



# LORDSHIP

BUILDING ON EXCELLENCE  
FOR OVER 30 YEARS



# FOUNDING SHAREHOLDER & CHAIRMAN



**Jonathan Jackson, Chairman of  
LORDSHIP Group, Europe and Africa**

I am proud to introduce this brochure highlighting the energy, experience and enthusiasm of the LORDSHIP team, its ability to select the best real estate opportunities in conception, demonstrating the vision to create and optimise best use and see projects successfully through beyond completion.

May I take this opportunity to thank all our partners and advisers but most of all, the LORDSHIP team for their contributions to the success of our company.

Together we will continue to build upon our track record to grow and become more efficient, strengthen our asset base and steadily expand geographically.

“ WE DON'T BUILD BUILDINGS,  
WE BUILD PEOPLE,  
PEOPLE BUILD BUILDINGS ”

## THE GROUP CONTROLS IN EXCESS OF €1 BILLION IN PROJECTS WORLDWIDE



In both mature and dynamic markets LORDSHIP employs the drive and flexibility which has brought success in competitive tenders and sale and leaseback transactions, as well as sophisticated joint venture structures.



GERMANY

POLAND

PRAGUE

CZECH  
REPUBLIC

SLOVAKIA

AUSTRIA

BRATISLAVA

OFFICES IN PRAGUE & BRATISLAVA...  
WITH HIGHLY EXPERIENCED AND TOTALLY FOCUSED PROFESSIONALS

BUILDING ON EXCELLENCE  
FOR OVER 30 YEARS

OUR PORTFOLIO



OVER  
600,000 SQM

High Street Retail  
Office  
Residential  
Department Stores  
Shopping Centres  
Retirement Homes  
Hotel & Leisure  
Business Parks



# PRIDE OF PLACE... PRIME OFFICES



## JUNGMANNOVA PLAZA

Development of the first premier business address in the city core of Prague following a comprehensive refurbishment of this heritage protected building and addition of a significant extension.



### Key Facts

<b>Location</b>	Prague historic core
<b>Gross area</b>	16,500 m <sup>2</sup>
<b>Parking</b>	110 spaces
<b>Completion</b>	2004
<b>Partner</b>	CA Immo AG

### Key Tenants

- European Union
- Royal Bank of Scotland
- Johnson & Johnson  
(The Vision Care Institute)
- Clifford Chance
- Kocián Šolc Balaščík
- Patria Finance



## NA PŘÍKOPĚ 14

The comprehensive reconstruction and extension of this heritage protected former headquarters of the Czech State Trading Bank on Prague's prime retail and office high street creating the second largest toy store in Central & Eastern Europe and modern offices for international law firms.

### Key Facts

<b>Location</b>	Prague historic core
<b>Gross area</b>	15,950 m <sup>2</sup>
<b>Retail</b>	5,850 m <sup>2</sup>
<b>Office</b>	10,100 m <sup>2</sup>
<b>Parking</b>	150 spaces
<b>Completion</b>	2014
<b>Joint venture</b>	LORDSHIP IMMOFINANZ Group



### Key Tenants

- Hamleys
- White & Case
- DLA Piper
- HUBHUB
- Booking.com

# PRIME LOCATION...





# CENTRUM STROMOVKA

Development of an exciting mixed use office and shopping centre in a dynamic quarter of Prague.



Best of Realty  
Nejlepší z realit  
21<sup>st</sup> edition  
21. ročník

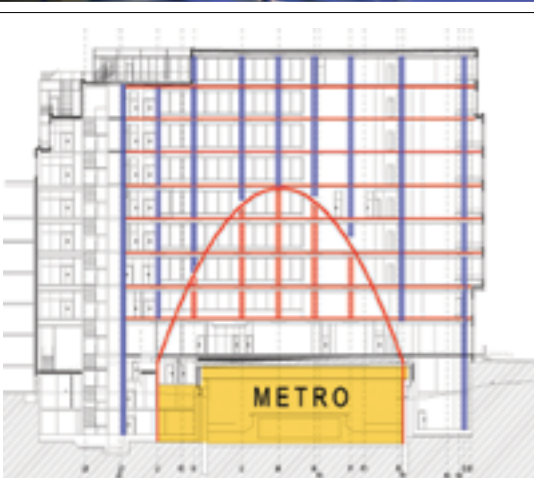


## Key Facts

<b>Location</b>	Prague 7
<b>Sector</b>	Mixed use
<b>Gross area</b>	48,000 m <sup>2</sup>
<b>Office</b>	5,500 m <sup>2</sup>
<b>Retail</b>	15,700 m <sup>2</sup>
<b>Parking</b>	500 spaces
<b>Completion</b>	2019



FOR YOUR  
CONVENIENCE...



