

QUBES at Agora

WHAT ARE QUBES?

Qubes provides fully-serviced office space on short term leases, that flex to your company's changing needs.



READY-MADE SERVICED OFFICE

High-quality office space, ready to move in



OWN SPACE

Own private units, addressing required size, starting at 20+ employees

We will tailor the size of your own space, according to your needs.
Plug-ins as an option to adapt units.
You can choose from variety of plug-ins from a catalogue.



SHARED SPACES

Shared spaces accessible on all floors.

Meeting rooms are available on all floors. Your employees can enjoy a variety of working environments and break-out spaces, together with kitchens and dining areas.

LET WORKSPACE BE FLEXIBLE TO YOUR BUSINESS



DISCOVER EXCEPTIONAL WORKSPACE

Fully-equipped workplace that professionally represents your company. Your new office will comfort you with its quality and modern design.



PRIVATE, YET COLLECTIVE AREAS

Choose from different workspace types to fit your task perfectly either in private space, common areas, meeting rooms or focus areas.



TAILORED & FLEXIBLE WORKSPACE

Let your company culture in! Customize your office space with your own branding and broad variety of add-ons to choose from.



ACCESS TO BUSINESS COMMUNITY

Qubes are just a doorstep from a wider business community. Benefit from our co-working network: absorb new ideas and let your business grow.

FLEXIBILITY TO THE HIGHEST DEGREE

We offer maximum flexibility to facilitate your change



GROWTH SUPPORT

**Growth Management
securing future growth needs.**

We will be in close discussion with you during your entire stay, to adjust your own space according your current needs. We will manage 30 units in the whole space to secure various growth patterns.



ADAPTABLE SPACE

**Your own space adopted to
your identity and working
routines.**

You can adjust the visual identity of your space as well as adapt it to your workstyle or company needs. We provide a choice of plug-ins with quick delivery and installation to pre-defined positions.



SHORT TERM COMMITMENT

**Minimum length of your
stay: 6 months.**

We will be in close discussion with you during your entire stay, to adjust the terms to your needs.

SIMPLE TERMS FOR WORRY-FREE EXPERIENCE

We have simplified the terms, so you can focus on your business and growth



SHORT CONTRACT

All necessary conditions summarized on two pages of the contract.

We won't overload you with complicated terms and unclear conditions.



SINGLE INVOICE

Single invoice with one price for all services included.

Transparent terms, keeping your workspace costs simple and trackable.



OPEX ITEM

Workspace as a service, fully on the OPEX side of your costs.

Regular, predictable cash flow over the whole stay on per month basis.

SERVICES

All services are included in the price.



Reception



Coffee & Tea



Cleaning



IT Support



Printing



Security Control

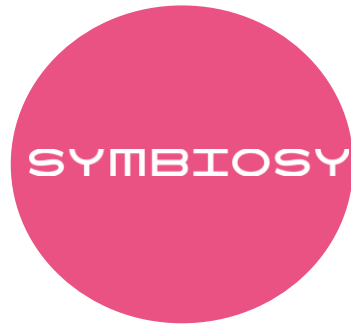
Active lobby with EXCELLENT SERVICES





EACH SQ M HAS ITS OWN MEANING

Are you thinking about how to make your workspace efficient and safe? Do not hesitate to consult with our Origameo experts.



THE OFFICE CAN LEARN

Are you tired of constantly solving air conditioning or looking for a free meeting? This is what our symbiotic platform can solve, which will teach you that there is no need to worry about technology.



AT YOUR SERVICE

Resolve dry cleaning or post office during business hours doesn't have to be stressful. You better do something for your health. Welcome to More.



Our Workspace as a service elements



The right to modern workspace



Thriving business communities



Embrace change and free inspiration

5 sub-brands for exceptional office space solutions:

