am-22.30pm

Deviation from mandatory opening hours is only allowed with the Landlord's approval of the respective amendment to the lease agreement.

Tenant shall only be entitled to deviate from the mandatory opening hours in particular justified cases, agreed by the Landlord and Operator in advance. Tenant shall not be obliged to open the premises on public holidays. Outside the opening hours of the shop, Tenant shall ensure that a safety lamp is lit in the shop continuously and the shop windows are illuminated permanently, at least until midnight.

8. Advertising activity

Landlord shall have the right to determine procedures, rules and conditions regarding the inscriptions and advertisements placed on the inside and outside of the Shopping Centre.

Landlord shall have the right to organise advertisement campaigns and events at any time, to introduce the Shopping Centre and its services to the public.

Tenant shall cooperate with the Landlord and with a third-party organisation designated by the Landlord for the purpose of organising and conducting entertainment and promotional activities in the common areas.

Tenant undertakes to participate in advertising campaigns organised by the Landlord according to the conditions set in the lease agreement.

In case the name, address or logo of the Landlord appear in its own advertisements, Tenant shall observe the uniformed image regulations of the Landlord in order to ensure the uniformed marketing appearance.

Logo:



Name: Arena Mall
Address: 1087 Budapest, Kerepesi út 9.
Website: www.Arenamall.hu

9. Cleanliness, cleaning of the premises, waste management

Tenant shall be obliged to ensure the clean and orderly state of the premises during and beyond the opening hours.

Tenant shall be obliged to abstain from or following a Landlord's reminder terminate any activities posing a hygienic risk to visitors of the Shopping Centre, the Landlord or other Tenants, or aesthetically damaging the image of the Shopping Centre.

Tenant undertakes to dispose of its defective products outside the common areas.

Tenant acknowledges that waste of any kind shall be collected and stored only in designated areas.

The handling of waste by the Tenant shall not in any way harm the interests of other Tenants.

Tenant acknowledges the selective waste collection of the Shopping Centre. Accordingly, paper and cardboard, general, plastic and organic waste shall be collected separately. Waste types, excluding organic waste are processed with compactors. Compactors are located in the separate area by loading ramps no. 4, 5 and 7.

Tenants generating organic waste (catering units, food vendors) shall be obliged to collect waste in storage containers provided to them, as prescribed by the National Public Health and Medical Officer Service. Storage containers shall be kept in a refrigerated storage place by the Tenant from where they shall be transported by the Operator. The Operator shall provide empty and clean replacement containers.

10. Parking

Tenant acknowledges that Landlord/Operator shall be entitled to limit the parking possibilities of Tenant, Tenant's employees, suppliers, contractors and customers in case the parking by such persons would cause a risk to the person or property of other Tenants or visitors, the facilities of the Shopping Centre, or a disturbance to the traffic.

Landlord shall not be responsible for cars parked in the car park.

The parking is an unguarded, paid parking lot primarily reserved for visitors.

The parking shall be governed by the provisions of the **Parking Policy** issued by the Landlord, which shall be an inseparable part of the present **House Rules**.

11. Mandatory purpose of the lease

Tenant may exclusively engage in activities specified in the Lease Agreement. Any deviation from the activity specified in the lease agreement shall be subject to the Landlord's written approval.

Landlord reserves the right to grant exclusive rights to certain Tenants for the exercise of certain activities in respect of the entire Shopping Centre.

Only those Tenants shall be entitled to such exclusive activities where the exclusive right has been stated in the Lease Agreement, such exclusive rights may even be granted to several Tenants simultaneously.

Landlord shall be entitled to modify the exclusive activities and the persons exercising such activities, which shall not violate the existing rights of the Tenants.

12. Entering the premises

Tenant shall be obliged to provide the Landlord and Operator with **access to the premises** at a pre-agreed date for the inspection of the compliance with operating and administrative rules and regulations.

In situations requiring immediate intervention or in case of emergency the Landlord shall be obliged to act according to the prevailing administrative regulations by attempting to notify the Tenant on the necessity of entering the premises. For this purpose, Tenant shall be obliged to provide the Operator with up-to-date contact details of the person in charge (telephone, mobile phone).

Tenant shall be obliged to place a fire key in a sealed envelope with the security service for the purpose of entering the premises in situations requiring immediate intervention or in case of emergency, in which case a protocol shall be drawn up by the security service.

13. Repair and reconstruction work in the premises

Any modification or addition to machinery or electrical equipment supplying the business area by the Tenant shall be carried out by a contractor selected from the list of approved subcontractors issued by the Operator. All such work shall be in accordance with the approved plans, site maps and specifications. All plans shall be handed over to the Operator prior to the commencement of the work. Upon completion, the Operator shall inspect that it complies with the plans. All such work is carried out at the expense, responsibility and risk of the Tenant who shall agree to obtain the administrative permissions for the current works.

The installation of gas pipelines and electric cables without the order or written approval by the Operator shall be prohibited. The installation of outdoor radio or any TV antennas in and on the premises without the written approval by the Operator shall be prohibited.

Interior construction of the premises or other non-common areas and all work outside these areas may only be carried out with the consent and control of the Operator. Such works shall not interfere with other Tenants or the operation of the Shopping Centre and the applicable security rules shall be observed.

Should the normal operation of the building (water supply, electricity) be interrupted due to planned work, the Tenant will need to obtain the approval of the Operator 8 days prior to the commencement of the work.

The Tenant shall submit the schedule to the Operator for approval. The method and timing of the work, including the timing of works generating noise, shall be agreed upon and determined jointly with the Operator.

Night work is allowed only based on the Operator's approval, within the time frame specified by the Operator.

The Tenant shall be responsible for all damage arising in the premises or the common areas, caused by the Tenant, its employees, clients, suppliers, contractors or agents. Furthermore, any materials used for works and maintenance of private areas shall meet the safety and fire safety standards applicable in Hungary.

Upon completion of the works, following receipt of the service, the Tenant shall be obliged to transmit all modifications to the building and its systems properly in the building design documentation and to provide the Operator with the necessary information.

The Tenant shall be obliged to obtain administrative permits necessary for the reconstruction works. Should the works on the Tenant's area involve welding, the Tenant's subcontractor shall be obliged to present its welding license.

Following any work, the Tenant shall be obliged to restore and clean the areas, including the common areas, in accordance to their original condition and remove waste and debris at its own expense.

For any work, the Tenant is required to complete a work permit request approved by the Operator and must be inspected by the security service (ramp no.4, dispatcher room). In the case that the Tenant does not hold a work permit, the security service shall have the activity terminated.

You can apply for a work permit starting 1st July 2025 only via the following platform:
<https://nepiconnect.chainles.com/>

14. Fire security

The Tenant shall not enter, store materials, carry out or allow any activity in the premises which increase the risk of fire in any way, and increase the fire insurance classification of the Shopping Centre or the premises within. The Tenant shall not hinder or interfere with the rights of other Tenants and shall not in any way harm or disturb them or the Operator, they shall not violate fire protection rules and the fire department's regulations and shall comply with the requirements of the Shopping Centre's insurance and the applicable laws and administrative regulations.

The Tenant shall not be entitled to use and store any flammable substances, especially fuel, petroleum, synthetic camphor, fuel oil or other substances used for lighting or heating, unless in accordance with its activity stated in the lease agreement and in the possession of the relevant licenses.

The Tenant shall abstain from smoking inside the building, including the parking area. Smoking is only permitted at designated locations. (ramps no. 4 and 6).

15. Moving in and out

The Tenant shall be obliged to notify the Operator of the date of moving in or moving out in order to determine the following:

- **route through which furniture, equipment and other materials are transported in common areas**
- **protection against damage to walls and appliances in common areas**
- **time of the handover procedure**
- **conducting of the handover procedure**
- **opening date of the shop**

All damage arising in connection with moving in and out shall be borne by the Tenant.

16. Miscellaneous provisions

The present House Rules shall constitute an integral part of the Lease Agreement and shall be valid by and construed jointly with the latter.

In the event of a contradiction between the terms of the Lease Agreement and the present House Rules, the terms of the Lease Agreement shall prevail.

Tenant acknowledges that the Operator shall be entitled to modify or supplement the present House Rules in accordance with economic necessities.

17. GENERAL Rules for Shoppers and Visitors

17.1 Arena Mall is a privately owned building available to shoppers and visitors, which may be visited by any person over the age of 14 during the Mall's opening hours. Its services may be used in compliance with the mandatory rules set out in these House Rules. Children under the age of 14 may only remain in the Mall under the supervision of a parent or other adult.

17.2 Visiting Arena Mall and using its services is conditional upon the visitor acknowledging and accepting the provisions of these House Rules as binding. A complete copy of the Arena Mall House Rules is available at the Information Desk, while summaries prepared for shoppers and visitors are displayed at the entrances to Arena Mall and can also be found on the website www.arenamall.hu.

17.3 SCOPE OF APPLICATION – TERRITORIAL

The territorial scope of these House Rules extends to all external and internal areas of Arena Mall, in particular the communal areas, retail units, and vehicle parking facilities. In the parking area, the posted parking rules and regulations shall apply.

17.4 SCOPE OF APPLICATION – PERSONAL

The personal scope of these House Rules extends to all visitors and shoppers of Arena Mall, regardless of age. The parents or adult companions of minors are responsible for their activities.

17.5 REQUIREMENT FOR PROPER USE

17.5.1 The common goal of all users is to operate Arena Mall at an outstanding standard, and to maintain and enhance its domestic and international reputation. Accordingly, the operator of Arena Mall is entitled, in accordance with Hungarian laws and regulations, to establish rules which must be observed by all persons subject to these House Rules.

17.5.2 Users' obligations: Users must use the Shopping Centre's premises and its parts for their intended purpose. The operator of Arena Mall will claim compensation for damages from any person causing damage.

17.6 RULES OF CONDUCT

17.6.1 General principles:

In the interest of shoppers and visitors, it is necessary to establish behaviour rules in line with social expectations and the intended use of the Mall, which are aimed not only at ensuring its proper operation, but also at maintaining order in compliance with laws, public safety, public health, public morals, and socially accepted customs.

17.6.2 Behaviour of shoppers and visitors:

Within the entire Arena Mall, all equipment and installations – such as revolving doors, benches, chairs, escalators, elevators, shopping carts – may be used only at one's own risk. Compliance with the rules set out in these House Rules is mandatory for all visitors and shoppers.