## PANKRÁC HOUSE

New built offices incorporating structural acrobatics to span 37 m across an underground metro tunnel.



### Key Facts

<b>Location</b>	Prague 4
<b>Gross area</b>	21,300 m <sup>2</sup>
<b>Parking</b>	360 spaces
<b>Completion</b>	Q2 2004
<b>Partner</b>	Immoeast

### Key Tenants

- Sanoma Magazines
- Omnicom Group
- Medicover
- Atlas Copco
- Disney Mobile Games Studio
- Scania
- ADM Prague
- ALGECO
- Profistav
- PSG Internacional
- Weidmüller
- Grenke Leasing
- LHS Group

# STRUCTURAL ACROBATICS... FIRST CLASS OFFICES





# BRNO BUSINESS PARK

## PHASE I, II, III

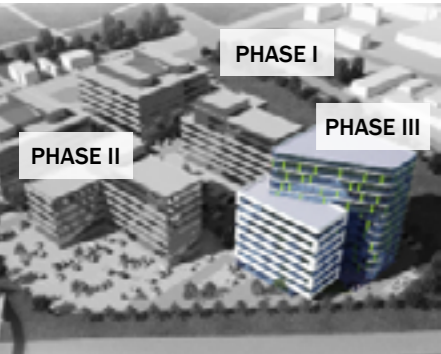
Completion of the first two phases of this successful office park.  
Development project of Phase III.

### Key Facts

Location	Brno
Gross area	82,000 m <sup>2</sup>
Office	30,000 m <sup>2</sup>
Retail	3,100 m <sup>2</sup>
Parking	940 spaces
Completion	2007 – 2008

### Tenants

- |                         |                    |
|-------------------------|--------------------|
| • Bertelsmann-Euromedia | • Ness             |
| • Hartmann-Rico         | • eCommerce        |
| • Dimension             | • Aramark          |
| • Deichmann             | • TYCO             |
| • Citibank              | • IMS Press        |
| • Eurest                | • Seznam           |
| • ANF DATA (Siemens)    | • Monsanto         |
| • Canon                 | • Česká pojišťovna |
| • ICZ                   | • Lékárna Lebo     |
| • Ruukki                |                    |



FALL INTO  
PLACE...

# TRADING PLACES...



## PARÁDA SHOPPING

Application of value engineering and flexible design to create attractive neighbourhood family shopping centres.



Česká Lípa	(sold 2013)
Hodonín	(sold 2015)
Frýdek - Místek	(sold 2018)
Opava	(sold 2018)

### Tenants

• Albert	• Pompo	• Česká Pošta
• dm drogerie	• Mountfield	• Hervis
• Sportisimo	• Deichmann	• Gate
• Okay	• CCC	• Martes
• Datart	• BRENO	• Pepco
• KIK	• TAKKO	• SNOOZE



Paráda Shopping Frýdek - Místek





## PRAHA-WEST (GLOBUS)

Facilitating development of the most significant retail zone in the Czech Republic.

It was achieved following the assembly of fifteen land plots, each under separate ownership exit via one of the first forward sale transactions in the region.

### Key Facts

<b>Location</b>	Zličín, Prague 5
<b>Gross area</b>	30,000 m <sup>2</sup>
<b>Completion</b>	1998