ORIGAMEO



STRATEGIC DESIGN & PLANNING

SYMBIOSY



SMART WORKSPACE PLATFORM

HUBHUB



CO-WORK & EDU EVENTS

QUBES



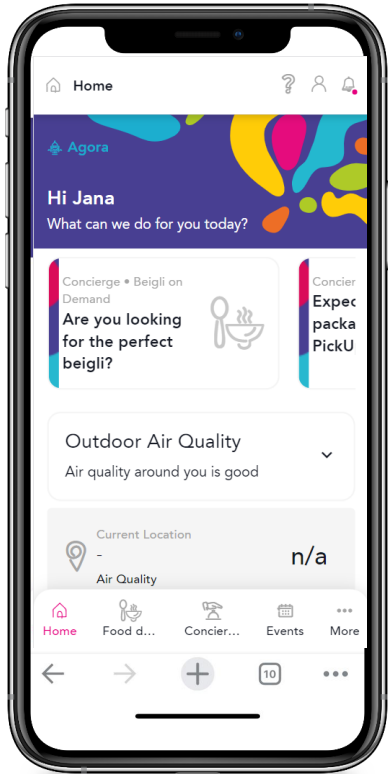
FLEXIBLE WORKSPACES

note

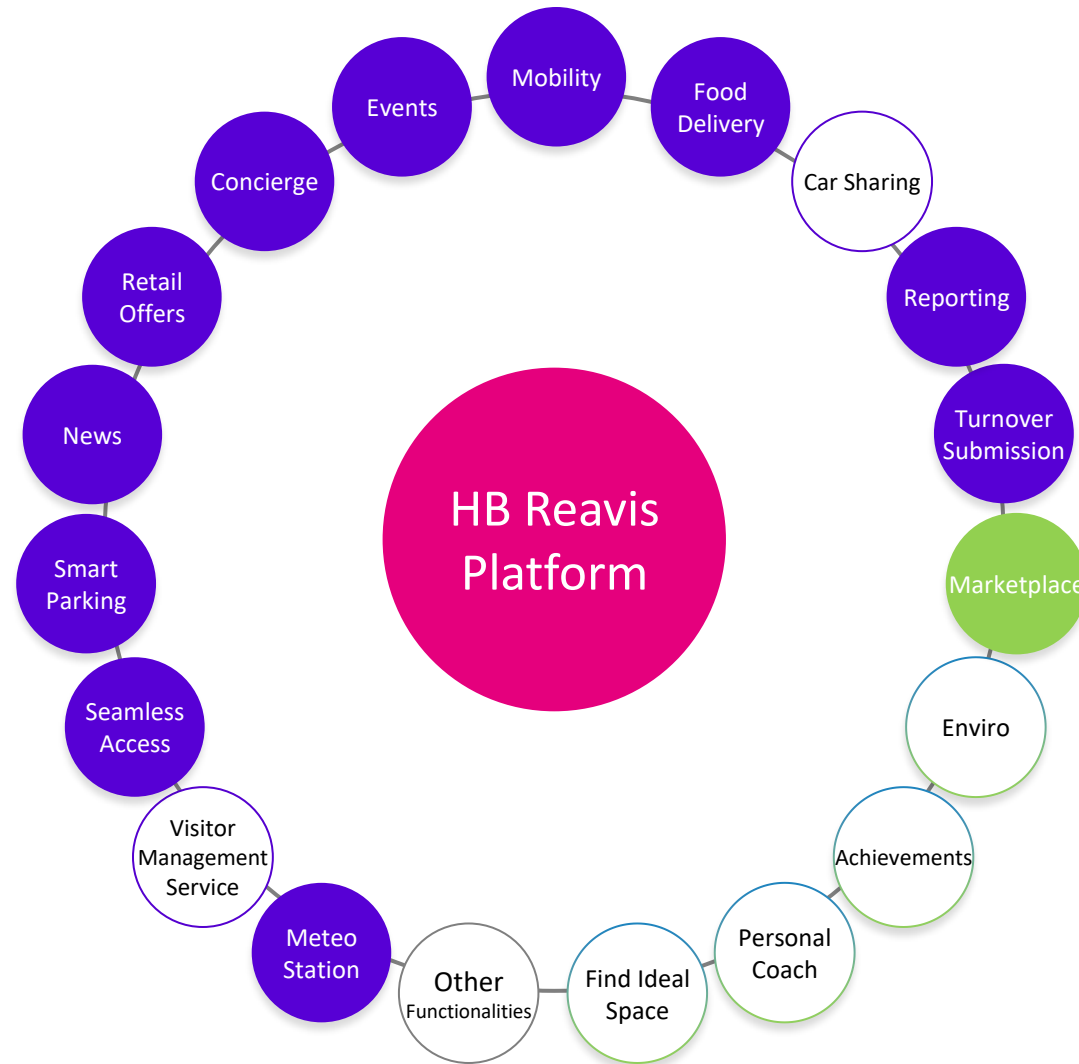


EVENTS & SERVICES PROGRAMME

More App



Integrated experience offering, into 'single' modular SW solution delivering remarkable experience to our clients and surrounding communities.