17.6.3 The following are PROHIBITED throughout Arena Mall:

- Smoking inside the Arena Mall building or on rooftop terraces, in accordance with Act XLII of 1999 on the protection of non-smokers. Smoking is only permitted at designated ashtray and waste bin areas located next to exits, at least 10 metres from the entrances;
- Consuming alcohol outside designated areas of catering establishments, bringing alcohol into the Mall for the purpose of consumption inside, or entering Arena Mall under the influence of alcohol;
- Engaging in behaviour or bringing objects that violate public morals; bringing firearms or items resembling them, as well as any device prohibited in public under Government Decree 175/2003 (X. 28.) on instruments particularly dangerous to public safety;
- Possessing, distributing, or consuming narcotics, or entering Arena Mall under their influence;
- Engaging in commercial, catering, tourism, or agency activities without permission; moving around as a live advertising medium without permission;
- Distributing leaflets without permission, or affixing posters to Arena Mall walls, pavements, roads, or other surfaces without permission;
- Organising, conducting, or participating in public gambling without permission;
- Holding political or religious events, distributing flyers, or engaging in agitation of this nature;
- Using bicycles, skateboards, roller skates, scooters, or other means of transportation;
- Begging, making loud noise, or engaging in any behaviour likely to cause offence or alarm to others;
- Taking photographs or recording videos for commercial purposes, as a professional, or on commission, without the Operator's permission;
- Performing personal hygiene in restrooms beyond handwashing;
- Being in the Mall in unclean clothing or with an unkempt appearance;
- Sleeping or lying down in rest areas or other parts of the Mall;
- The Operator is entitled to initiate or order the banning from the Shopping Centre of any person engaged in activities in violation of these House Rules, if the competent authority or court establishes that a legal or regulatory offence has occurred.

17.7 SECURITY OF THE MALL

17.7.1 Security and protection (security service):

The security of Arena Mall is provided, on behalf of the owner, under a separate contract concluded by the Operator, by a contractor possessing the expertise appropriate to the scope of the task (hereinafter: the security service).

17.7.2 Legal basis of the security service's activities:

The security service responsible for the protection of Arena Mall performs its duties in accordance with Act CXXXIII of 2005 on the rules of personal and property protection and private investigation – in particular Sections 26(1), 27(1), (2), and (3) – as well as the relevant contract and these House Rules. The security service is both entitled and obliged to enforce the House Rules.

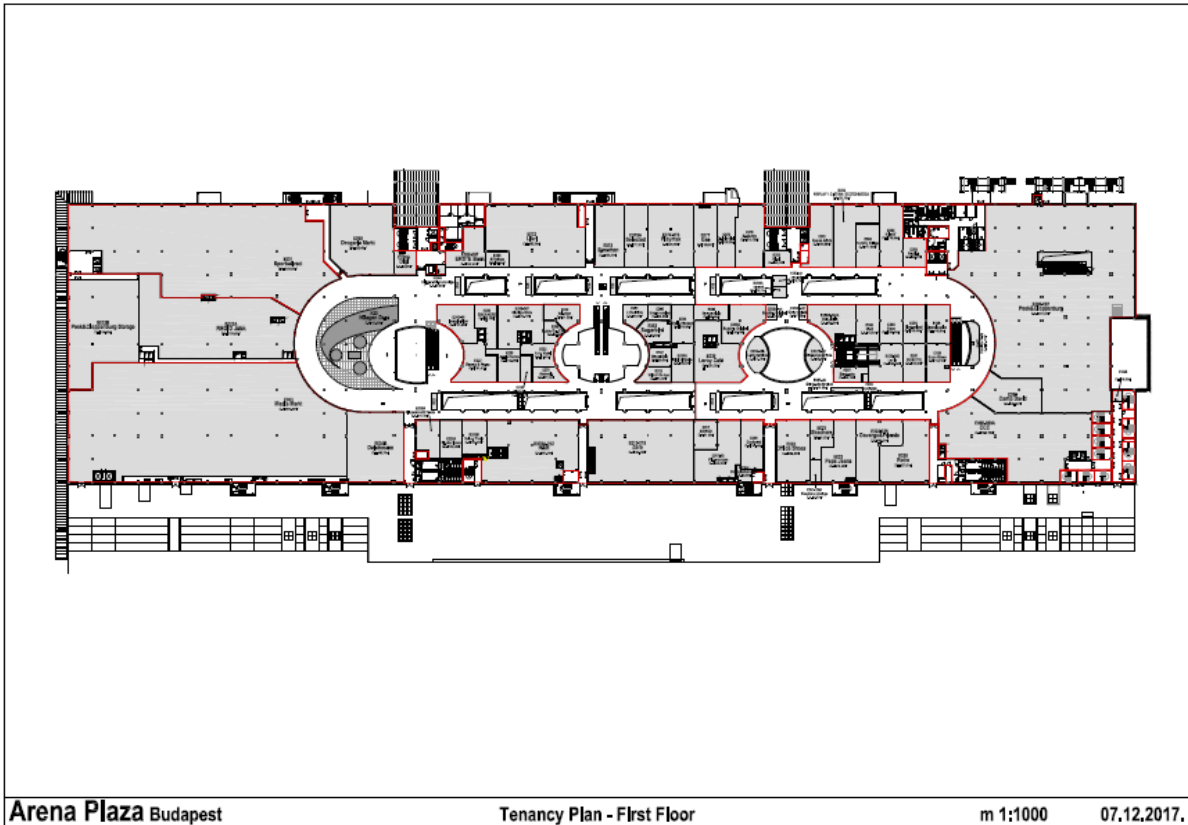
17.7.3 Hygiene screening of visitors:

Persons whose clothing or condition is conspicuously neglected and unacceptable from a hygiene perspective, whose presence in Arena Mall could cause offence or alarm to others, as well as intoxicated, impaired, self-endangering, or dangerous persons, must be instructed by the security service to leave the premises. If such instruction is ineffective, the security service shall remove the person(s) from Arena Mall using proportionate measures.

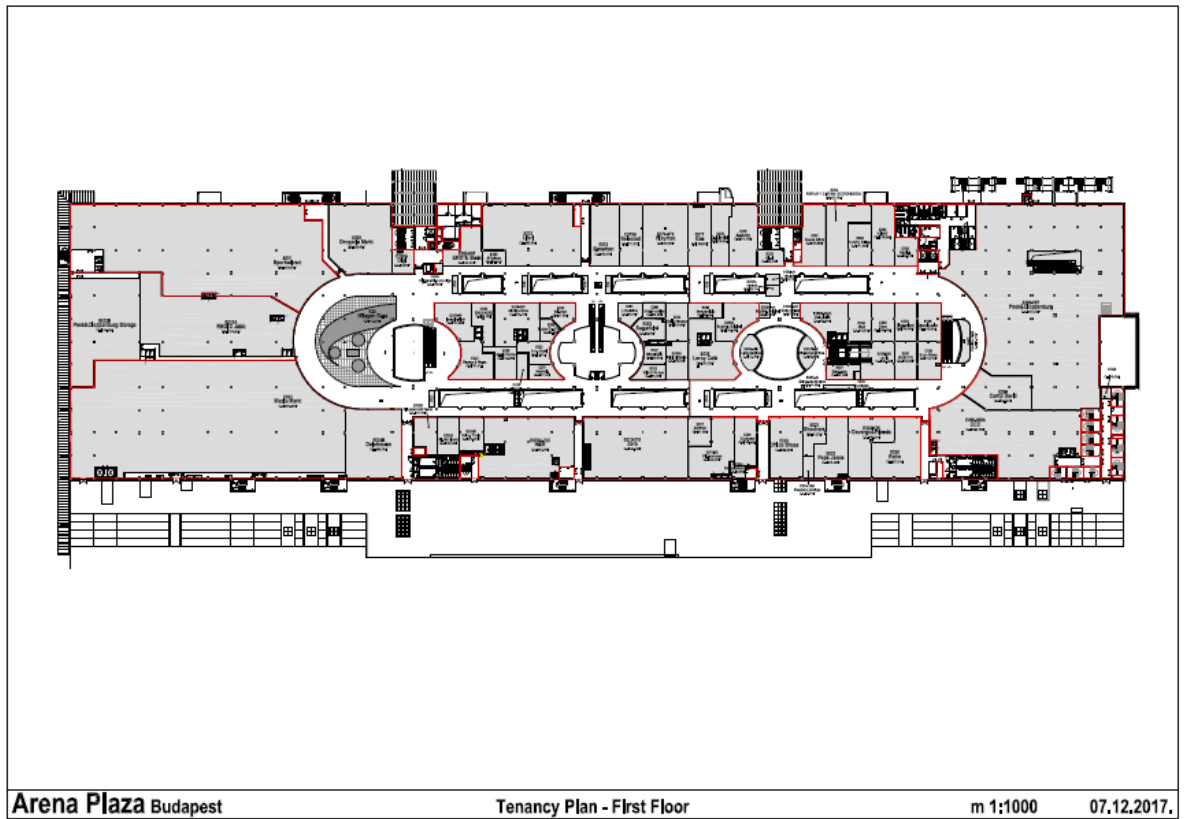
17.7.4 Security screening of visitors:

Upon entry to or exit from the Arena Mall building, the security service is entitled, solely in justified cases and in compliance with applicable legal provisions, to inspect visitors' bags.

Appendix 1 . Arena Mall maps

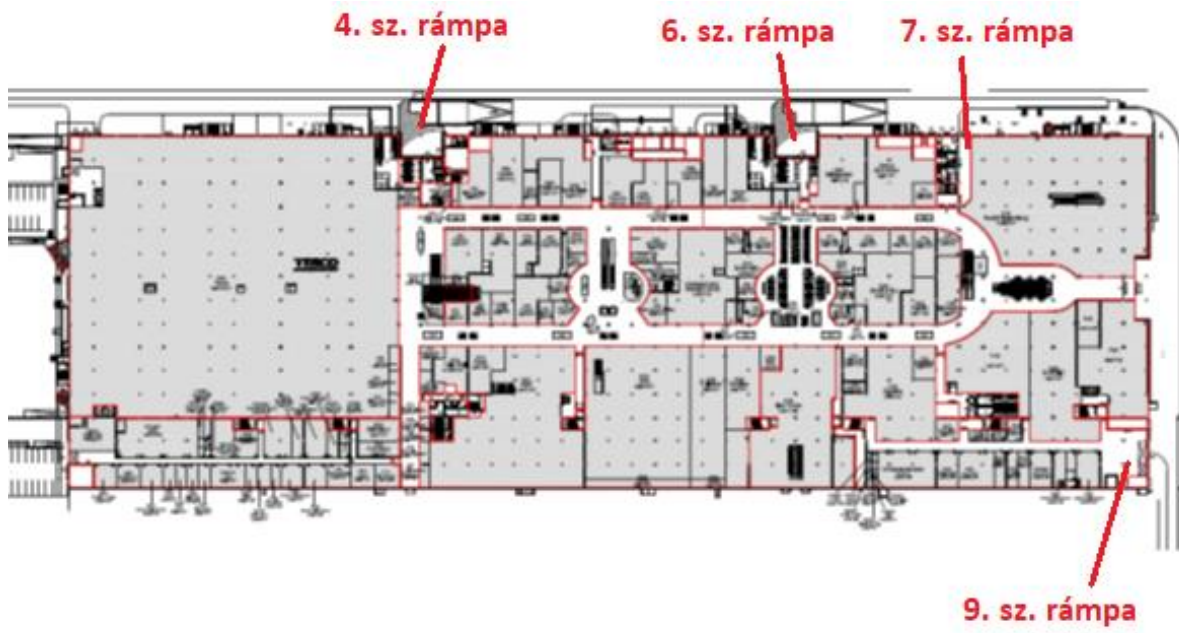


Ground floor layout



First floor layout

Map for supply of goods



Map of smoking areas



ARENA MALL – Parking Policy

Purpose of the Policy

The parking lot (hereinafter referred to as Parking) of ARENA Mall Shopping Center (hereinafter referred to as ARENA Mall) located at 1087 Budapest, Kerepesi út 9. as subject of the present Policy is operated as a private area opened for public traffic. In order to ensure efficient and safe operation of the Parking, the purpose of the present Policy is to specify the operating rules being compulsory for all users.