### Tenant

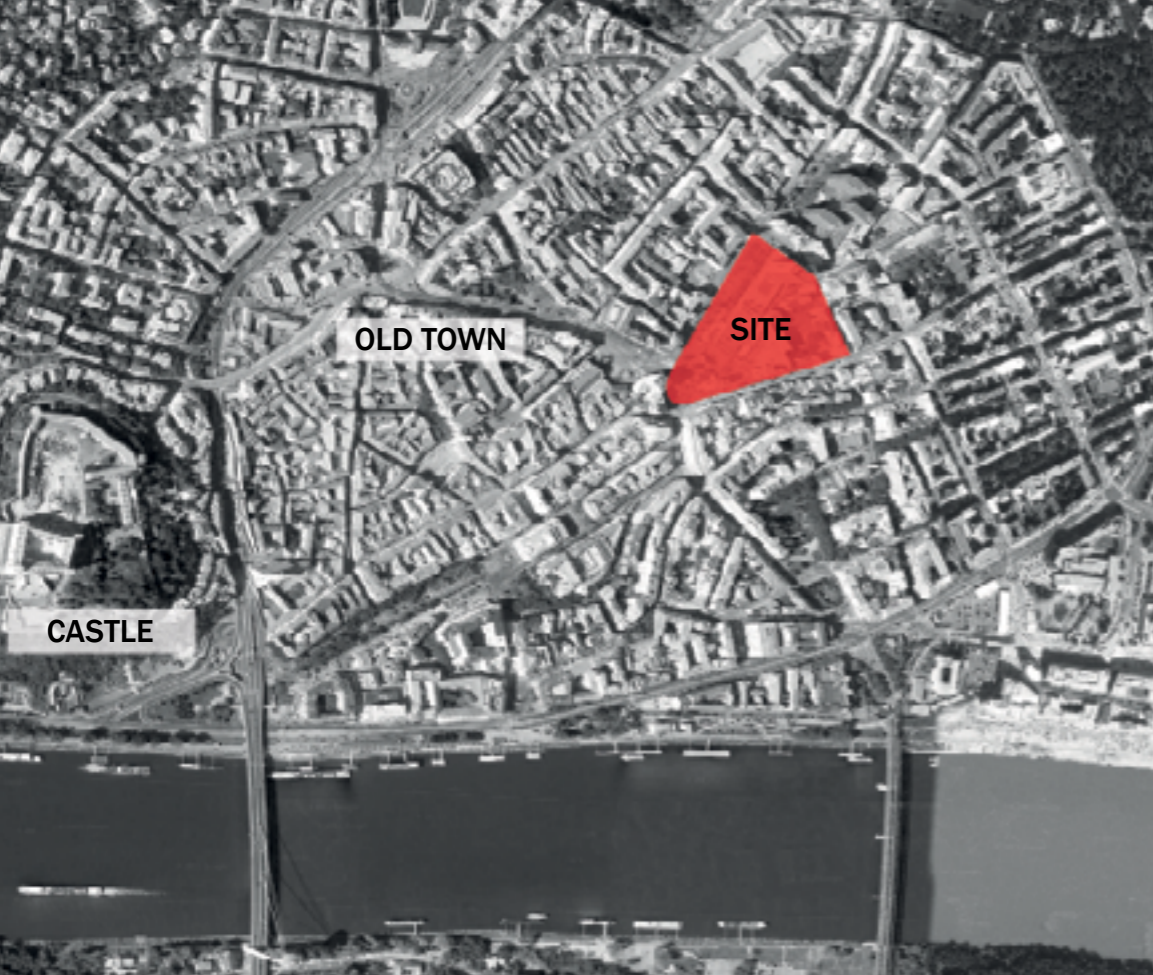
- Globus Hypermarket & Baumarkt



PRESENT  
DEVELOPMENT



**Kamenné námestie**  
**Letná Office Park**  
**Karlovy Vary**



## KAMENNÉ NÁMESTIE

A landmark urban regeneration project on a 1,2 hectare site in the very centre of Bratislava's inner city core.



### Key Facts

<b>Location</b>	Bratislava city core (SK)
<b>Gross Areas</b>	
<b>Retail</b>	26,600 m <sup>2</sup>
<b>Office</b>	16,400 m <sup>2</sup>
<b>Residential</b>	6,000 m <sup>2</sup>
<b>Student Housing</b>	8,300 m <sup>2</sup>
<b>Parking</b>	540 spaces
<b>Completion:</b>	In Development Phase