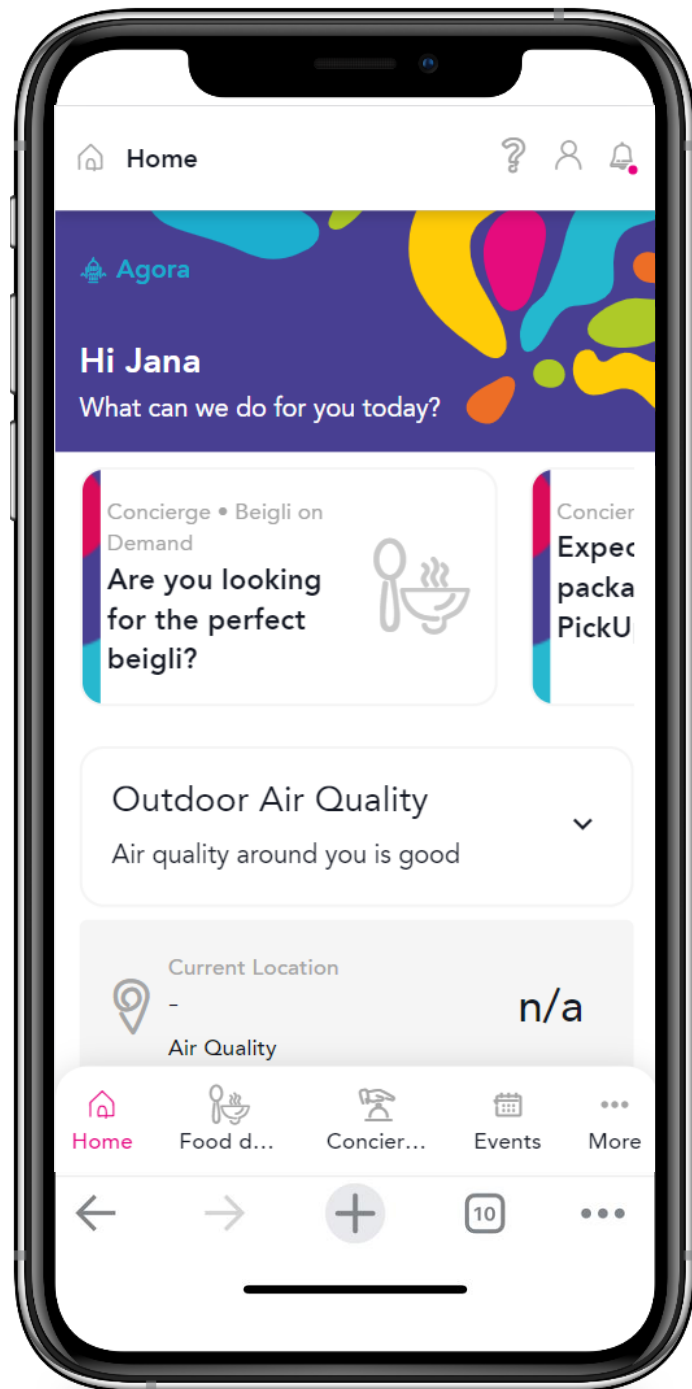


Core functionality

- Native application
- User management
- Invoicing
- Payments
- Notifications

Integrations





One solution... within one app

Mobile first

Digital Experiences at your fingertips.

- **Events on the property and surroundings.**
- **Access workspace with phone in your hand.**
- **Weather data & environmental conditions.**
- **News Feeds to stay updated all day.**
- **Rent a bike or e-scooter and enjoy your ride.**
- **Virtual concierge for booking transport, local events, or accessing retail offers.**

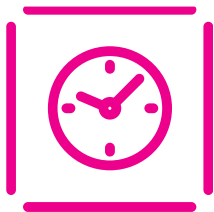
STANDARD

VS

QUBES

Standard lease

Based on Hungarian market



- Whole process can take **from 6-9 months to 2 years** (depending on the current market condition and size of your company)
- Spending **extra significant costs on depreciative assets** (design, furniture and facility management)
- **Long-term contract** is compulsory (With penalty in case contract exiting)

HOW LONG DOES THE RELOCATION PROCESS TAKE? - QUBES

Qubes

Based on Hungarian market

Viewing,
tailoring
requirements,
final offer

Design &
Customization

You are ready to move in! Welcome to Qubes!



1 – 2 weeks

2 – 3 weeks



- The process is easy, uncomplicated and stress free. **In latest 1 month** and you can move in
- **No additional CAPEX cost related** (because fit-out and operation costs are included in your fee) and **all costs are in your OPEX**
- We offer a flexible **contracts with short notice period** (depends on our agreement)

GROWTH ENABLING

SPACE PLANS

Level 3

8 offices with 24 desks, capacity can be increased up to 32 desks within one office.

1 smaller office with maximum 16 desks.

Units can be combined in many ways. We can offer offices from 16 desks up to 230 desks, which is the capacity of whole floor.

Shared facilities such as meeting rooms, creative spaces, kitchens and dining areas located in spaces between offices.