Operation of the Parking is provided by **Symmetry Arena Kft.** (registered seat: 1027 Budapest, Horvát u. 14-26. IV. em. 2.. tax nr.: 13248118-2-41, hereinafter referred to as: **Operator**) by way of its service providers.

Service providers involved in the operation of the Parking:

- **SIGEN Szolgáltató és Kereskedelmi Korlátolt Felelősségű Társaság** (registered seat: 1149 Budapest, Egressy út 23-25., company reg. nr.: 01-09-683018, tax nr.: 11915111-2-42, represented by: Kugel Tibor managing director)

Scope of the Policy

Personal scope of the Policy shall cover all persons entering the area of ARENA Mall on foot or in a vehicle.

When applying this Policy, all the natural and legal persons concluding an agreement with the Operator for the storing of their vehicles in the area of the Parking for a period determined by the terms and conditions of the present Policy, or entering the area of the Parking on foot, shall be deemed Visitors.

Territorial scope of the Policy shall cover the underground parking lots of ARENA Mall (P1, P2 levels) and outdoor parking areas, areas reserved for suppliers and service providers, and access roads as well. The territorial scope of the Policy shall be indicated on the site plan inseparably attached to the Policy as Annex 1.

Temporal scope of the Policy shall be continuous (0am-0pm)

Upon entering the area of ARENA Mall, the owner / operator of the vehicle shall accept and recognize the Policy and the House rules of ARENA Mall as binding without any further intentional acts.

Parking

Necessary conditions for usage of the Parking shall be the existence of valid official licenses, liability insurance and visible license plate required by the effective legal regulation for participation in public traffic and the present Policy, furthermore proper technical condition of the vehicle enabling safe transport.

The usage of the area of the Parking designated for parking of vehicles by a single ticket exchange shall be limited to a single usage and to a maximum of 96 hours continuous time period in the underground parking, and to a maximum of 24 hours continuous time period in other areas.

Parking of vehicles shall be allowed on areas designated for parking (not signaled or designated for other purposes), access roads and loading areas shall not be utilized for parking.

One vehicle may occupy one designated parking space.

Parking spaces designated for parking vehicles used by a disabled person may only be used in possession of a valid parking permit, and parking spaces designated for charging of electric cars are only available for this purpose, for the duration of the charging.

Once the parking space has been occupied, the engine of the vehicle shall be stopped as soon as possible, secured by the hand-brake on, and shall be left by all passengers. Waiting or sleeping within the vehicle, unnecessary operation of the engine in a standing position is prohibited. No person or live animal may stay in vehicles placed in the Parking during the term of parking.

Pedestrian traffic in the area of the Parking

Visitors shall use the area of the Parking at their own risk and with particular foresight.

Persons under 14 years of age shall use the area of the Parking under the supervision of an adult.

Pedestrian traffic on routes providing access to the Parking area (e.g. ramps) is only permitted if explicitly signaled.

Opening hours of the Parking

Underground Parking:

The Parking may be used during the opening hours of ARENA Mall.

- check-in: between 05:00 am – 24:00 pm
- check-out: between 00:00 am – 24:00 pm

Areas reserved for suppliers and service providers:

- check-in: between 00:00 am – 24:00 pm
- check-out: between 00:00 am – 24:00 pm

The Operator shall be entitled to occasional closing of the Parking area.

Security rules

The Parking may only be used properly, for its intended purpose.

Vehicles shall be parked in a locked state (including windows), without any valuables visible from outside in the passenger or the luggage compartments.

The Operator operates a monitoring system for the purposes of general damage prevention, traffic management and safe and appropriate handling of parking equipment. The Operator shall not be liable for damages caused in vehicles or any items placed therein by third parties, or for damages arising out of violation of the traffic regulations (KRESZ) or inadvertent, careless driving.

Conditions for usage of the Parking

The speed limits shall be 5 km/h in the Parking area, and determined by traffic signs on the access roads, corresponding to the actual weather conditions.

The use of low beam headlights is mandatory in the Parking.

In the Parking the rules of the road (KRESZ) shall be applicable. Visitors shall observe traffic and other signs and the instructions of the Parking's staff.

Access to the Parking is not possible in case the Operator has closed the Parking or the Parking is full.

Access to the Parking shall be performed according to the rules displayed on traffic signs placed at the entrance. When entering a parking ticket shall be obtained by pressing the button on the ticket dispenser or validating the season ticket by the card reader. Subsequently the access is made possible by the opening of the barrier. Upon a signal only one vehicle may access the Parking.

Should the barrier not open or the pay automats not work properly Visitors may ask for assistance by pushing the „help” button on the check-in and check-out interfaces or pay automats.

The service related to the Parking shall commence upon receipt of the ticket, validating of the season ticket, or, in the absence of the latter, upon entering the Parking. All persons within the area of the Parking shall be obliged to observe and have observed the regulation related to the Parking. All persons using the Parking shall be obliged to pay the service charges and surcharges as published.

The user of the Parking acknowledges that ARENA Mall / Operator shall exclude its responsibility for damages caused in the vehicle, guarding of the vehicle, possible stains, behavior of third parties in the Parking, objects placed in the Parking and their loss.

Parking charges, season ticket, exiting the Parking

Parking Rates including parking charges shall be attached to the present Policy as Annex 2.

Actually, valid service charges shall be indicated on a sign located at the ticket dispensers and pay automats as well.

Tickets and season tickets shall be kept securely until exiting the Parking. Tickets shall not be folded, creased or otherwise physically damaged. To prevent damage to information stored on the tickets, they shall be kept away from the magnetic beams and mobile phones.

The person using the Parking shall be responsible for integrity of the ticket/season ticket.

Loss or damage to tickets/season tickets shall immediately be reported to the staff on duty in the Parking Office on the ground floor of the building.

Any damage resulting from loss or damage to the parking ticket/season ticket shall be borne by the person using the Parking. Upon loss of or any damage to the ticket/season ticket a surcharge shall be payable as determined in the Parking Rates.

Tickets received upon entering shall be read at the pay automats located on levels -1 and -2 of the underground parking before exiting. Tickets shall be inserted into the automats according to the signs. The pay automat will require the amount of the charges according to the actual rates, which may be settled by cash payment with coins and banknotes indicated and by card. Following the payment of the charges a receipt will be printed and the ticket validated. Exiting the Parking is only possible following the payment of the complete payable amount related to the parking service at the pay automats. After the payment of all charges related to parking, 20 minutes time is provided to exit the Parking.

At check-out the validated ticket shall be inserted and read at the check-out interfaces located at the exit, which will open the barrier if the parking charged have been paid. Season tickets shall also be read, where the system will similarly open the barrier. A number plate scanning system is operated in the underground parking; therefore in case of clean and recognizable number plates the barrier will open automatically, without reading of the tickets/season tickets.

The user of the Parking acknowledges that he/she shall be liable for any damage caused by him/her in the Parking, its equipment and to third parties on the area of the Parking, subject to the circumstances of the case, according to the rules of the Civil Code on damages caused by breach of contract or damages caused by non-contractual liability. The Parking may be exited after the opening of the barrier. The driver and operator of the vehicles shall be jointly and severally liable for damages arising from the ignoring of signs. Upon a signal only one vehicle may exit the Parking. Vandalism or damaging in the Parking will result in a complaint.

Invoicing of parking charges

For the paid parking fee, the Operator shall issue an invoice at the Parking Office, on working days between 10:00 and 22:00, upon the Guest's request. Between 22:00 and 10:00, invoices cannot be issued; during this period, the receipt may be placed in the mailbox located at the Parking Office door, indicating a postal address, in which case the Operator will mail the invoice to the applicant.

To issue the invoice, the following are required: the receipt issued by the payment machine, and the exact invoicing name, address, and tax number.

The use of the Parking Facility is also available to Arena Mall visitors, employees, and staff by purchasing a parking pass at the Operator's office on Level 0, under the conditions set by the Operator.

In accordance with the parking usage contract concluded by the parking passholder, the Operator maintains records of purchased passes. The right to use the parking facility may only be exercised with an active magnetic card, through entry and exit using such card.

The User may not transfer the parking card, and therefore the use of the Parking Facility, to another person, nor may they permit its use by another person. The User is obliged to safeguard the parking card.

The User acknowledges that at the entrance and exit points, the Operator may check their right of entry/exit and the validity of the magnetic card, and therefore, upon request, the parking card must be presented. The Operator may also retrospectively verify the right of entry/exit and activities, as well as compliance with the provisions of the Parking Regulations and the present contract.

The magnetic card may only be used for parking passenger vehicles registered under the recorded license plate number(s).

If, for any reason attributable to the User, the magnetic card does not comply with the provisions of this contract, the User is not entitled to use the parking facility, and the same provisions shall apply to them as to visitors without a permanent parking right.

The fee for the magnetic card is HUF 5,000 gross, payable to the Operator, and is non-refundable.

The Operator shall keep a record on the purchased season tickets.

Damages

The Operator shall not undertake liability for any damages occurred in vehicles or their passengers, damages arising out of violation of the traffic regulations (KRESZ) or inadvertent, careless driving, or damages caused by third parties.

Staff of the Operator shall cooperate with authorities, if necessary, assist in the notification of the authorities and if available, hand over video recordings of such events upon request of the competent authorities.