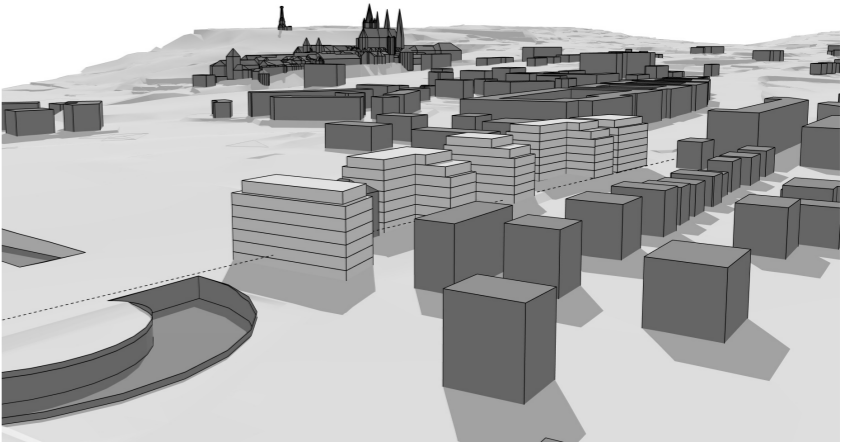


# URBAN REGENERATION...

# LETNÁ RESIDENTIAL PARK

Site assembly through multiple acquisition in a prime location with excellent transport connections.

Key Facts	
Sector	Residential Park
Location	Prague 6
Gross area (above)	25.000 m2
Gross area (below)	5.100 m2
Units	ca 700
Parking	108 spaces
Completion	In Development Phase



# THE PLACE TO LIVE

# BUILDING ON A BRAND...

## HISTORIC ROYAL SPA TOWN



### KARLOVY VARY (KARLSBAD)

LORDSHIP is in the process of redeveloping a large central district of the city into a destination leisure, residential and commercial complex.

#### Key Facts

Location	Karlovy Vary
Gross areas	
Retail	25,900 m <sup>2</sup>
Office	6,100 m <sup>2</sup>
Senior care	8,500 m <sup>2</sup>
Residential	27,500 m <sup>2</sup>
Hotels	8,100 m <sup>2</sup>
Parking	900 spaces