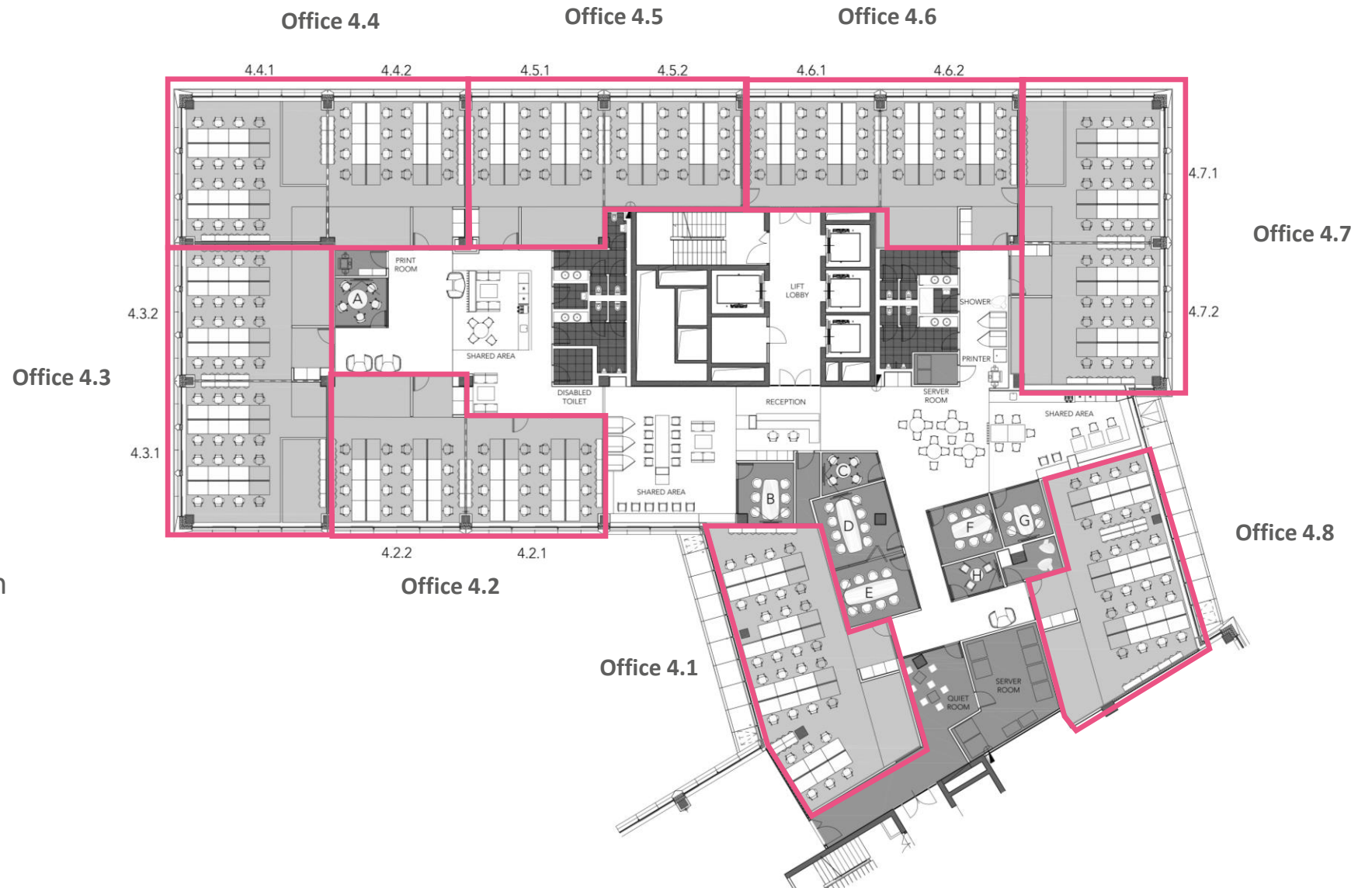
SPACE PLANS

Level 4

8 offices with 24 desks, capacity can be increased up to 32 desks within one office.

Units can be combined in many ways. We can offer offices from 24 desks up to 230 desks, which is the capacity of whole floor.

Shared facilities such as meeting rooms, creative spaces, reception and lounge, kitchens and dining area located in spaces between offices.



SPACE PLANS

Level 5

8 offices with 24 desks, capacity can be increased up to 32 desks within one office.

1 smaller office with maximum 16 desks.

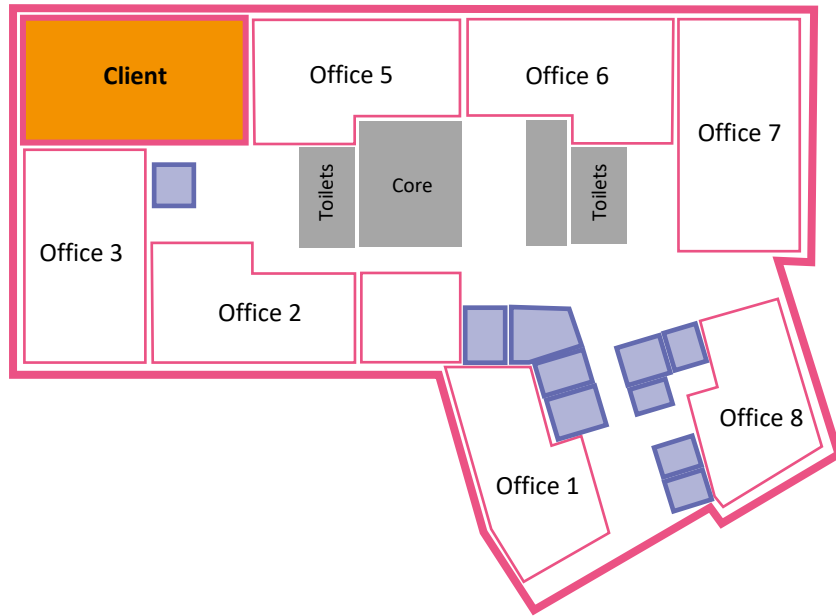
Units can be combined in many ways. We can offer offices from 16 desks up to 230 desks, which is the capacity of whole floor.

Shared facilities such as meeting rooms, creative spaces, kitchens and dining areas located in spaces between offices.