Removal/transportation of vehicles

The Operator shall arrange for the removal/transportation of the vehicle from the area of the Parking at the expense of the owner/operator in the following cases:

- The Operator shall be entitled to move or remove any vehicles endangering traffic of the Parking, security or environment of the shopping center, at the expense of the owner/operator.
- The Operator shall remove all vehicles parking with a single ticket **over 4 days**, at the expense of the owner/operator, and shall **enforce its claim for charges and surcharges related to the use of the Parking**. The Operator shall **exclude its liability** for damages arising from removal/transportation.
- Prior to removal/transportation of the vehicle, based on type and license plate number, the Operator shall request written information concerning the owner/operator of the vehicle from the competent authority of Hungary (except for cases where delay may cause damage due to an emergency situation), and shall remind the owner/operator by giving a 8-days deadline to remove the vehicle.
- In case the reminder was ineffectual or the obtaining of information from the authorities was not possible or there was no response within 30 days, the Operator shall arrange for the professional removal/transportation of the vehicle at the expense and the risk of which shall be borne by the owner/operator of the vehicle. The Operator shall not be obliged to guard the removed/transported vehicle.
- The fact of removal/transportation and the external condition of the vehicle shall be recorded in a protocol satisfying the conditions of a private document with full probative force and supported with photographic documentation.
- In case the vehicle has an operator, in the event of a dispute, the payment obligation shall primarily be fulfilled by the operator, given that the actual use of the vehicle is included in the status of the operator.

Extraordinary events (e.g. fire alarm, threat of public endangerment)

Upon occurrence of any extraordinary events, Visitors shall be obliged to leave the area of the Parking immediately. In such events vehicles may only check out of the Parking if the Operator has received the necessary authorization to restore regular operating order of the Parking.

Prohibitions

The following is prohibited in the Parking:

- violation of the rules of the road (KRESZ), House rules of ARENA Mall, and the present Policy
- any hindrance of the proper operation of the Parking
- disposal of waste outside designated disposal points;
- smoking, use of open flames,
- entering with vehicles from which fuel, oil or other substance is leaking;
- entering with any type of gas-powered vehicle, bicycle (storage for bicycles is provided), animal traction vehicle;
- entering with or storage of any type of flammable substance, even as a component of any vehicle, except fuel contained in the vehicle's fuel tank;
- entering with living animals, substances and chemical substances hazardous to public health, poisons, explosive substances or any objects the possession of which is prohibited by law;
- parking of vehicles outside designated parking spaces, holding and occupying several parking spaces by one vehicle;
- performing any services or works on parking vehicles, washing (not including areas designated for car wash services);
- vehicles lacking a license plate or otherwise inoperative or not complying with traffic regulations
- distribution of flyers, questioning, any commercial activity without the prior written permission of the Operator, and any other activity not complying with the effective legal regulation or lacking the permission of the Operator.

Closing provisions

In the Parking, a video surveillance system (CCTV) and a license plate recognition system are installed.

If the Guest has any complaint regarding the service received in the Parking Facility, it may be submitted in writing to arena@sigen.hu or by post to the Operator's address. The Operator shall commence the investigation of the complaint immediately and shall notify the Guest in writing of the outcome within 30 days.

A video surveillance (CCTV) system operated by a contractor engaged by the Operator to perform personal and property protection services is in operation in the Parking Facility. The recordings of the surveillance system installed in the Parking Facility shall be made available by the Operator only to persons or organisations holding appropriate data processing authorisation, and solely within the framework set forth in Arena Mall's Data Management and Data Protection Policy.

The Operator and persons involved in the operation of the Parking Facility are entitled to use, process, and store personal data – including special or sensitive data – obtained in the course of fulfilling the contractual relationship regarding the use of the Parking Facility solely for the purpose of that contractual relationship and until its fulfilment. In doing so, they must at all times comply with the provisions of Act CXII of 2011 on the Right to Informational Self-Determination and Freedom of Information, as well as with the data protection and data security rules set forth in Regulation (EU) 2016/679 of the European Parliament and of the Council.

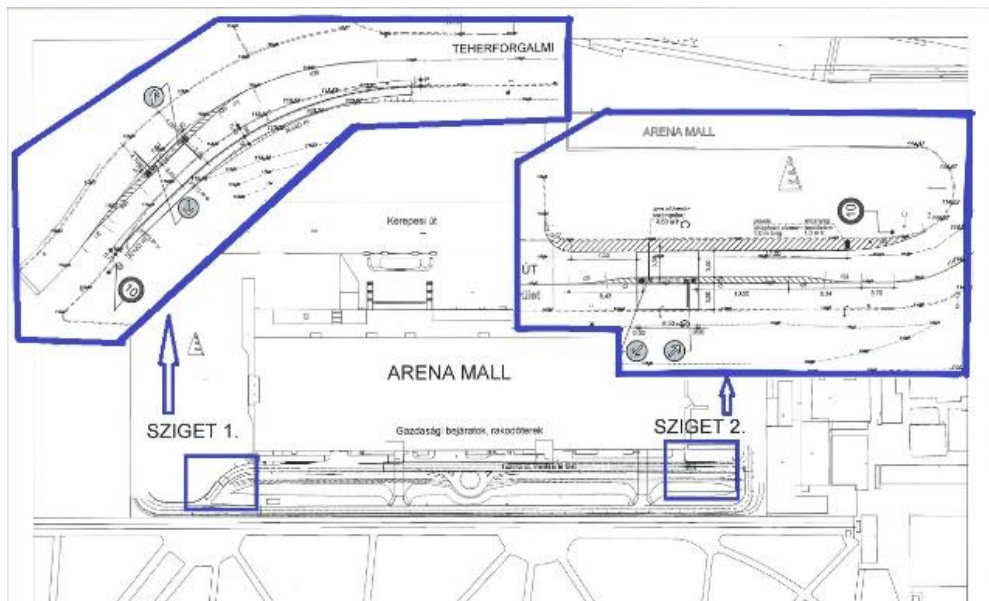
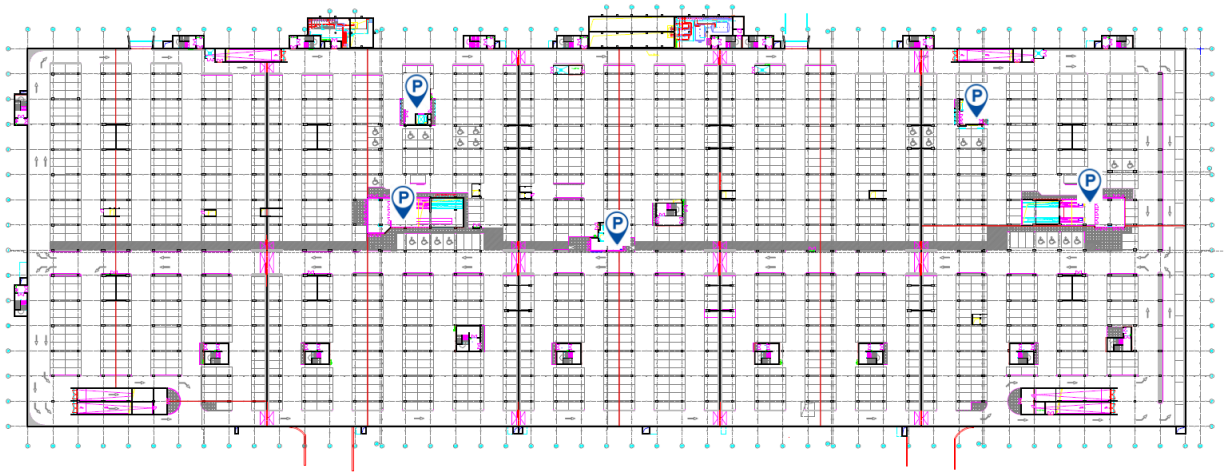
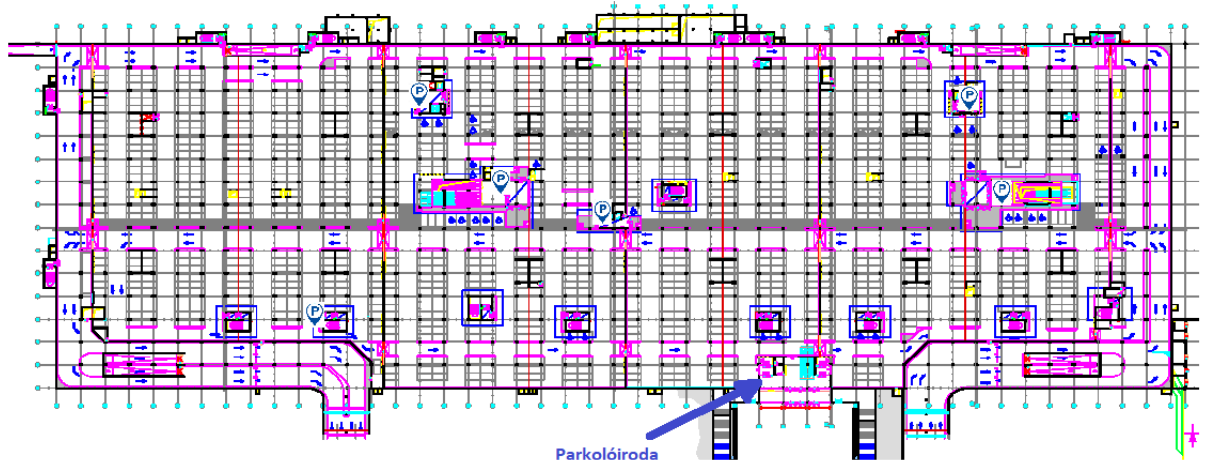
The present Parking Policy entered into force on 1st July 2025 and shall be valid until its revocation. . Operator shall arrange for its promulgation and publication on the ARENA Mall website.

The Operator shall be entitled to modify the present Parking Policy. In the event of modification, the Operator shall publish the amended Policy at least 10 days prior to its entry into force.

We wish you a pleasant time!

Parking area

Underground
Loading zone:



Annex 2b Parking Rates

Underground Parking:

- Within one calendar day, the first 1 hour of parking is free of charge, from the 2nd hour onwards each hour is 300 HUF.

Season Tickets:

- Monthly 0am-0pm season ticket: price gross 25.000 HUF/vehicle/month.
 - The season ticket is not transferable; it is assigned to a vehicle license plate number.
 - The season ticket is valid for 30 days from the date of purchase/validation and entitles to unlimited numbers of parking with the registered license plate number.
 - In case of loss of the season ticket (magnet card), the replacement charge is gross 5.000 HUF (detailed regulation included in the parking contract)

Discounts:

- For the staff of the shops operating in ARENA Mall, the Operator may grant a discount from the parking rates on an occasional or permanent basis. In respect of conditions, please inquire at the Parking Office.
- 1+3 hours free parking for Cinema City guests. Guests of Cinema City can enjoy an additional 1 hour of free parking above the free 3 hours upon presenting the valid cinema ticket. To receive the extra 3 hours, the parking ticket needs to be validated at the box office before the start of the movie.

