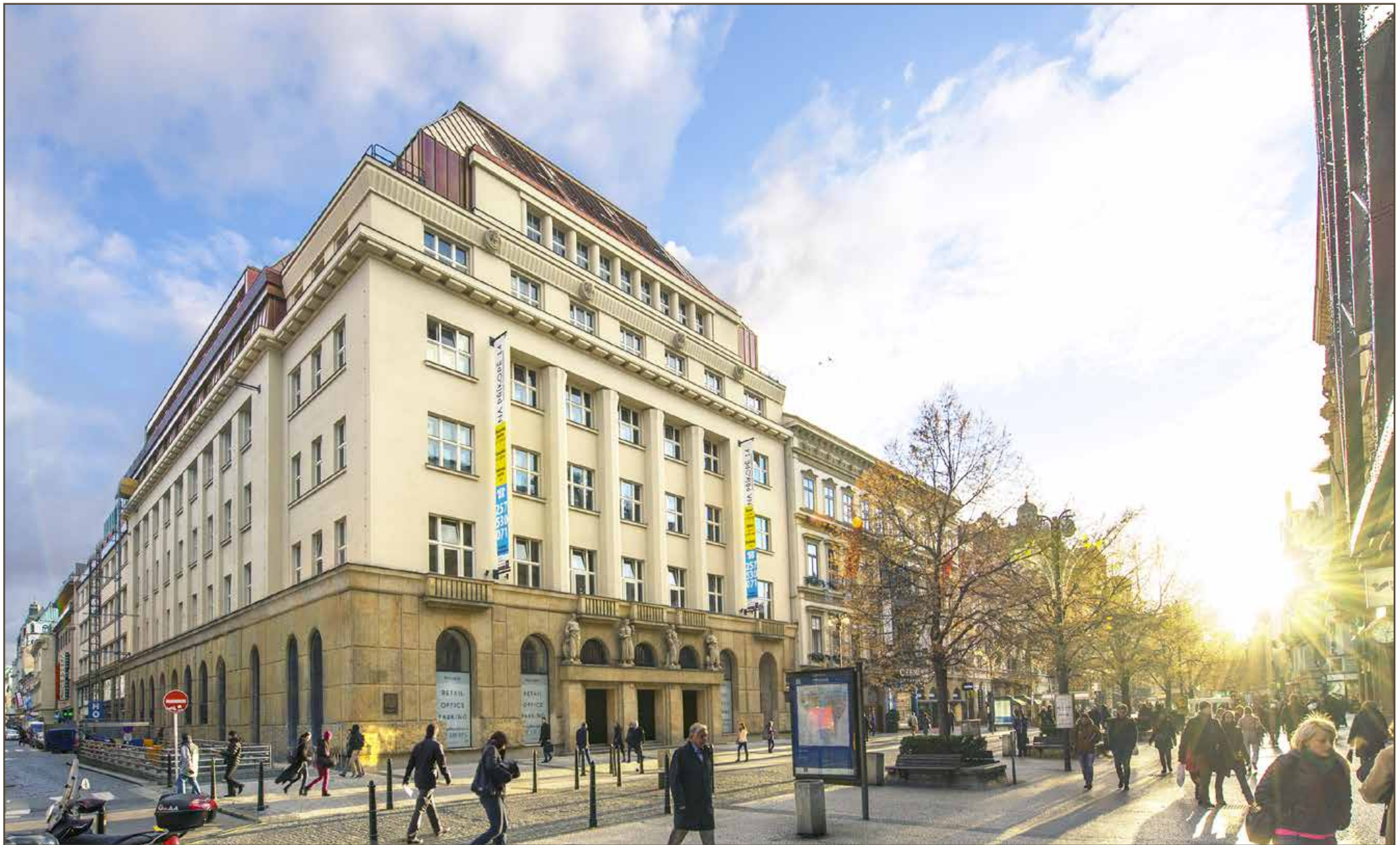




Developers / Investors

IMMOFINANZ
GROUP

NA PŘÍKOPĚ 14

Prime High Street Development

PRAGUE, CZECH REPUBLIC

ACCESS AND TRANSPORT

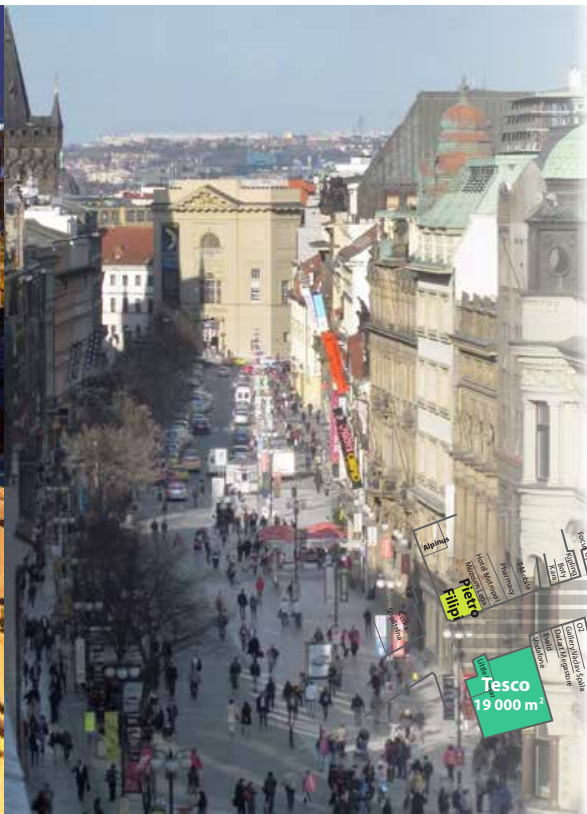
- Prime city centre location with excellent access by car and public transport.
- Two metro stations nearby (Můstek, Náměstí Republiky).
- Heavily frequented tram stops are located within 2 minutes walking distance with connections to 12 tram lines.
- Access to the city ring road and the D1 motorway is less than 1 km away.
- Proposed fast railway connection between the city centre and the airport, with a station at Masarykovo nádraží, is approx. 5 minutes walking distance.
- The international airport can be reached within 20 minutes by car.