**CENTRAL  
PARK**  
KARLOVY VARY



## COMPLETED PROJECTS



**Na Příkopě 14**

**Hotel NYX**

**Paráda Shopping**

**Palác ARA**

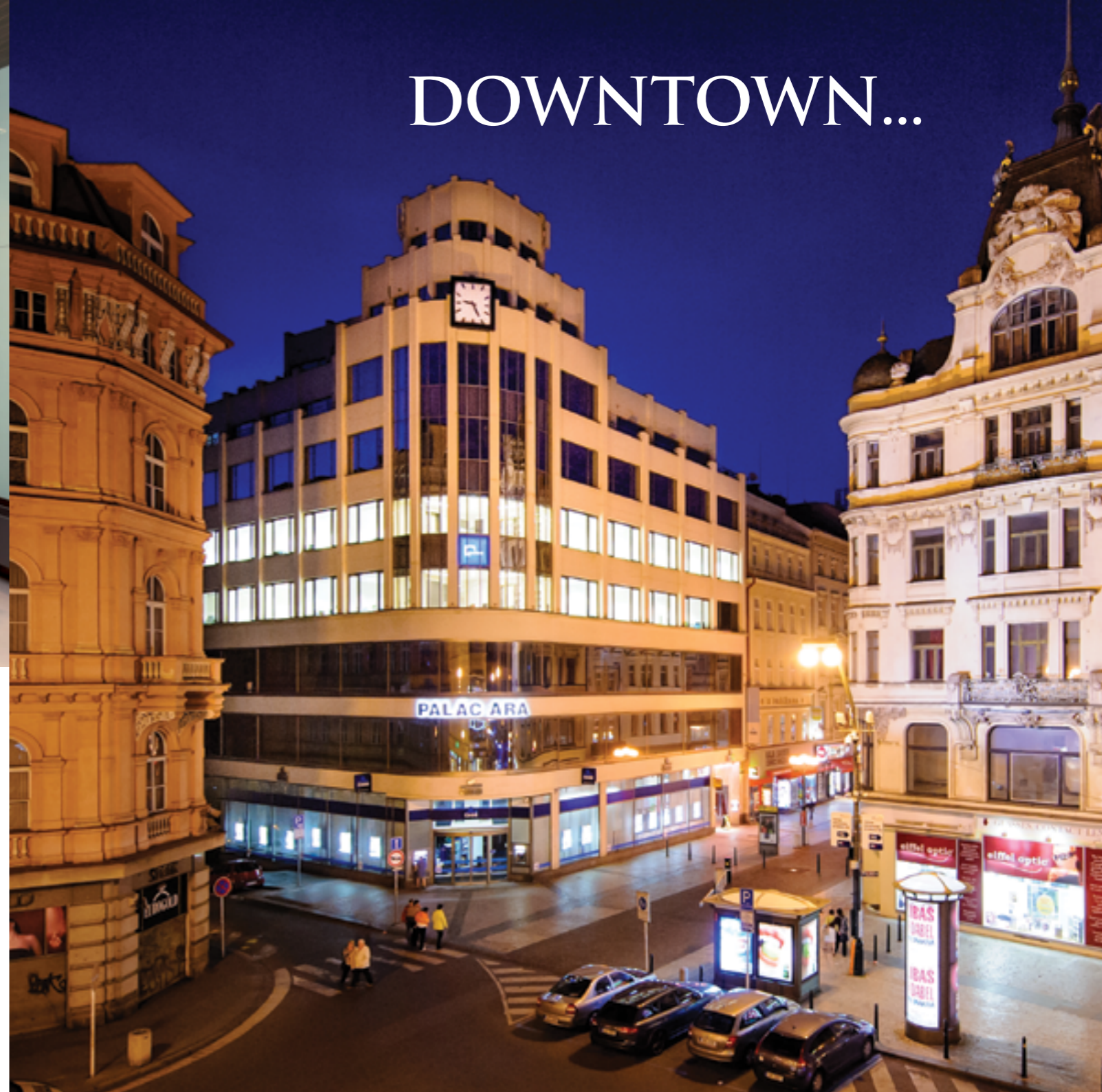
**Brno Business Park I, II**

**Pankrác House**

**Jungmannova Plaza**

**Jindřišská 16**

**and others...**



DOWNTOWN...

## PALÁC ARA

Investment asset in a prime central location with the potential to release significant latent value.

### Key Facts

<b>Sector</b>	High street office and retail
<b>Location</b>	Prague historic core
<b>Gross area</b>	4,820 m <sup>2</sup>
<b>Sold</b>	2014

### Key Tenants

- ČSOB Bank
- DLA Piper
- Cara Plasma
- Jazz Republic



# BRINGING STYLE... AND INNOVATION.

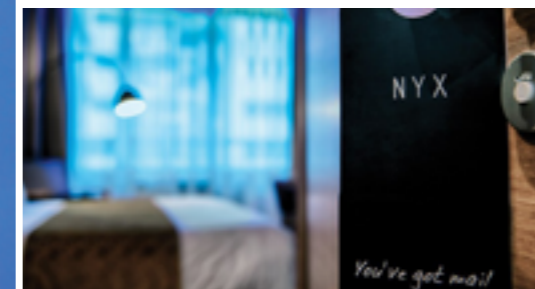
## HOTEL NYX PRAGUE PANSKÁ 9

LORDSHIP has converted this former bank branch in central Prague into its first hotel, which has become a home for the design hotel NYX by Leonardo hotels offering an unique mix of traditional and multi-occupancy bedrooms.



### Key Facts

<b>Location</b>	Prague historic core
<b>Gross area</b>	4,800 m <sup>2</sup>
<b>Completion</b>	2012
<b>No. of rooms</b>	91
<b>Sold</b>	2017





## JINDŘIŠSKÁ 16

Concept plan for the comprehensive refurbishment and extension of this heritage protected building.

### Key Facts

<b>Location</b>	Prague historic core
<b>Gross area</b>	9,800 m <sup>2</sup>

## PROKOPOVA 20

Office building sold on as a potential hotel project.

### Key Facts

<b>Location</b>	Prague 3
<b>Gross area</b>	1,600 m <sup>2</sup>
<b>Partner</b>	Immoeast



## IN THE MARKET PLACE...



KARLOVA



Refurbishment and conversion of this heritage and UNESCO protected building.

Key Facts	
Sector	Office
Location	Prague historic core
Gross area	2,000 m²
Completion	1994
Key Tenant	
• Swarovski	
• Ericsson	

ANGLICKÁ 20



Investment property purchased as part of a portfolio in a sale and leaseback transaction.

Key Facts	
Sector	Office
Location	Prague 2
Gross area	5,883 m²
Parking	45 spaces
Key Tenant	
• CSOB Bank	
• AK Hala - Lawyer	

JUNGMANNOVA 15



Refurbishment and significant extension to this former headquarters of Škoda.