Surcharges:

- In case of loss or damage to the parking ticket, the surcharge of gross 5.000 HUF is payable in addition to the time-proportionate parking fee.
- In case of parking with an expired season ticket the general parking fee is payable for the period not covered by the season ticket.
- In case of violation of the regulation stated in the Parking Policy the Operator may warn the person violating the rules and is entitled to enforce a surcharge in the amount equal to three times the actual surcharge.

The rates shall be applicable as of 1st Jun, 2023 until withdrawal.

The amounts stated in the present Parking Rates are gross amounts, including the VAT according to the effective legal regulation.

Annex 3

Arena Mall Tenant Waste Management and Environmental Obligations

In order to reduce our impact on the environment and improve our performance in this area, Symmetry Arena Ingotlankezelő Kft. as the Landlord has developed and implemented an environmental policy with related procedures for waste management. These principles are set out in these House Rules, and constitute contractual obligations. In addition to the legal obligations imposed on the Tenant and the Landlord by the legislation in force, the aim of this regulation is to significantly reduce any negative impact on the environment and to optimize operational processes.

With effect from **01 September 2022**, the following provisions shall apply, without any exception, and be applicable in order to comply with the Landlord's Environmental Policy and the legislation in force:

1. All Tenants are obliged to collect the generated waste in transparent bags, preferably made of biodegradable material, labeled with the name of the retail unit/Tenant and the type of the waste.
2. In order to ensure the success of the sorting/re-use, recycling and waste management process, the Tenants are obliged to strictly adhere to the waste drop-off dates detailed in this document. All Tenants of the Shopping Center are obliged to take note of and comply with the waste drop-off times. No waste may be deposited at the collection points outside the collection times. In the event of non-compliance with this regulation, the waste deposited will be returned to the Tenant. The shopping center's waste containers and their surroundings are equipped with a camera surveillance system, and non-compliant Tenants will be sanctioned in accordance with the internal regulations of the shopping center.
3. All Tenants are obliged to collect all non-municipal or packaging waste (paper, plastic) generated in their own units, and to arrange for their disposal themselves, using authorized waste transport companies. The tenant is required by law to keep records of the removal of waste.

Tenants whose activities involve the processing and sale of food products must install grease and oil separators in all drains designated for the disposal of animal/vegetable waste; grease traps must be hermetically sealed. The Tenants must use accredited companies for cleaning the grease traps, as necessary, and are required by law to keep records.

4. It is prohibited to dispose of any type of waste from food processing on the premises of the Shopping Center without pre-cleaning with appropriate equipment.

The Landlord will ensure the implementation of these measures through training, advice and regular monitoring/reviews, as needed, and will take the necessary measures to ensure compliance with the Internal Regulations.

FOR TENANTS USING SINGLE-USE PLASTIC PRODUCTS

According to EU Directive 904/05.06.2019 on the reduction of the impact of certain plastic products on the environment, with effect from 03 July 2021, Member States have banned the placing on the market of single-use plastic products listed in Part B of the Annex (Directive EU 904/05.06.2019) and products made of oxo-degradable plastic, namely:

- cutlery (forks, knives, spoons, chopsticks);
- plates;
- straws, unless they fall within the scope of Directive 90/385/EEC or Directive 93/42/EEC;
- drink mixers;
- balloon-fitting or balloon-retaining sticks, excluding balloons for industrial or other professional use and applications, which are not marketed to consumers, including the construction of such sticks;
- food storage containers made of expanded polystyrene, such as cans with or without lids, used for the storage of food for immediate consumption, either in place or packaged, which is usually consumed from the container or for food that is ready without further preparation, such as cooking, cooking or boiling or heating, including food storage utensils used for fast-food menus or other ready-to-eat menus, but excluding containers, plates, wrappings for storage of beverages and flexible films made of materials containing food;
- beverage holders made of expanded polystyrene, including stoppers and lids;
- beverage cups, including lids, made of expanded polystyrene.

FOR TENANTS GENERATING BIODEGRADABLE WASTE

With effect from 01 January 2021, both private and legal persons are obliged to collect biodegradable waste separately, by introducing a separate collection scheme for biodegradable waste, by extending the separate collection of bio-waste through the introduction of a "pay as you throw" system and by encouraging composting. Accordingly, from that date, separate collection of biodegradable waste for composting/anaerobic digestion is mandatory. Those who breach the obligation of separated waste collection may be fined.

LEGAL BASIS FOR ENVIRONMENTAL OBLIGATIONS

Under environmental legislation, all economic operators are responsible for implementing and complying with the provisions of the legislation applicable to their activities. To ensure strict compliance with the obligations arising from the relevant legislation and to reduce the impact on the environment, we transmit general information on the obligations and sanctions applicable in the field of environmental protection.

The main obligations and penalties arising from the above-mentioned legislation are detailed in the table below:

Number	Obligation	Legislation	Penalty
1	Those who produce waste or have waste, legal persons as a whole are obliged to classify and code, and compile a list of, the waste generated by their activities listed in a waste register	Act CLXXXV of 2012, Section 65(1) (Sections 12(5), 54, 63(1)) Government Decree 246/2014 (IX.29) Annex 1	Act CLXXXV of 2012 Section 51(3)
2	Those who produce waste or have waste must comply with the legal obligation and have premises specifically designed for the storage of waste in such a way as to reduce the risk to human health and the risk of deterioration of the quality of the environment	Act CLXXXV of 2012, Section 6	Act CLXXXV of 2012, Section 61
3	Those who generate waste or have waste should consider separate collection for at least paper, metal, plastic and glass, and by 01 January 2025 for textiles.	Act CLXXXV of 2012, Section 12(5); Government Decree 385/2014 (XII. 31.), Section 4	can be obliged subsequently
4	Producers of construction/demolition waste who generate such waste under a construction/demolition permit are required to keep a waste record sheet and prepare a report by 30 April on how they meet the targets for preparation for re-use, recycling and other material recovery operations, including backfilling operations, for at least 70% of the weight of non-hazardous waste from these activities	Act CLXXXV of 2012, Section 15(6) Joint Decree No. 45/2004 (VII. 26.) BM-KvVM, Section 10, Subsections (1), (3) (- waste record sheet, not waste management plan)	
5	It is prohibited to deposit or leave any waste in a prohibited area.	Act CLXXXV of 2012, Section 61(1)	Act CLXXXV of 2012, Sections 61(4-28)
6	Waste deposition outside the facilities authorized for this purpose is prohibited.	Act CLXXXV of 2012, Section 61(1); Government Decree 385/2014 (XII. 31.), Section 4, 11	Act CLXXXV of 2012, Sections 61(4-28)
7	Prohibition of waste incineration	Local decree Act CLXXXV of 2012, Sections 15(3.a), (4)	Decree of the Municipal Local Government Individual, always determined by the Notary
8	In the case of abandoned waste, if the producer/owner of the waste is unknown, including the case when the owner of the land on which the waste was abandoned is not known, the administrative territorial unit will provide support for the costs of environmental clean-up and restoration, transport, recovery/re-use, recycling, disposal. The producer/owner of the waste, once identified, is liable for the costs incurred by the administrative territorial unit and in connection with the measures taken for identification.	Act CLXXXV of 2012, Sections 61(2-3)	Act CLXXXV of 2021, Sections 61(4-28)
9	Private individuals are obliged to dispose of household waste by type, in a selective municipal waste collection system managed by economic operators.	Act CLXXXV of 2012, Sections 39(1-2)	-
10	A legal person carrying out a commercial or industrial activity for which the competent environmental authority has issued an environmental permit/integrated environmental permit is obliged to develop and implement a program for the prevention and reduction of waste from its own activities or, where applicable, from any products produced, including measures corresponding to the customized product design, and measures to reduce the amount of hazardous waste.	Government Decree 246/2014 (IX. 29.), Section 17(7) Act CLXXXV of 2012, Sections 3(1), (4), 6 ADR Decree No. 39/2021 (VII. 30.) ITM	-
11	The legal person shall submit the statutory information to the competent territorial environmental authority annually, together with the results achieved, by 31 May of the year following the year of reporting.	Government Decree 69/2016 (II. 31.), Section 23	will check and can subsequently impose an obligation
12	Producers of non-hazardous waste, producers of hazardous waste and establishments and undertakings collecting or transporting hazardous waste on a professional basis or act as dealers or	Government Decree 309/2014 (XII. 11.), Sections 3, 4, 5-14	will check and can subsequently impose an obligation

Number	Obligation	Legislation	Penalty
	brokers of hazardous and non-hazardous waste shall keep chronological records of the monthly schedule and environmental protection, and submit them by letter, on request or in electronic form by 15 March of the year following the year of reporting and, upon request, to the competent supervisory authorities.	ADR Decree No. 39/2021 (VII. 30.) ITM	
13	Economic operators must keep records of waste management for at least 3 years, except for operators carrying out transport activities, which must keep records for at least 12 months. <i>(In the case of non-hazardous waste, the carrier shall retain the transport document for each shipment of waste, which shall form part of the records, for a period of 5 years, sorted by chronological order based on the start day of the transport. In the case of hazardous waste, the carrier shall retain the transport document and the transport sheet – as defined in the Government Decree on the detailed rules of activities related to hazardous waste – forming part of the records for 10 years, arranged in chronological order by the start of the shipment.)</i>	Government Decree 309/2014 (XII. 11.) Sections 8(1-2)	Government Decree 309/2014 (XII. 11.) Sections 14 (trouble shooting)
14	Producers and holders of hazardous waste are required to prepare analytical reports on the hazardous waste, and send them to the competent environmental authorities on request.	Government Decree 225/2015 (VIII. 7.), Sections 15-17 ADR Decree No. 39/2021 (VII. 30.) ITM	remedy of deficiencies
15	The economic operators referred to in Section 13(5) of the Regulation on the reduction of food waste, including any amendments to the Regulation (the economic operators – as defined in Regulation (EC) No 178/2002 of the European Parliament and of the Council of 28 January 2002 laying down the general principles and requirements of food law, establishing the European Food Safety Authority and laying down procedures in matters of food safety – mentioned in Section 2(1) of Act 217/2016 may implement measures to prevent food wastage) across the food chain, irrespective of the organizational form, must report annually to the central administrative authority responsible for veterinary and food safety and, where appropriate, to the ANPM on the measures taken and the current state of progress.	Act CLXXXV of 2012, Section 11, paragraphs (g)-(h)	-
16	Producers, waste holders and economic operators authorized to carry out activities related to the collection, recycling, recovery, treatment, disposal and transport of waste are obliged to authorize access to the site for authorized local representatives of the Environmental Authority, Disaster Prevention Agency and the National Public Health Center.	Act CLXXXV of 2012 Section 43(2b)	Act CLXXXV of 2012 Section 43(2b)
17	Waste electrical and electronic equipment (WEEE) and waste from light sources are collected separately and handed over to authorized collectors	Government Decree 197/2014 (VIII. 1.), Sections 22(5), 25-27	Government Decree 197/2014 (VIII. 1.), Section 29
18	Waste batteries and rechargeable batteries (DBA) are collected separately and handed over to authorized collectors.	Government Decree 445/2012 (XII. 29.), Section 20	Government Decree 445/2012 (XII. 29.), Section 25
19	Waste must not be stored uncontrolled outside areas specifically designed for this purpose	Act CLXXXV of 2012, Section 1/A	Act CLXXXV of 2012, Sections 61(1)-(2); Section 84(4)(c)
20	The transport of any type of waste, the disposal/recycling of which is the responsibility of the Landlord, will be carried out exclusively through operators authorized for this purpose.	Act CLXXXV of 2012, Section 13(6)	Act CLXXXV of 2012, Section 84(4)(d)