- The two main Prague rail stations are less than 5 minutes walking distance.



LOCATION

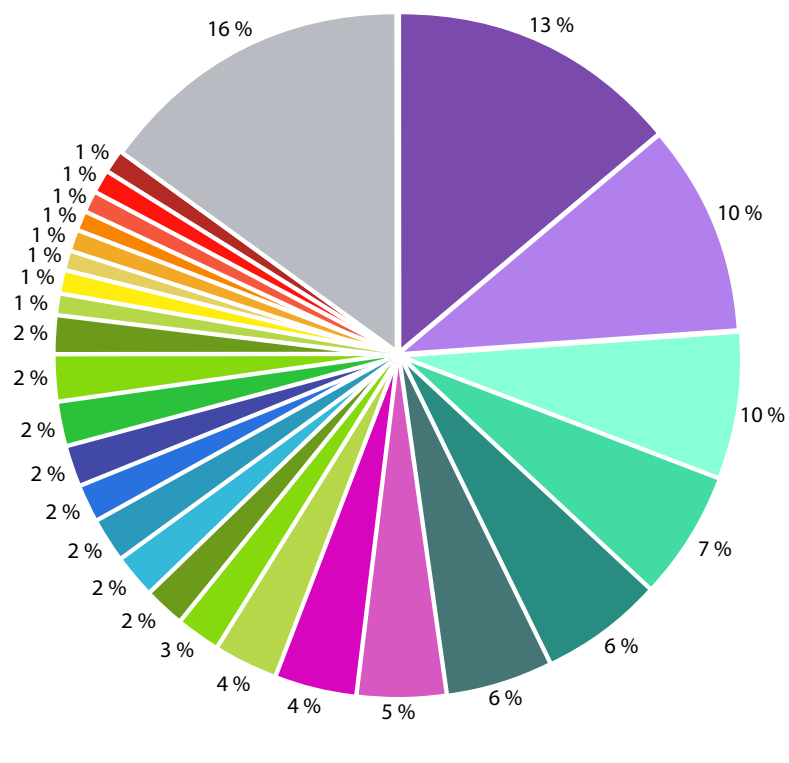
Na Příkopě 14 is positioned centrally on the prime high street pitch between the major new shopping mall 'Palladium' at Náměstí Republiky and the Tesco department store at the opposite end of Na Příkopě on Národní Street.

Occupiers in the immediate vicinity of the property and up to Václavské náměstí (Wenceslas Square) include Zara, H&M, Mango, Benetton, Van Graaf, Desigual, Lacoste, New Yorker, Ecco, Promod, Pandora, Harmont & Blaine, Hugo Boss, Adidas, Douglas, Bershka, Jackpot Cottonfield, Tommy Hilfinger and the restaurant operators McDonalds, TGI Fridays as well as the headquarters of national and international banks.