THROUGH MODULARITY, QUBES ENABLE OUR CLIENTS TO RIGHT-SIZE THEIR OFFICE UNIT AND ADJUST IT OVER TIME

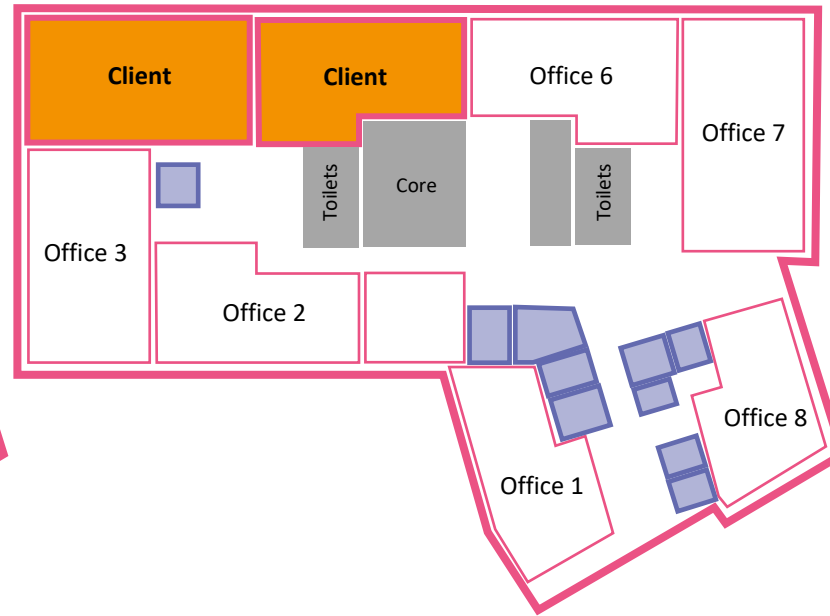
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Step 1 – client occupies a single unit

Own self-sustained private office units with access to some shared facilities.

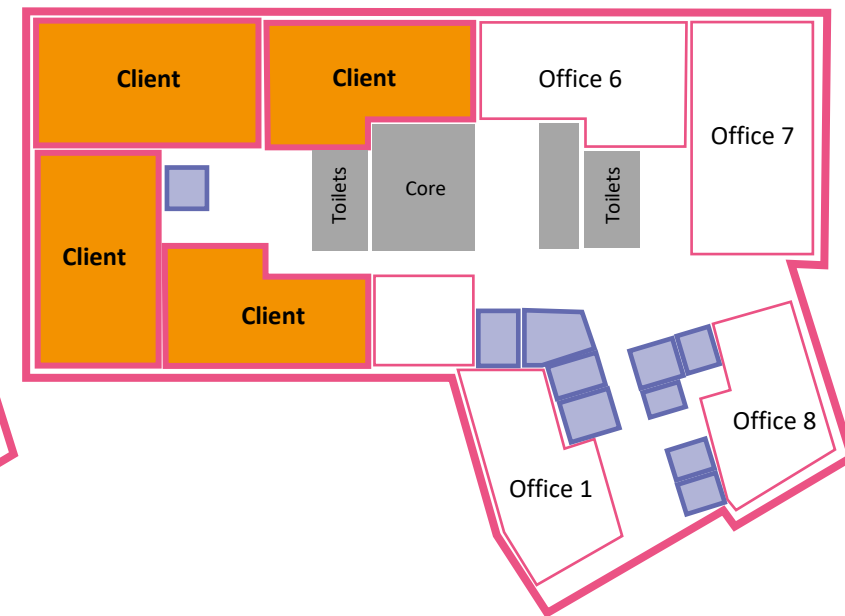
Own meeting rooms or other amenities possible within units.



Step 2 – client grows to further units around.




Client takes up more smaller modules or office units. Physical separation of space becomes possible with own entrance or some combination of additional partitions.

With a 6-month revolving contract, units are made available by moving clients to other units.



Step 3 – client takes a larger space footprint

Further growth facilitates enables the expansion of your space. Pre-defined points of installation make any changes seamless and quick.

 Office units  Meeting rooms  Toilets

SPATIAL FLEXIBILITY

QUBES IS READY TO ADJUST YOUR SPACE

We offer a wide range of add-ons that help customize space to your need or workstyle



Anything from furniture to design elements to increase focus, productivity, well-being, health or just mood or company culture.



Our catalog contains a large number of pre-defined and carefully pre-selected pieces to enhance the workplace experience.



- Workspace add-ons

- Privacy add-ons

- Layout (built-in) element add-ons

EXAMPLES OF WORKSPACE ADD-ONS

Ready for post-covid reality as well as any workstyle; add-ons feature multiple options

TRANSPARENT DIVIDERS

Work desk divider for increased virus barrier and employee separation.



DIVIDERS

Additional removable add-on plates with magnetic whiteboard functionality, felt, cork, or just plain with holders. High and low, deep or twin. Endless options.