Number	Obligation	Legislation	Penalty
21	The transport of non-hazardous waste for which the Landlord is responsible may only be carried out by contractors authorized for that purpose, as provided for by law	Act CLXXXV of 2012, Sections 14(1), (5-6)	Act CLXXXV of 2012, Section 84
22	The transport of hazardous waste of less than 1 ton per year, the removal of which is the responsibility of the Landlord, may only be carried out by authorized contractors	Government Decree 225/2015 (VIII. 7.), Sections 5-8 ADR Decree No. 39/2021 (VII. 30.) ITM	-
23	For activities requiring an environmental permit, an environmental permit must be requested and obtained	Decree No. 314/2005 (XII. 25.), Sections 17-18, Appendix 2	Decree No. 314/2005 (XII. 25), Sections 26 may limit/suspend/prohibit
24	If the Landlord has an official decision issued by the environmental authority, it is obliged to carry out its activities in accordance with the provisions of that decision.	Act LIII of 1995, Section 66	-
25	Requesting and obtaining an annual environmental permit visa at least 60 days before the issue date	??? There is no such thing under the Hungarian law	
26	Development of and adherence to an odor nuisance management plan	Act CLXXXV of 2012, Sections 4, 6	Act CLXXXV of 2012, Section 6(5)
27	Improvement of technological performance should also be considered to reduce emissions and odor nuisance.	Act CLXXXV of 2012, Sections 4, 6	Act CLXXXV of 2012, Section 6(5)
28	Waste water/oil or hazardous substances must not be discharged into surface waters or groundwater.	Government Decree 220/2004 (VII. 21.), Section 5	Government Decree 220/2004 (VII. 21.), Section 11
29	Wastewater discharged into the local sewer network and directly to treatment plants must not contain any solids, oil, grease or other substances/components which, due to their shape and chemical composition, could lead to the accumulation of deposits on or damage to the sewer wall, or to exceeding the permitted limits for pollutants	Government Decree 220/2004 (VII. 21.), Sections 14A-17	Government Decree 220/2004 (VIII. 21.), Sections 24, 31-37
30	Sludge from waste water treatment (e.g. grease traps) must be properly stored	Government Decree 50/2001 (IV. 3.), Section 8	Government Decree 50/2001 (IV. 3), Sections 19
31	Ensuring the necessary measures and equipment for sound insulation and protection of noise emitting sources, if any, and installation of only such equipment that does not exceed the permissible noise threshold	Act LIII of 1995, Section 31 Government Decree 284/2007 (X. 29.) Decree 93/2007 (XII. 18.) KvVM	Government Decree 284/2007 (X. 29.), Sections 3, 26-32
32	Where air pollution control systems are in place, they should be maintained to ensure a high level of air pollution reduction.	Act LIII of 1995, Section 22 Act LXXXIX of 2003, Section 4 Government Decree 306/2010 (XII. 23.)	Government Decree 306/2010 (XII. 23.), Sections 4, 34-35

Location and times of disposal of the Tenants' municipal waste:

Ramp 4 compression room:

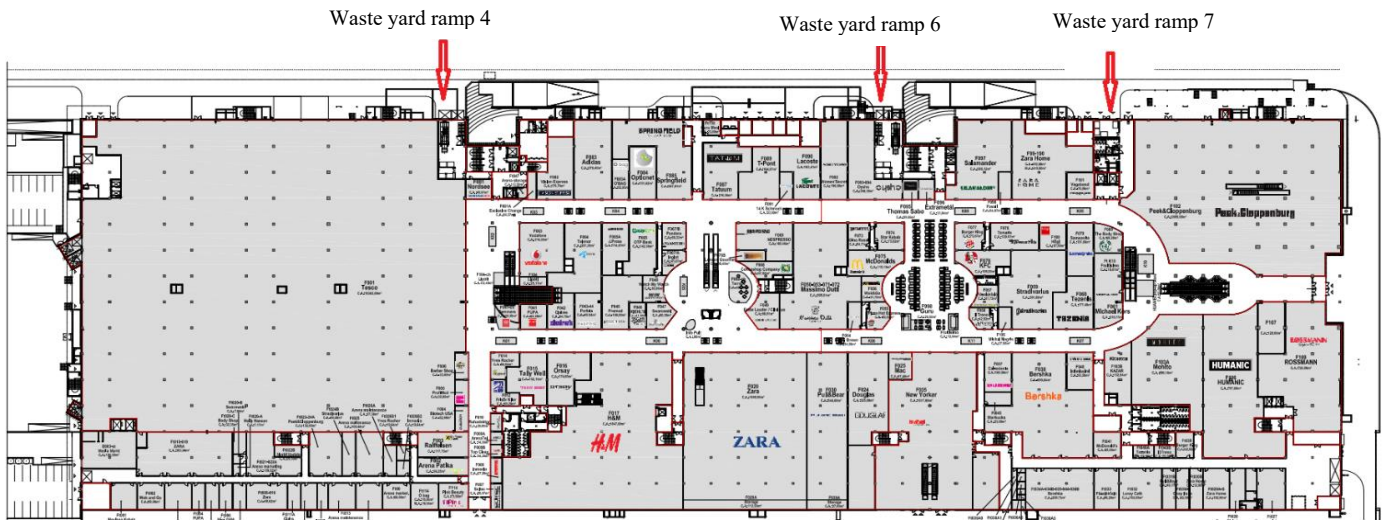
– waste drop-off time every day between 09:00 AM - 10:00 AM

Ramp 6 compression room:

– waste drop-off time every day 07:00 AM - 09:00 AM, 09:00 PM - 10:00 PM

Ramp 7 compression room:

– room reserved exclusively for the cinema



5 sz. Melléklet: Fenntarthatósági Szabályzat / Sustainability Policy

I. FOGALOMMEGHATÁROZÁSOK

Ez a Fenntarthatósági szabályzat a következő terminológiát alkalmazza:

1. Épület és/vagy Kereskedelmi központ és/vagy Központ: az az épület, amelyben a bérlemény található;

2. Központvezető (center manager): az épület irányításáért felelős személy;

3. Adatok: a Bérelő fogyasztási mérőszámaira vonatkozó adatok, mint például:

- energiafogyasztás/négyzetméter (elektromos energia, földgáz, távfűtés), külön mérőszámokkal a megújuló forrásokból származó energiára, valamint tüzelőanyag-fogyasztás, amennyiben rendelkezésre áll áramfejlesztő;
- vízfogyasztás/négyzetméter;
- CO₂-kibocsátás/környezeti lábnyom;
- az összes keletkezett hulladék és az újrafeldolgozási arány.

4. Környezetvédelmi jogszabályok: a

Környezetvédelem terén alkalmazandó jogszabályok;

5. Környezeti teljesítmény: az alábbiak mindegyike vagy bármelyike a Bérlemény és/vagy az Épület üzemeltetéséből vagy használatából adódóan:

- (a) Energiafogyasztás,
- (b) Vízfogyasztás és vízkibocsátás,
- (c) Hulladéktermelés és -kezelés,
- (d) Üvegházhatású gázok keletkezése és/vagy kibocsátása,
- (e) Egyéb káros környezeti hatások;

6. A Bérbeadó fenntarthatósági irányelvei és eljárásai: Környezetvédelmi politika, Környezetvédelmi eljárás és Fenntartható beszerzési politika;

7. Bérlet és/vagy Bérleti szerződés: a Bérlemény Bérelő általi bérbeadására vonatkozó szerződés;

8. Felek: a Bérbeadó és a Bérelő együttesen;

9. Bérlemény: a Bérelő által a Kereskedelmi Központban bérelt helyiségek.

II. ÁLTALÁNOS RENDELKEZÉSEK

1. A Bérbeadó vállalta, hogy átfogó és mélyreható irányelveket és eljárásokat dolgoz ki az Épület Környezetvédelmi teljesítményének kezelésére és javítására, amelyek kiterjednek a Központ építésével és/vagy felújításával kapcsolatos valamennyi tevékenységre, a Központban folyó valamennyi munkára, valamint a Központ és a Központ megközelítésére használt közlekedési eszközök üzemeltetésére. A fenntarthatósági kérdésekkel kapcsolatos további részletek a

I. DEFINITIONS

This Sustainability Policy uses the following terminology:

1. Building and/ or Commercial Center and/ or Center: the building where the leased premises are located;

2. Center Manager: person in charge with the management of the Building;

3. Data: the data referring to consumption metrics of the Tenant, such as:

- energy consumption/sqm (electric energy, natural gas, district heating), with separate metrics for energy from renewable sources, as well as fuel consumption, in case of existence of a power generator supply;
- water consumption/sqm;
- CO₂ emissions/ environmental footprint;
- total generated waste and recycling rate.

4. Environmental laws: relevant laws applicable in the Environmental field;

5. Environmental Performance: all or any of the following arising from the operation or use of the Premises and/or the Building:

- (a) Energy consumption,
- (b) Water consumption and discharge,
- (c) Waste generation and management,
- (d) Generation and/or emission of greenhouse gases,
- (e) Other adverse environmental impacts;

6. Landlord's sustainability policies & procedures: Environmental Policy, Environmental Procedure and Sustainable Procurement Policy;

7. Lease and/ or Lease Agreement: the agreement regarding the lease of the Premises by the Tenant;

8. Parties: the Landlord and the Tenant, together;

9. Premises: the premises leased by the Tenant in the Commercial Center.

II. GENERAL

1. The Landlord has undertaken to develop comprehensive and ambitious policies and procedures for the management and improvement of the Environmental Performance of the Building, to cover all activities related to the construction and/ or renovation of the Center, all works carried out within the Center, as well as the operation of the Center and the means of transport used to access the Center. Further details relative to Sustainability matters can be found at

<https://nepirockcastle.com/sustainability/focusand-performance/> oldalon található.