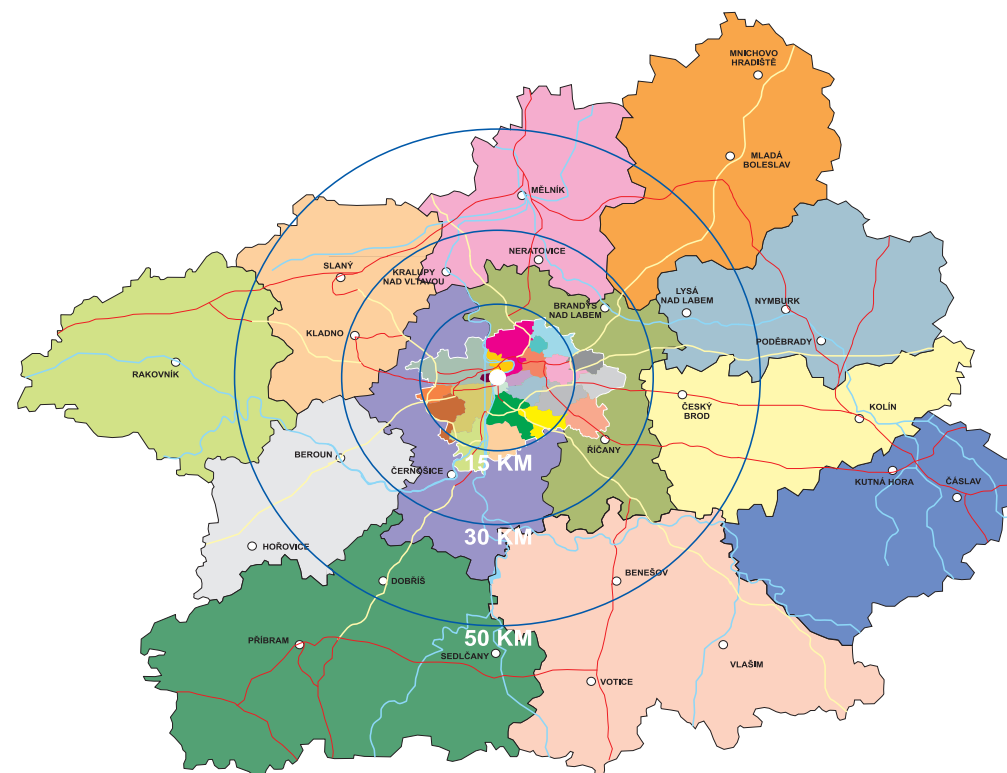
CATCHMENT

The city of Prague together with its districts Praha-východ and Praha-západ has a population of 1.5 million people. As the capital city and economic, cultural and administrative centre of the Czech Republic, Prague also draws upon shoppers from the neighbouring regions with a catchment of over 2.35 million inhabitants. Furthermore, Prague was visited by over 5.5 million tourists in 2013.



Total tourists 2013

5 502 591



Zone I
Within a 15 km radius ca. 1.27 million inhabitants
Zone II
Within a 30 km radius ca. 1.67 million inhabitants
Zone III
Within a 50 km radius ca. 2.07 million inhabitants

THE PROJECT INCLUDES

- 8 upper levels, 5 lower levels
Total available area approx. 17,000 sqm
- Prime High Street Retail
Approx. 6,300 up to 11,250 sqm
(depending on final retail design)
- Grand Main Entrance at Street Level
- from Na Příkopě street
- A-Class Office
Approx. 5,200 up to 7,200 sqm
(depending on final retail design)
- 150 parking spaces
- All areas are subject to construction changes and final design



PROJECT STATUS

The building at Na Příkopě 14 is held on the equivalent of freehold basis.

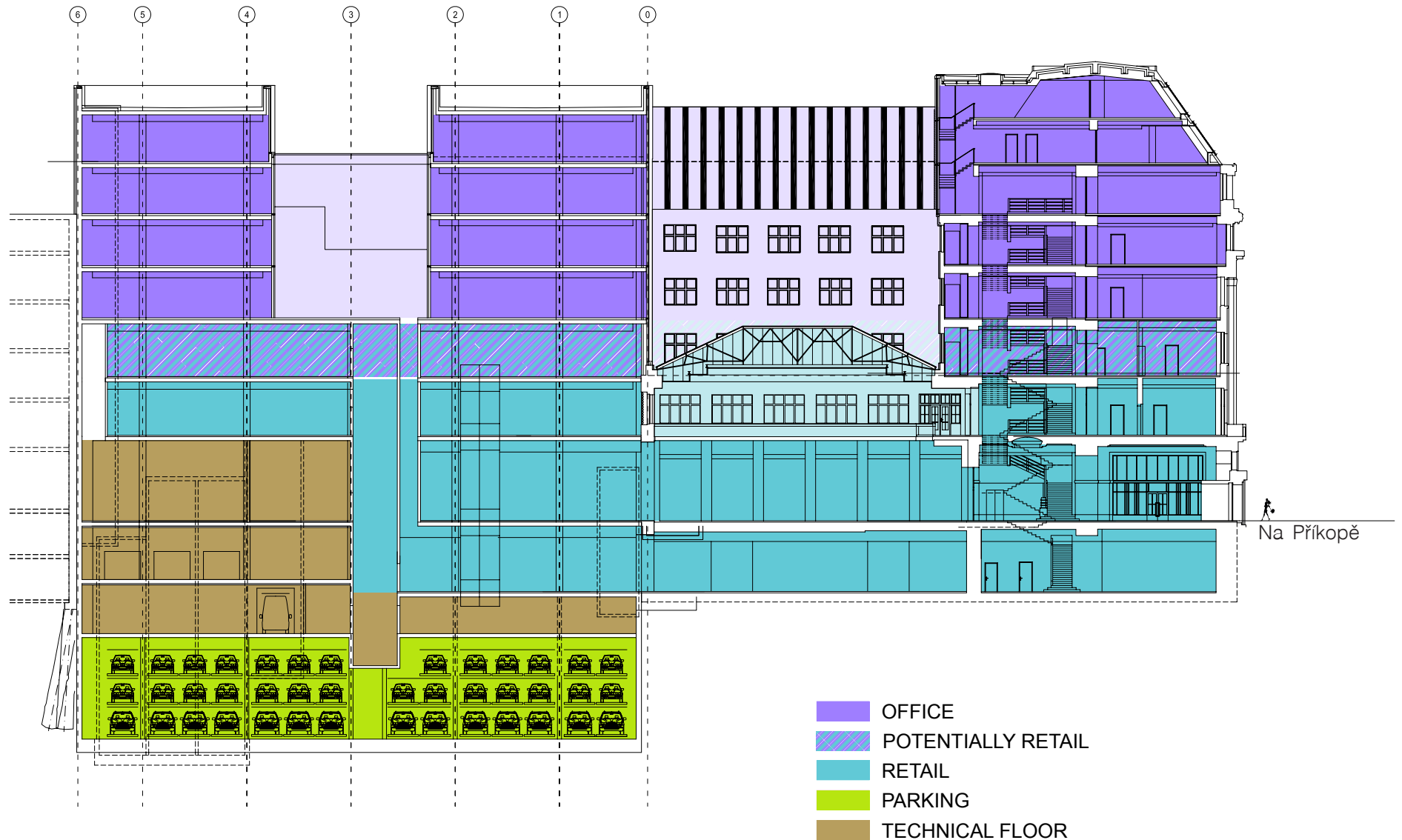
All planning and building permits necessary to construct the development are in place.