BUILT-IN CONTAINERS

Either stand-alone or built-into desk personal storage containers expand desk area/width or help users with storage needs

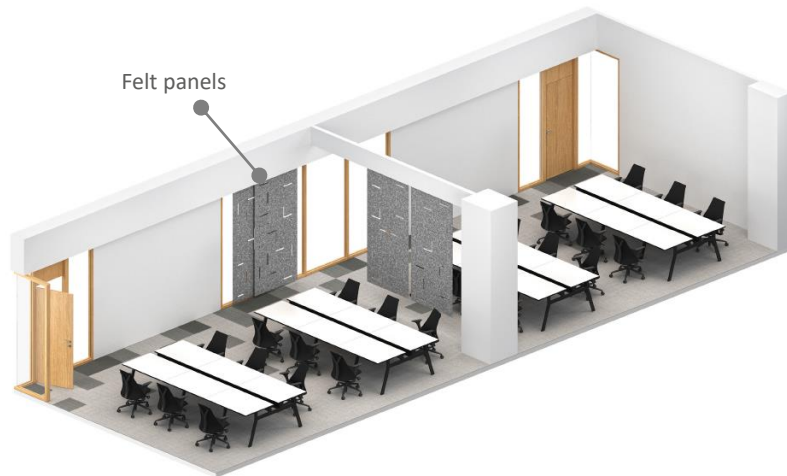


MEETING PODS

Acoustic room for meetings, brainstorming, phone calls and one-to-one conversations.

EXAMPLES OF WORKSPACE ADD-ONS

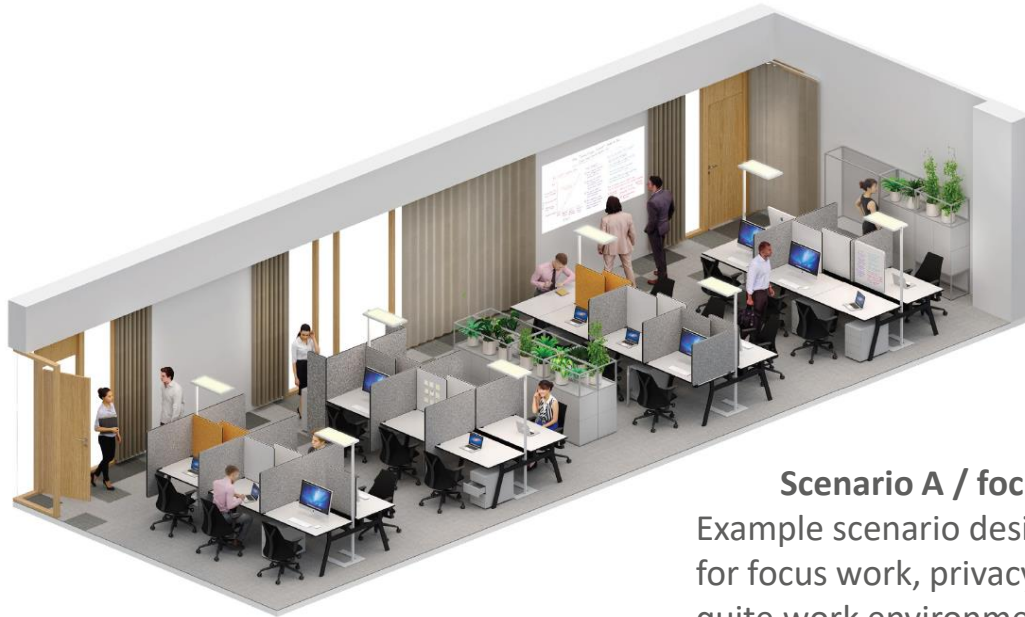
Ready for post-covid reality as well as any workstyle; add-ons feature multiple options



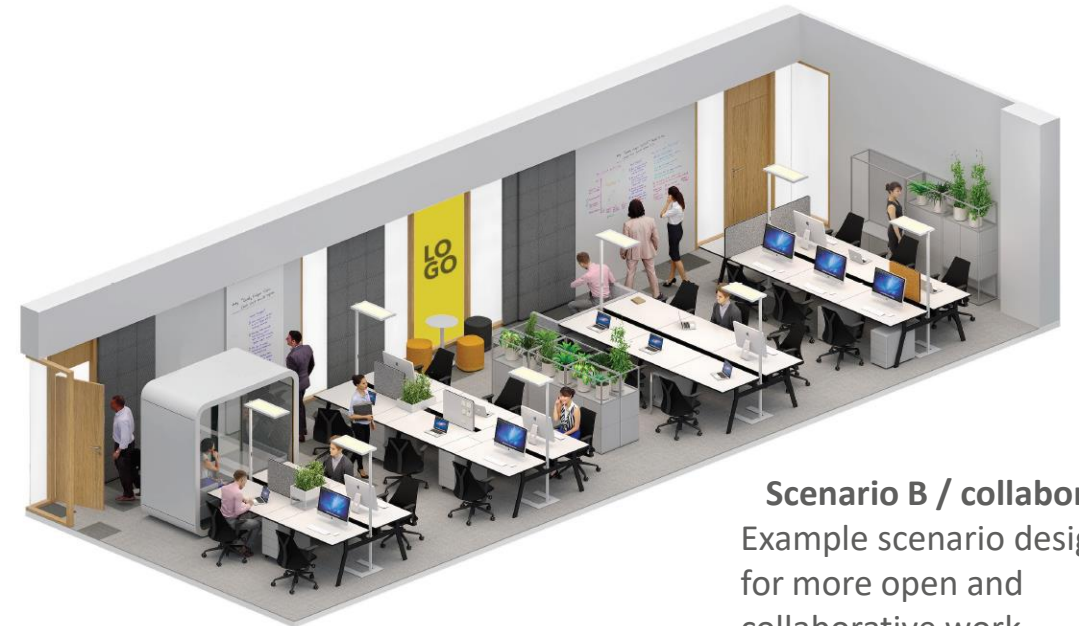
Felt panels for acoustic or visual protection, multifunctional writable whiteboard panels for collaboration