2. A Bérbeadó célja különösen a víz-, gáz- és energiafogyasztás csökkentése és a megújuló energiaforrások használatának előmozdítása, a hulladék mennyiségének csökkentése és újrafelhasználási lehetőségeinek növelése, a fenntartható vagy kollektív közlekedési módok előmozdítása, valamint környezetkímélőbb építőanyagok használata a Kereskedelmi Központban.

3. A Bérbeadó a Kereskedelmi Központban jelen lévő valamennyi bérlővel együtt meghatározó szerepet játszik az Épületben folyó tevékenységek környezeti hatásainak csökkentésében, valamint az Épület jelenlegi Környezeti teljesítményének fenntartásában és javításában.

4. Ezért kulcsfontosságú, hogy a Felek között a Kereskedelmi Központ szénlábnomának csökkentésére tett valamennyi erőfeszítést összehangolják és koordinálják. A jelen Fenntarthatósági Szabályzat célja, hogy a Felek közötti ilyen jellegű együttműködéshez útmutatást nyújtson.

III. EGYÜTTMŰKÖDÉS.

ADATMEGOSZTÁS

1. A Bérleti szerződésben részes Felek szerződéses kapcsolataikban jóhiszeműen együttműködnek az Épület és a Bérlemény Környezeti teljesítményének megőrzése és javítása érdekében.

2. Ennek érdekében a Bérlemény Bérlő általi használata és üzemeltetése során figyelembe kell venni a környezeti, társadalmi és irányítási tényezőket. A Bérlő köteles tartózkodni minden olyan magatartástól, amely az Épület tanúsítását veszélyeztetheti.

3. A Bérbeadó vállalja, hogy a bérlők és a Központ vezetője között nyílt levelezési kapcsolatot biztosít a fenntarthatósággal kapcsolatos témákban, az információcsere, a Környezeti teljesítmény figyelése és az Épület Környezeti teljesítményének javítását célzó lehetőségek meghatározása céljából.

4. A Bérlemény általában almérővel vagy ellenőrző mérőórával van felszerelve a gáz, a villamosenergia vagy más, a Bérlemény számára biztosított energia vagy közmű fogyasztásának ellenőrzésére, amennyiben ezek a közművekre külön mérőórák alkalmazhatók. Amennyiben a Bérlő ilyen mérőket létesít a Bérleményben, a munkálatok végzése nem akadályozhatja az ellátás folyamatosságát, és nem lehet káros hatással az épület gáz-, villamosenergia- vagy egyéb közműellátására, és nem eredményezheti az épület gáz-, villamosenergia- vagy egyéb közműellátására vonatkozó feltételek megszegését; a munkálatokhoz előzetesen meg kell szerezni a Bérbeadó hozzájárulását.

<https://nepirockcastle.com/sustainability/focusand-performance/>.

2. In particular, Landlord aims to reduce water, gas and energy consumption and to promote the use of renewable energy, to reduce the volume of waste and increase its re-use potential, to promote sustainable or collective modes of transport and to use more environmentally-friendly construction materials in the Commercial Center.

3. Landlord together with all tenants which are present in the Commercial Center are playing a decisive role in reducing the environmental impact of the Building's operations, as well as in maintaining and improving the existing Environmental Performance of the Building.

4. Therefore, it is essential that all efforts made to reduce the carbon footprint of the Commercial Center are aligned and coordinated between the Parties. As such, the purpose of this Sustainability Policy is to provide a roadmap for such cooperation between the Parties.

III. COOPERATION. DATA SHARING

1. The Parties to the Lease Agreement shall cooperate in good faith in their contractual relationships to conserve and improve the Environmental Performance of the Building and of the Premises.

2. To this end, environmental, social and governance factors shall be taken into consideration when using and operating the Leased Premises by the Tenant. The Tenant shall refrain from any actions that could be detrimental to the certification of the Building.

3. The Landlord undertakes to ensure an open line of correspondence between tenants and the Center Manager for sustainability related topics, for the purpose of sharing information, reviewing Environmental Performance and identifying opportunities for improvement of the Environmental Performance of the Building.

4. In general, the Premises are equipped with sub-meter or check meter to monitor the consumption of gas, electricity or other energy or utility supplied to the Premises, if such utilities can have separate meters. Where Tenant installs such meters in the Premises, the carrying out of such works shall neither impair the continuity of supply nor have any adverse effect on the supply of gas, electricity or other utility to the Building and will not cause a breach of the terms of supply to the Building of gas, electricity or other utility, as the case may be; the consent of the Landlord should be obtained in advance.

5. The Tenant will analyse the evolution of its consumption from one period to another; the results of these analyses will be shared with the Landlord and can be used to establish or adjust the measures in place for reduction of the Center's environmental

5. A Bérelő időszakról időszakra elvégzi a fogyasztása alakulásának elemzését; az elemzések eredményeit átadja a Bérbeadónak, és azok felhasználhatók a Központ környezeti lábnyomának csökkentésére irányuló intézkedések meghatározására vagy módosítására. A Bérbeadó ugyanezt az elemzést elvégzi a Központra.

6. A Bérelő a Bérleményben és/vagy az Épületben végzett tevékenységeire vonatkozó, birtokában lévő Adatokat közvetlenül vagy a Bérbeadó Épületen belüli rendszerein keresztül és/vagy a Bérbeadó belső működési eljárásai

szerint adja át. Az Adatokat rendszeresen és a Bérbeadó által meghatározott és/vagy kért formátumban át kell adni a Központ vezetőjének és a Bérbeadó által arra megnevezett harmadik félnek, hogy az Adatokat jelentéstételi célokra megkapja.

7. A Bérbeadó az Adatokat a következő célokra használhatja fel:

a. A Bérlemény és/vagy az Épület Környezeti teljesítményének figyelemmel kísérése és javítása és/vagy

b. A Bérlemény és/vagy az Épület Környezeti teljesítményének mérése a megállapodott célokhoz képest;

c. A Bérbeadót és kapcsolt vállalkozásait terhelő összes jelentéstételi kötelezettség.

8. Az átadott Adatokat a címzett köteles bizalmasan kezelni, és azokat nem adhatja át másnak, kivéve:

- bármely megbízottjának, tanácsadójának vagy vállalkozójának, akinek az ilyen információkra szüksége van a jelen Szabályzat céljaira, és akik kötelesek azokat bizalmasan kezelni;
- ha erre törvény és/vagy jogszabályi előírás alapján kötelezi; vagy
- az átadott adatokat rendelkezésre bocsátó fél írásbeli hozzájárulásával.

IV. KÖRNYEZETI HATÁSSAL JÁRÓ KONKRÉT TERÜLETEK

1. ENERGIAFOGYASZTÁS

a) Ahol csak lehetséges, a Felek a mesterséges világítás helyett természetes világítást/világítótesteket használnak;

b) Ahol mesterséges világításra van szükség, a Felek kizárólag LED-es lámpatesteket használnak;

c) A Bérelőnek „A” osztályú berendezéseket kell telepítenie a Bérleménybe;

d) Adott esetben a Felek együttműködnek a világítás vezérlésére szolgáló mozgás- és napfényérzékelők felszerelése érdekében;

e) A bérlők a fűtési és hűtési paramétereket a Bérbeadó jelzései szerint, de a saját üzleti tevékenységük sajátosságait figyelembe véve állítják be;

f) A Bérelő nem engedheti meg, hogy a Bérleményben fűtőberendezéseket, hűtőberendezéseket vagy más

footprint. The Landlord will undertake the same analysis for the Center.

6. The Tenant will share the Data it holds relating to its operations in the Premises and/or the Building directly or through the Landlord's Building systems and/ or as per Landlord's internal operating procedures. This Data will be shared on a regular basis and in the format decided and/ or requested by the Landlord, with the Center Manager and with any third party determined by the Landlord to receive such Data for reporting purposes.

7. The Landlord can use such Data for the purposes of:

a. Monitoring and improving the Environmental Performance of the Premises and/or the Building and/or

b. Measuring the Environmental Performance of the Premises and/or the Building against any agreed targets;

c. All reporting requirements of the Landlord and its affiliates.

8. The recipient of shared Data shall keep it confidential and shall not disclose it to any other person except:

- to any of their agents, consultants or contractors who need to have such information for the purposes of this Policy and who shall keep it confidential;
- where required to do so by law and/ or statutory obligation of disclosure; or
- with the written consent of the Party which supplied the shared data.

IV. PARTICULAR AREAS WITH ENVIRONMENTAL IMPACT

1. ENERGY CONSUMPTION

a) Where possible, the Parties shall make use of natural lighting/ luminaires instead of artificial lighting;

b) Where there is a need for artificial lighting, the Parties shall make use exclusively of LED fixtures;

c) The Tenant shall install A class equipment in the Premises;

d) Where appropriate, the Parties shall cooperate to install motion and daylight sensors to control lighting;

e) The tenants shall setup the heating & cooling parameters according to the Landlord's indications, but taking into consideration the specificities of their business activity;

f) Tenant shall not permit heaters, coolers or other energy-intensive equipment to be installed or used in the Premises. Any such equipment that is placed in the Premises with the Landlord's consent shall operate on sensors and timers that will limit the operation of equipment.

g) On a regular basis, the Tenant shall conduct installation loading tests to attest that no extra charge

energiaigényes berendezéseket helyezzenek el, vagy használjanak. Minden olyan berendezésnek, amelyet a Bérbeadó hozzájárulásával helyeznek el a Bérleményben, a berendezések működését korlátozó érzékelőkkel és időzítőkkal kell működnie.

g) A Bérlőnek rendszeresen el kell végeznie a berendezések terhelési tesztét annak igazolására, hogy az elektromos berendezéseken nincs olyan többletterhelés, amely tüzesetet okozhatna.