DaM an award winning Czech practice, which designed the Filadelfie, Euro Palace and Křiváň projects in Prague, is appointed as the scheme's architect.

Construction activity commenced in Q1 2011. Unistav, a reputable financially strong, local contractor, has been appointed as General Contractor under a fixed price, date certain construction contract. The finishing of the construction works for the office part were completed in April 2014. Expected completion for the retail part is in Q1 2015.

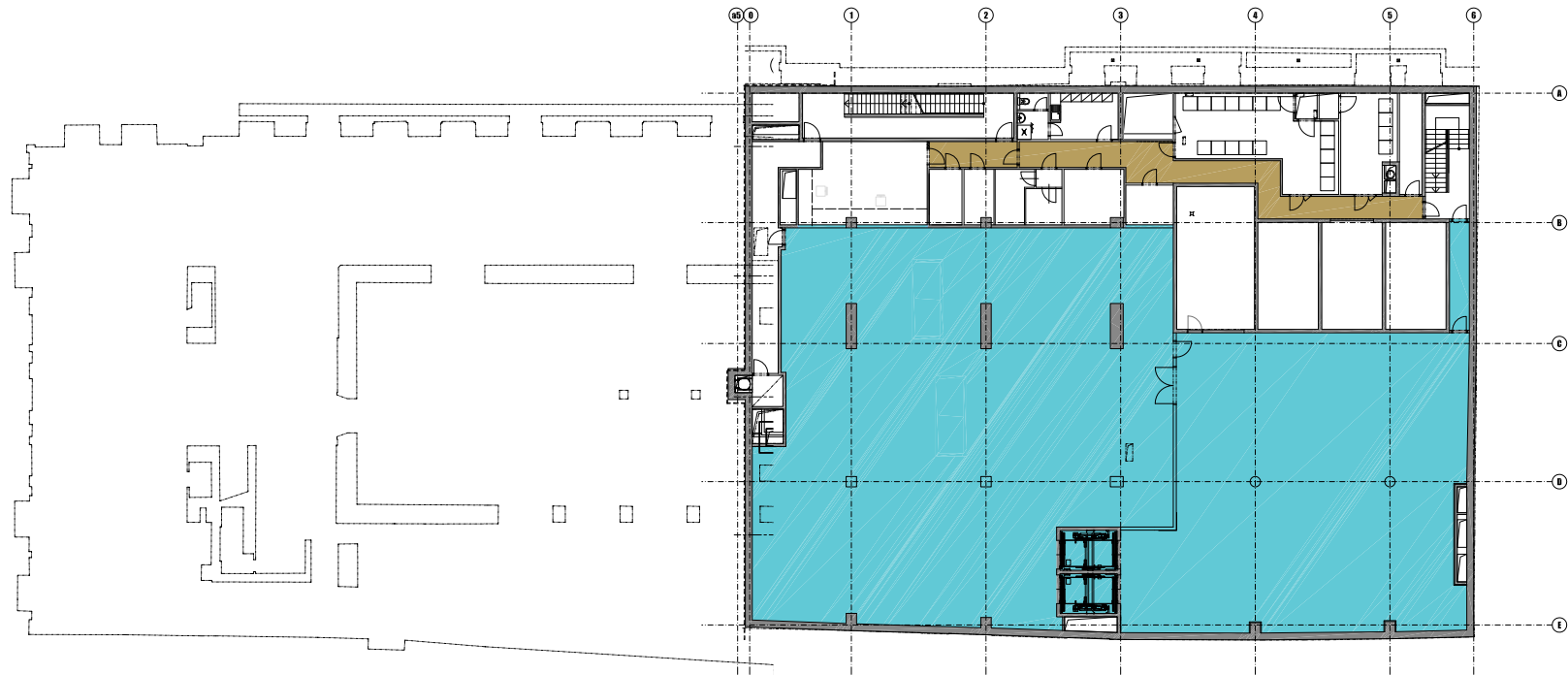


SECTION



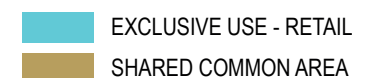
FLOOR PLANS

1st Basement - retail (storage)