ADDS-ON TOGETHER WITH OUR EXPERTISE HELP DESIGN AND
ADJUST OFFICE UNITS TO PARTICULAR WORK STYLES



Scenario A / focus
Example scenario designed
for focus work, privacy and
quite work environment



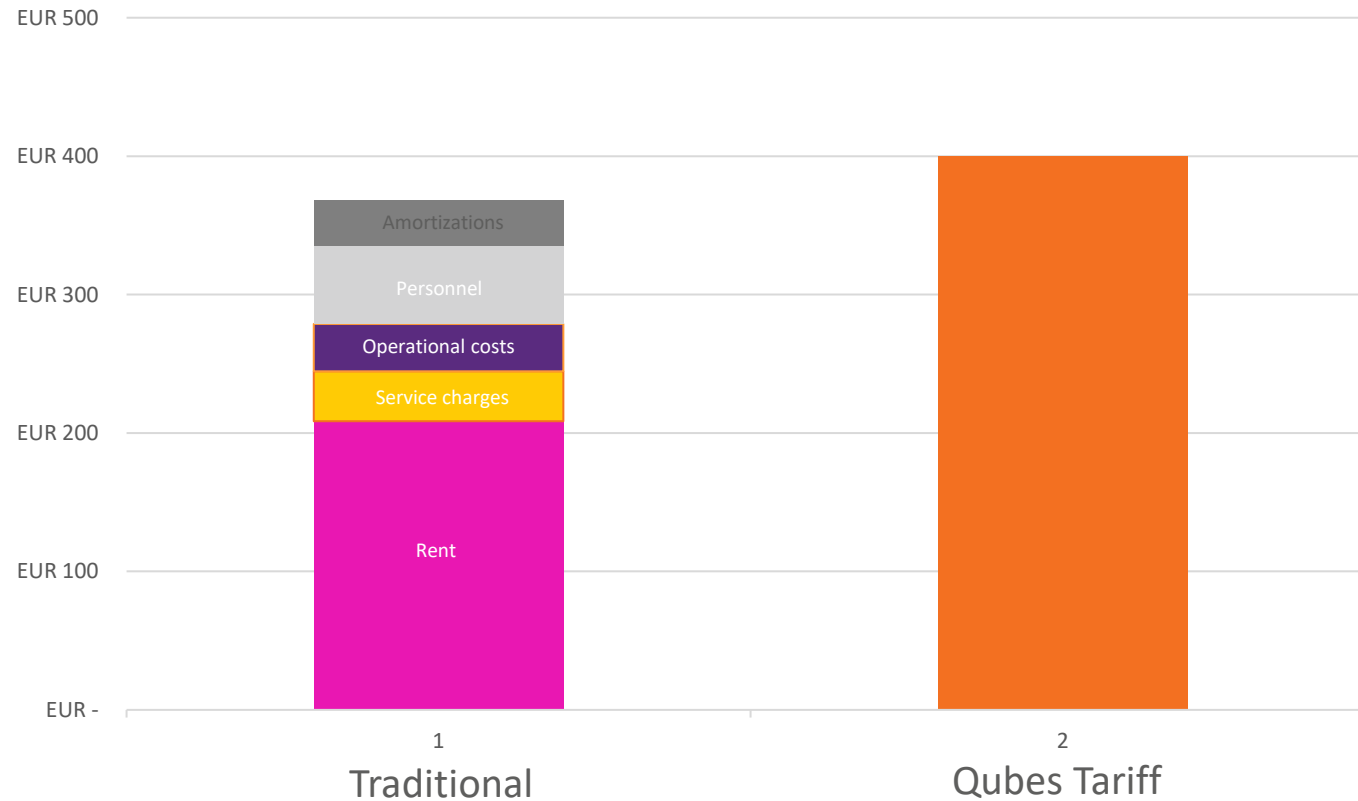
Scenario B / collaborative
Example scenario designed
for more open and
collaborative work
environment