2. VÍZFOGYASZTÁS ÉS VÍZKIBOCSÁTÁS

a) A Bérbeadó és a Bérlő együttműködik az esővízgyűjtő és -kezelő rendszerek telepítésében, valamint abban, hogy az esővizet (amennyiben lehetséges) felhasználják a működésükhöz. A Bérbeadó és a Bérlő ezen túlmenően víztakarékos berendezéseket használ (pl. érzékelős csapok, takarékos vízpermetezők, takarékos WC-öblítők stb.).

b) A Bérlő nem használhatja a vízvezetékeket más célra, mint amire azokat létesítették.

c) A kezeletlen vízzel működő légkondicionáló vagy hűtőrendszerek használata szigorúan tilos. Ilyen berendezés megléte esetén a Bérlő köteles a Bérbeadó kérésére a Bérlő saját költségén kicserélni a berendezést.

d) A Bérlő köteles szabályozni a vízfogyasztását, és öko címkével ellátott tisztítószeret használni.

e) A Bérlő és a Bérbeadó rendszeres megfigyelés és ellenőrzés útján megteszi a szivárgások felderítéséhez szükséges intézkedéseket. A Bérlő köteles tájékoztatni a Bérbeadót és helyesbítő intézkedéseket tenni, ha a Bérleményben szivárgás keletkezik.

3. HULLADÉKTERMELÉS ÉS -KEZELÉS

a) A Bérlő köteles maradéktalanul betartani az illetékes hatóságok mindenkorai előírásait és a jogszabályi rendelkezését a szemét gyűjtésére, válogatására, szétválogatására, komposztálására és újrahasznosítására vonatkozóan, és köteles betartani a Bérbeadó hulladéokra vonatkozó és újrahasznosítási irányelveit.

b) A Bérlő a Bérleményben újrahasznosítást szolgáló tartályokat helyez el, és minden alkalmazottja szétválogatja a hulladékot kidobás előtt, valamint a helyes gyakorlat követésével a helyi előírásoknak megfelelő, az újrahasznosításra alkalmas hulladékgyűjtő zsákokat alkalmaz.

c) A Bérlő továbbá: (i) környezetbarát fogyóeszközöket vásárol, és a szállítókkal újrafelhasználási rendszereket alakít ki a termékekre és a csomagolásra, (ii) újra felhasználja az anyagokat (amikor és ahol lehetséges), (iii) kerüli a műanyag csomagolás, a habsdobozok és a túlzott csomagolás használatát, és (iv) népszerűsíti és biztosítja a vásárlók számára az újrafelhasználható bevásárlótáskákat.

d) A Bérlő köteles évente vagy a Bérbeadó által ésszerűen kért más időpontokban hulladékról szóló jelentést benyújtani a Bérbeadónak az Épületet a

is executed on the electrical installation which could lead on fire incidents.

2. WATER CONSUMPTION AND DISCHARGE

a) The Landlord and the Tenant shall cooperate for installing rainwater capturing and treatment systems and to use rainwater for their operations (where possible). Moreover, the Landlord and the Tenant will make use of water efficient equipment (e.g. sensor taps, economic water diffusers, economic water flushers for toilets etc.).

b) Tenant shall not to use any plumbing facilities for any purpose other than that for which they were constructed.

c) Use of lost-water systems for air-conditioning or refrigeration is strictly forbidden. In the event of the presence of such equipment, the Tenant shall replace any such equipment at the Tenant's own expense, upon the Landlord's request.

d) The Tenant shall control its water consumption and use eco-labelled cleaning products.

e) The Tenant and the Landlord shall take the necessary measures to detect leaks, by way of regular monitoring and checks. The Tenant shall keep Landlord informed and put in place corrective measures if a leak occurs in its Premises.

3. WASTE GENERATION AND MANAGEMENT

a) Tenant shall comply with all present and future regulations of the governing authorities and legal provisions regarding the collection, sorting, separation, composting and recycling of trash and shall comply with Landlord's waste and recycling policies.

b) The Tenant will install in its Premises recycling bins and all its employees will separate the waste before disposal and as a good practice to implement waste disposal bags, adequate for recycling fractions according to local regulations.

c) Moreover, the Tenant shall: (i) purchase eco-friendly consumables and re-use schemes with suppliers for products and packaging, (ii) re-use materials (when and where possible), (iii) avoid the use of plastic wrapping, foam boxes and excessive packaging and (iv) promote and provide reusable shopping bags for the customers.

d) Tenant shall provide Landlord annually or at such other times as Landlord may reasonably request with waste reports for all waste that left the Building under Tenant's control, including off-site paper shredding, (non-hazardous) industrial waste, food waste and electronic waste or other types of waste generated in the leased premises according to the permitted use.

e) Landlord reserves the right to refuse to collect or accept from Tenant any trash that is not separated and

Bérlő ellenőrzése alatt elhagyó valamennyi hulladékról, beleértve a más helyszínen végzett papírmegsemmisítést, a (nem veszélyes) ipari hulladékot, az élelmiszerhulladékot és az elektronikai hulladékot, illetve a bérleményben az engedélyezett használatnak megfelelően keletkező egyéb hulladéktípusokat.

e) A Bérbeadó fenntartja a jogot, hogy megtagadja az olyan szemét Bérlőtől való begyűjtését vagy átvételét, amelynek szétválogatását és szelektálását nem a törvényben vagy a Bérbeadó saját fenntarthatósági gyakorlata és/vagy irányelvei szerint végezték.

4. KÉSZRE SZERELÉSI MUNKÁLATOK. ÁTALAKÍTÁSOK ÉS JAVÍTÁSOK. ANYAGOK

A Bérlő által végzett belső készre szerelési munkálatok és bármilyen átalakítási munka során – az alkalmazandó szabályozási korlátok sérelme nélkül, beleértve a közbiztonsági előírásokat is – a Bérlő i) támogatja a környezetbarát tervezési megközelítést, ii) környezetbarát anyagokat, ökotanúsított fanyagokat és fűrészarut választ, iii) tartós, újrafelhasználható és újrahasznosítható anyagokat használ, iv) alacsony károsanyag kibocsátású (pl. vízbázisú) ragasztóanyagokat használ, v) nem rögzít padlóburkolatot semmilyen ragasztóval a bérlemény padlójára a Bérbeadó írásbeli hozzájárulása nélkül, és alacsony károsanyag kibocsátású padlószőnyeget választ, csökkentve az illékony anyagok és a por szintjét, (vi) olyan festékeket használ, amelyek nem bocsátanak ki illékony szerves vegyületeket (VOC), és (vii) a nagy mennyiségű hulladékot a Bérleti szerződés, a készre szerelési kézikönyv és/vagy a Belső szabályzat betartásával, illetve a Bérbeadó által meghatározott egyéb módon kezeli.

5. KARBANTARTÁS

Műszaki berendezés cseréje esetén a Bérlő kizárólag „A” osztályú új berendezést telepíthet a Bérlemény energiahatékonyságának javítása érdekében.

6. TISZTÍTÓSZEREK

A Bérlő a Bérleményben tisztítóanyagként kizárólag környezetbarát, semleges PH-értékű, nem veszélyes összetevőket tartalmazó tisztítószereket használ.

7. ZAJKEZELÉS

A Felek együttműködnek annak érdekében, hogy csökkentsék a zajterhelést, amelyet a működésük, az üzemeltetési és tisztítási folyamataik, valamint a Bérleményben és/vagy az Épületben végzett bármely más eljárások okoznak.

8. SZÁLLÍTÁS

a) A Bérbeadó elősegíti a Központ szempontjából fontos alternatív közlekedési módok használatát. A Bérlőt is felkéri, hogy vegyen részt a programban, és ösztönözze alkalmazottait és látogatóit a tömegközlekedés, a fenntartható közlekedés (kerékpár stb.), a telekocsihasználat vagy más alternatív közlekedési módok használatára.

sorted as required by law or by Landlord's own sustainability practices and/ or policies.

4. FIT-OUT WORKS. ALTERATIONS AND REPAIRS. MATERIALS

For the fitting works and any alteration works carried out by the Tenant, without prejudice to applicable regulatory constraints, including public safety regulations, the Tenant shall (i) promote an eco-design approach, (ii) choose eco-friendly materials, eco-certified wood and timber (iii) use durable, reusable and recyclable materials, (iv) use low emissions adhesives (e.g. water based), (v) not affix any floor covering to any floor of the Premises with adhesive of any kind without obtaining Landlord's written consent and shall choose low emissions carpet installations, reducing the level of volatiles and dust, (vi) use paints with no volatile organic compounds (VOC) emissions and (vii) shall handle the large amounts of waste with the observance of the Lease Agreement, the fitout manual and/or the Internal Regulations, or otherwise established by the Landlord.

5. MAINTENANCE

In the event of a replacement of a technical equipment, Tenant shall install only an A class new equipment to improve the energy efficiency in the Premises.

6. CLEANING MATERIALS

The Tenant shall use as cleaning materials in the Premises, only eco-friendly cleaning products, with neutral PH, with non-hazardous ingredients.

7. NOISE MANAGEMENT

The Parties shall cooperate in order to reduce noise produced by their operations, operation and cleaning processes, as well as any other processes performed in the Premises and/ or the Building.

8. TRANSPORT

a) The Landlord promotes the facilitation of alternative modes of transport relevant for the Center. The Tenant is also invited to participate and to encourage its employees and visitors to use public transport, sustainable transport (bicycle etc.), carpooling or other alternative transport.

b) The Landlord shall provide (where possible) bicycle and electric scooters storage (racks) and

b) A Bérbeadó (amennyiben lehetséges) kerékpár- és elektromos roller tárolót (állványokat) és töltőpontokat biztosít, a Bérbeadó döntése szerint az Épület bejáratánál vagy az Épületen belül.

c) A Bérbeadó az Épületben előnyben részesített parkolási programot hozhat létre hibrid és alternatív üzemanyaggal működő járművek számára, és az Épületben (ha lehetséges) elektromos gépkocsitöltő állomásokat telepíthet a bérlők, azok alkalmazottai és látogatói számára.

V. KÖZÖS VÁLLALÁSOK

1. A Bérbeadó és a Bérlő köteles maradéktalanul betartani az üzleti tevékenységükre és működésükre vonatkozó, valamint a Bérleményre és/vagy az Épületre vonatkozó környezetvédelmi jogszabályokat.

2. A Felek együttműködnek annak érdekében, hogy az érintett közösségek számára a fenntarthatósági kérdésekkel kapcsolatos felvilágosító kampányokat biztosítsanak.

charging points, either at the entrances of the Building or within the Building, as decided by the Landlord.

c) Landlord may establish preferred parking programs for hybrid and alternative fuel vehicles in the Building and install electric car charging stations in the Building (where possible) for the use by tenants, their employees and their visitors.

V. COMMON UNDERTAKINGS

1. The Landlord and the Tenant shall respect any and all Environmental Laws applicable to their businesses and operations, and those applicable to the Premises and/ or the Building.

2. The Parties shall cooperate to ensure awareness campaigns are delivered to the relevant communities regarding sustainability matters.