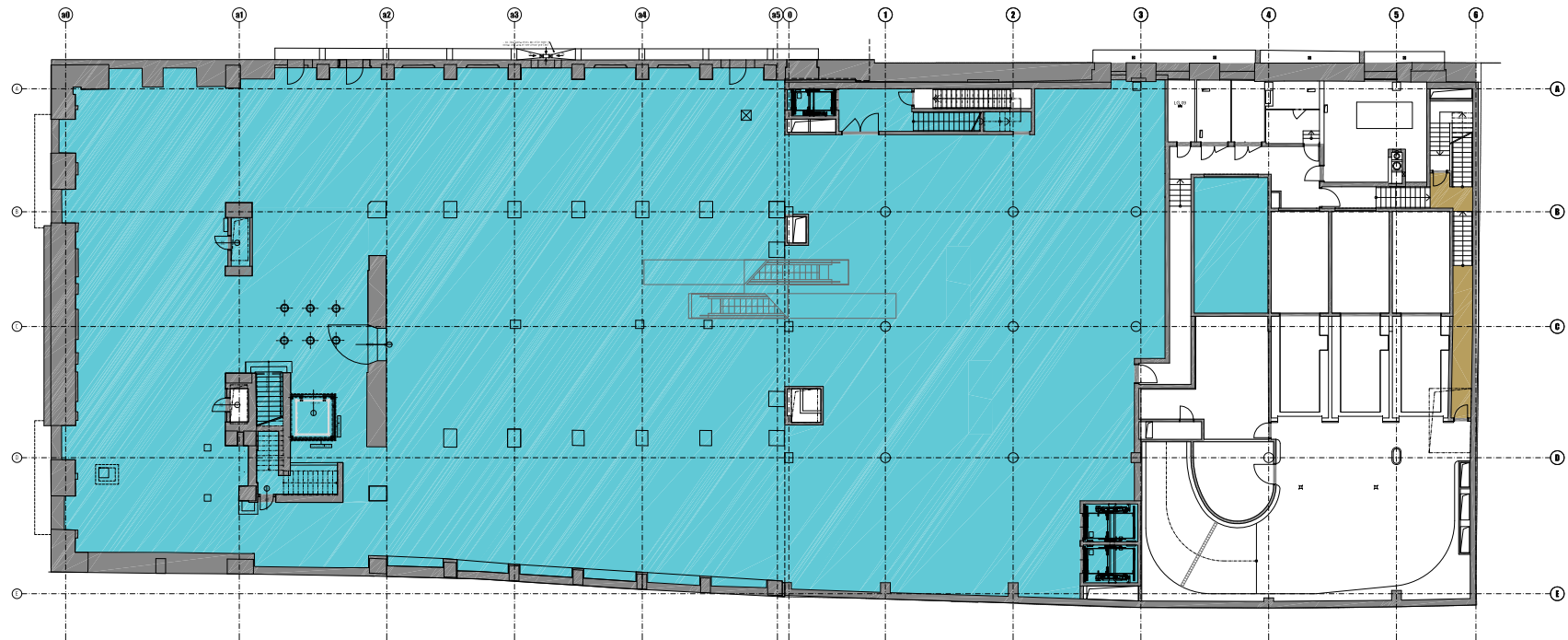
RETAIL AREA

approx. 900 sq m



FLOOR PLANS

Lower Ground Floor - retail

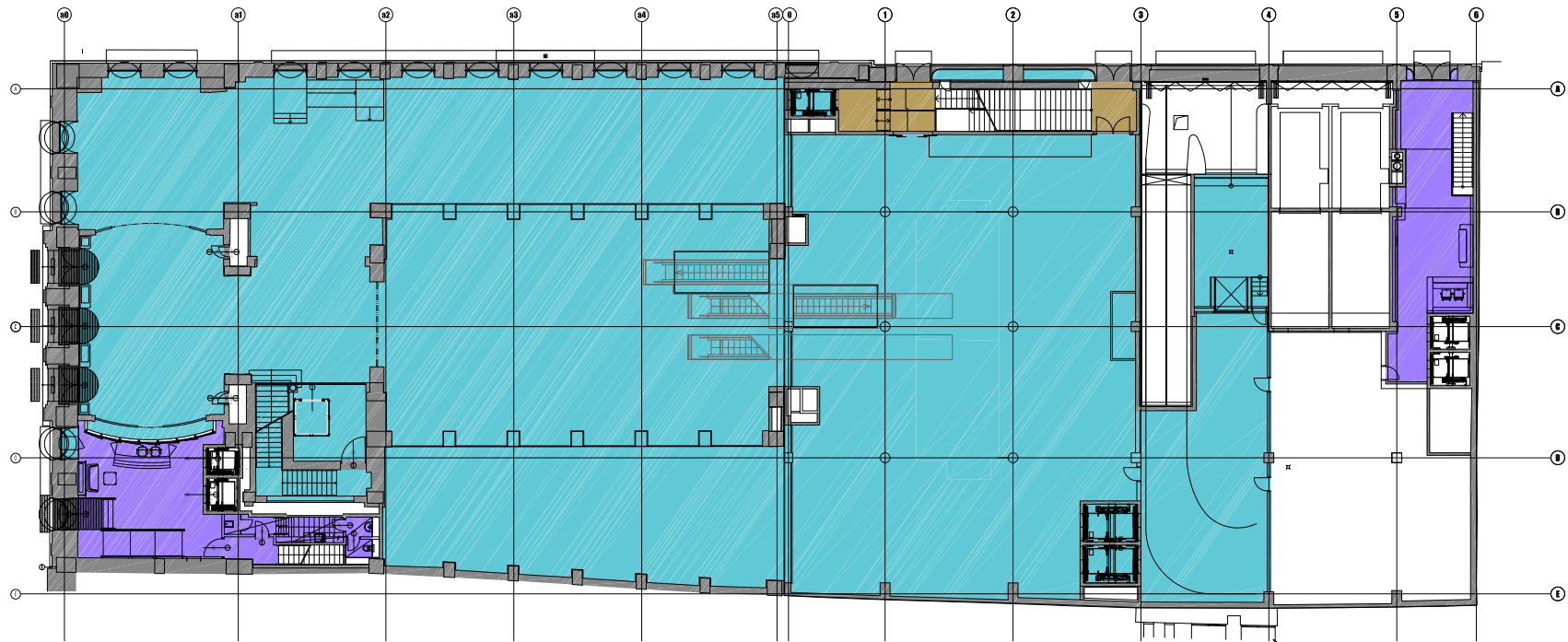


RETAIL AREA approx. 2,100 sq m

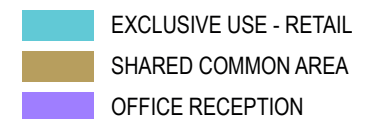
EXCLUSIVE USE - RETAIL
SHARED COMMON AREA