AT A MINIMAL EXTRACOST, QUBES CAN OFFER UNMATCHED FLEXIBILITY ON COMMERCIAL TERMS

Illustrative only

Traditional Lease

- Fixed size and term for 5-10 years
- Various payments to various providers, deposits and unpredictable cashflow
- While on IFRS, need to keep rent as liability on books
- Amortization on CAPEX for building adaptation over long time periods
- Available after construction period

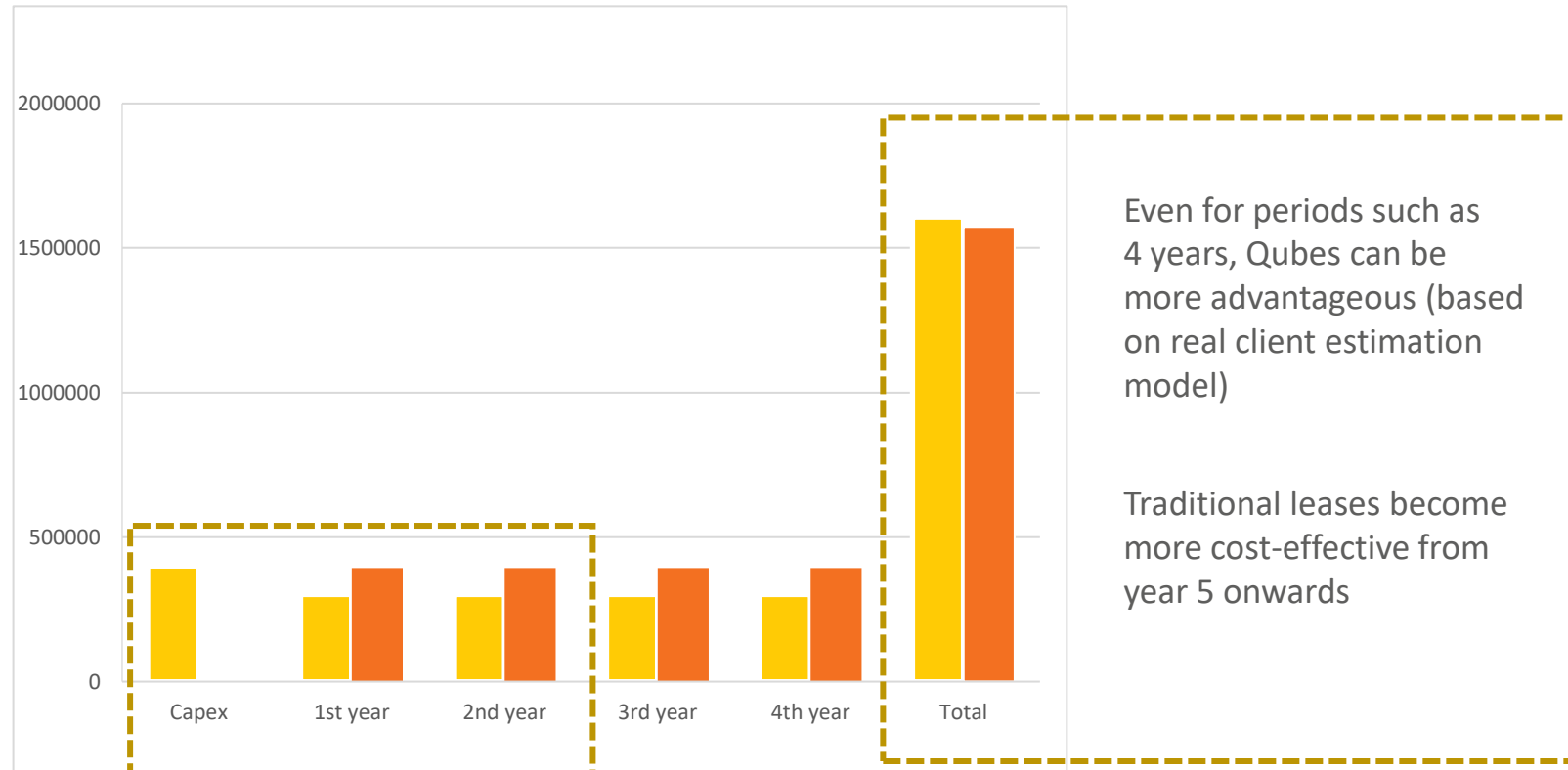


Qubes Tariff

- One lump sum amount, single invoice
- Fixed terms for 6 months only
- Predictable cashflow, no CAPEX
- Direct tax-deductible cost in accounting
- Available immediately / subject to availability or reservation

Estimated monthly cost per seat based on model situation in a real project

FROM TOTAL COST AND CASHFLOW PERSPECTIVES, QUBES ON SHORT TERMS CAN BE CHEAPER THAN TRADITIONAL ARRANGEMENTS



For a short period, Qubes is clearly more advantageous due to no need for initial capex expenditure on fitouts

Even for periods such as 4 years, Qubes can be more advantageous (based on real client estimation model)

Traditional leases become more cost-effective from year 5 onwards

Example real-life calculation showing the overall cost to a client comparing traditional lease initial CAPEX needed to fit-out spaces to ready to use status with Qubes cost summed up over time

- Traditional lease
- Qubes



















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