Key Facts	
Sector	Office
Location	Prague historic core
Gross area	12,870 m²
Parking	64 spaces
Completion	2010

PETROV  
BUSINESS CENTRE



Comprehensive refurbishment of three neighbouring buildings optimising value through the subdivision of a former department store into retail & office units.

Key Facts	
Sector	Retail & office
Location	Brno historic core
Gross area	5,500 m²
Completion	2001
Key Tenant	
• Raiffeisenbank	
• Rossmann	
• Kanzelsberger	



IN THE RIGHT  
PLACE...

ŠKOLSKÁ



Building on experience with the refurbishment of this heritage protected building.

Key Facts	
Sector	Office
Location	Prague historic core
Gross area	1,000 m²
Parking	7 spaces
Completion	1996

DOMY HEROLDOVY  
SADY



Residential flats in three adjacent buildings enjoy a pleasant view of Herold Gardens and are located within ten minutes of the City Centre.

Key Facts	
Sector	Residential
Location	Prague 10
Accommodation	33 flats
Parking	20 spaces
Completion	1998

SNĚMOVNÍ



Refurbishment of a heritage protected building under a head lease from a Roman Catholic charity and optimisation of returns through subletting.

Key Facts	
Sector	Office
Location	Prague historic core
Gross area	1,200 m²
Parking	2 spaces
Completion	1992

OVOCNÝ TRH



LORDSHIP's first project, a single floor refurbishment which was sublet to a Czech bank.

Key Facts	
Sector	Office
Location	Prague historic core
Gross area	450 m²
Completion	1991

Key Tenant	
• Komerční Banka	





## KAREN HILLS



A unique master-planned gated community of 60 upmarket and contemporary designed homes, each on 1 acre, using the best international construction practices. Providing a superior lifestyle for its residents, including great amenities, landscaping, and excellent security features.

Key Facts	
<b>Sector</b>	Residential
<b>Location</b>	Karen, Nairobi
<b>Land Size</b>	64 acres

## 88 NAIROBI



88 Nairobi is an impressive 44-floor tower of elegance and sophistication. High above Upper Hill and the City Center, each apartment offers a breathtaking view of the pulsing Nairobi city and the far African horizons. This inspirational tower consists of ultra-modern serviced apartments, with different options.

Key Facts	
<b>Sector</b>	Residential
<b>Location</b>	Upper Hill, Nairobi
<b>Land Size</b>	1 acre

## FAIRVIEW PLAZA



An A-Grade office and medical development in the heart of Upper Hill, this is a high-profile building in Nairobi's new CBD. Comprising 14,000 sqm of accommodation with 2,000 sqm of associated retail, cafes & restaurants.

Key Facts	
<b>Sector</b>	Office, Medical Centre
<b>Location</b>	Upper Hill, Nairobi
<b>Land Size</b>	1 acre

## BUSTANI MALLS



Building on our experience of delivering over 700,000 square feet of various retail projects in Central Europe, our branded Bustani Mall concept is being rolled out across Kenya, providing shopping convenience with ambience.

Key Facts	
<b>Sector</b>	Retail
<b>Location</b>	Cities and Towns of Kenya
<b>Land Size</b>	Each 9,000 – 18,000 sqm



# OUR DIRECTORS...



**Jonathan Jackson**  
Chairman



**Martin Pilka**  
Member of the Board  
Partner



**Rostislav Novák**  
Managing Director



**Jan Ditz**  
Finance Director

# HEADS OF DEPARTMENTS...



**David Sušil**  
Technical



**Markéta Janatová**  
Leasing



**Lukáš Kouba**  
Finance

# BEYOND COMPLETION...

The extensive services provided by our in-house team include:

- Project and investment acquisition
- Development management
- Project management
- Leasing and marketing

LORDSHIP employs qualified and experienced professionals in the following disciplines:

- Real estate investment and development
- Real estate evaluation
- Project management
- Architecture
- Construction and civil engineering
- Mechanical services engineering
- Cost management
- Accounting and finance
- Marketing and leasing
- Property management





**LORDSHIP a.s.**

V Jámě 1, 110 00 Praha 1

Tel.: +420 257 530 071

[www.lordship.eu](http://www.lordship.eu)