FLOOR PLANS

Upper Ground Floor - retail

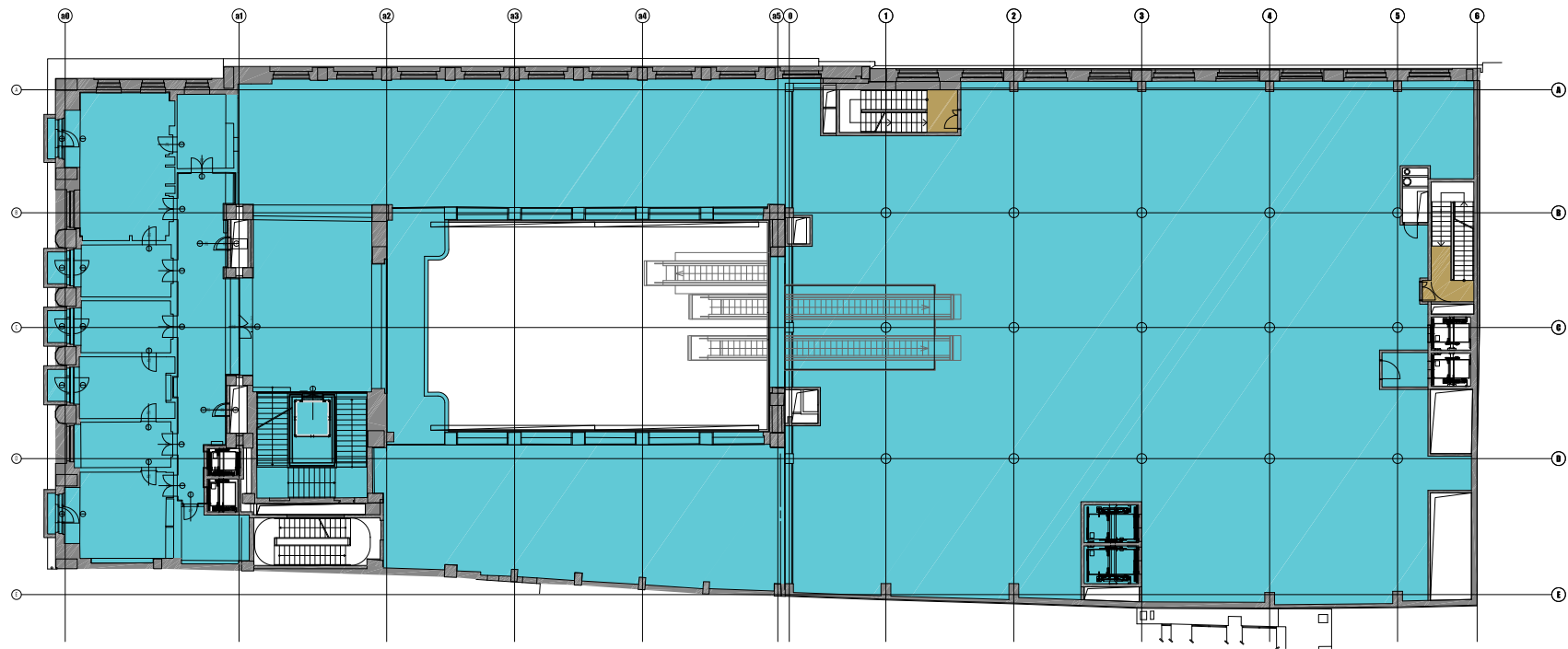


RETAIL AREA approx. 2,100 sq m

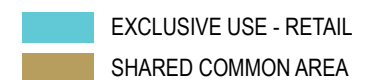


FLOOR PLANS

1st Floor - retail



RETAIL AREA approx. 2,170 sq m



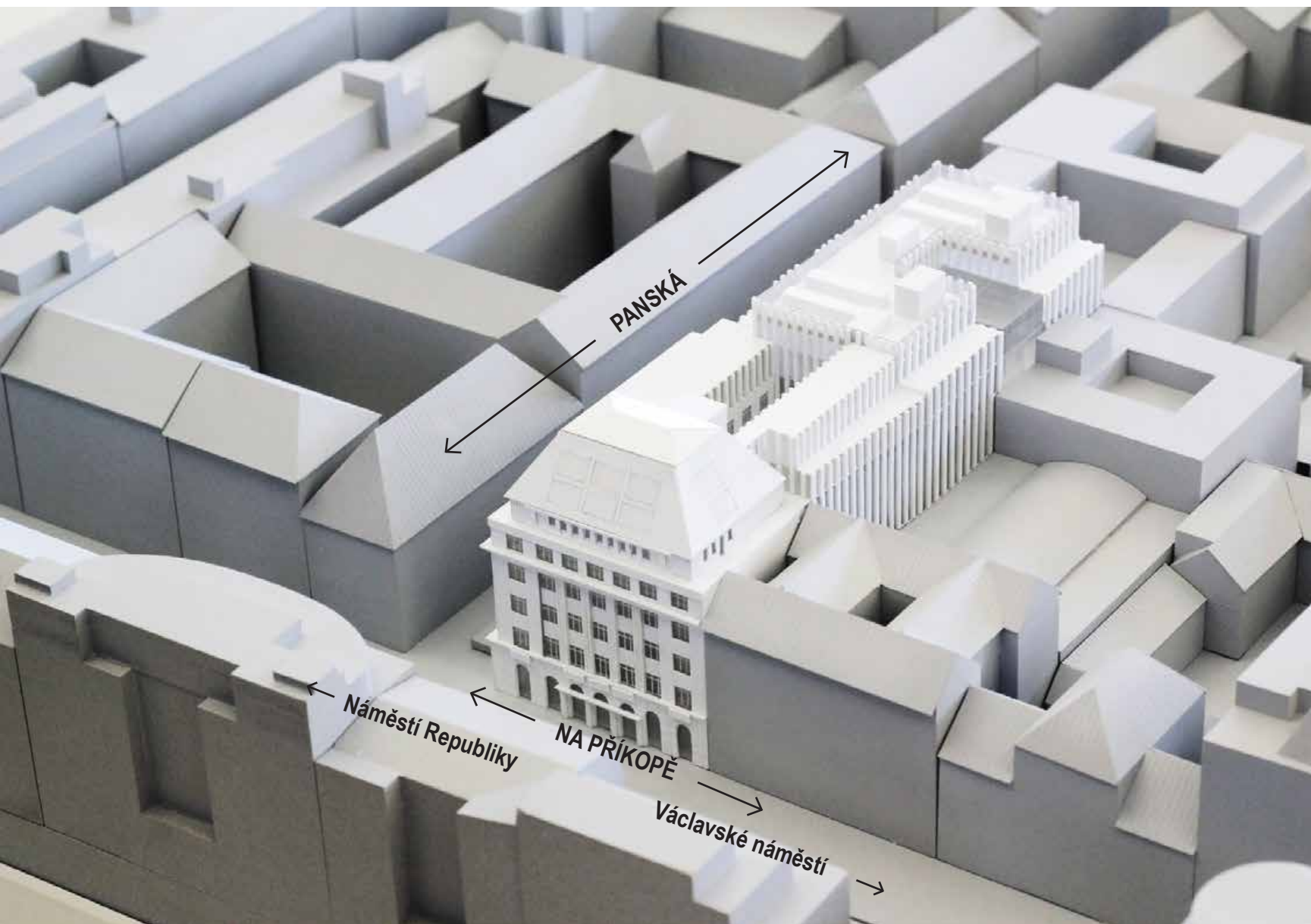
RETAIL



Available Retail Areas (approx.):

1 st basement (storage plant)	900 sqm
Lower Ground Floor	2,100 sqm
Upper Ground Floor	2,100 sqm
1 st Floor	2,170 sqm
Total	7,270 sqm

MODEL



TENANTS SIGNAGE



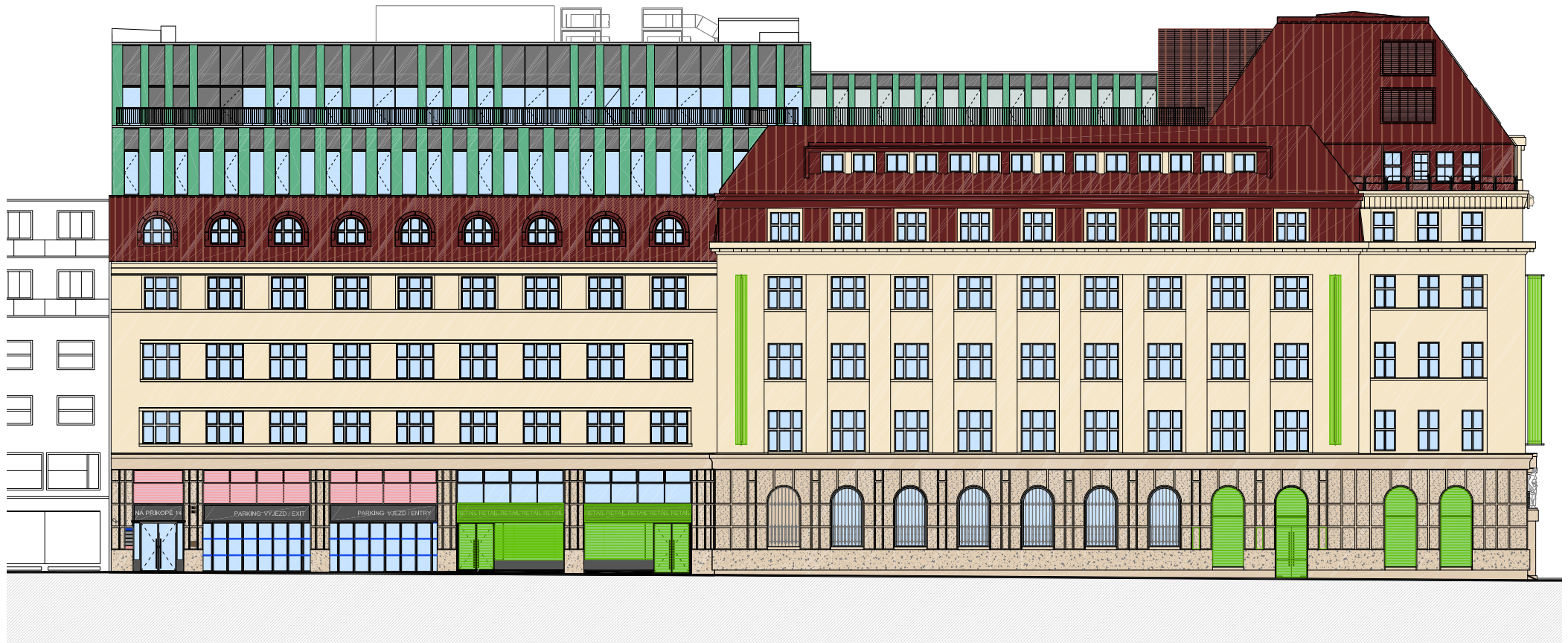
LEGENDA

- RETAIL SIGNAGE
- THE BUILDING & LANDLORD SIGNAGE
- W&C SIGNAGE
- OTHER OFFICE TENANTS SIGNAGE

Na Příkopě Street

Retail Signage Policy & Shop Windows &
Main Entrance for the Retail

TENANTS SIGNAGE



LEGENDA

- RETAIL SIGNAGE
- THE BUILDING & LANDLORD SIGNAGE
- W&C SIGNAGE
- OTHER OFFICE TENANTS SIGNAGE

Panská Street

Retail Signage Policy & Shop Windows &
Main Entrance for the Retail

INTERIOR - current state



GROUND FLOOR - main entrance



GROUND FLOOR - atrium

AUTOMATIC PARKING SYSTEM



150 parking spaces

CONTACT



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