



Red Group – Development in the Czech Republic

9. 3. 2007



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Red Group – Introduction

- § A privately owned company established in 1992
- § Development, investment, asset management
- § Exclusively in Czech Republic
- § Specialize in the challenging locations
- § A portfolio of variety and vitality
- § Currently active in three cities with over 275,000 m2 in the pipeline



Red Group – Why Czech Republic?

§ Why Czech Republic?

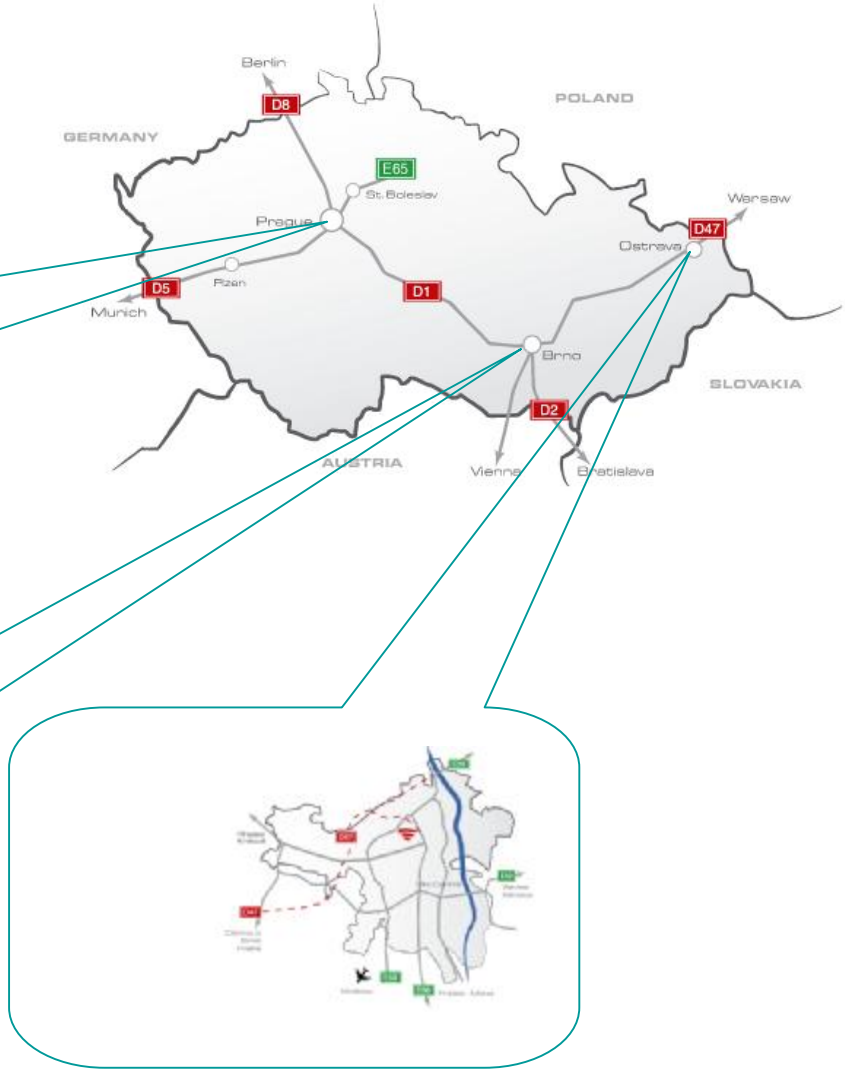
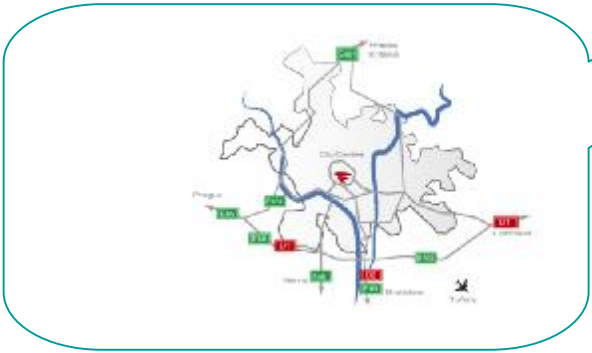
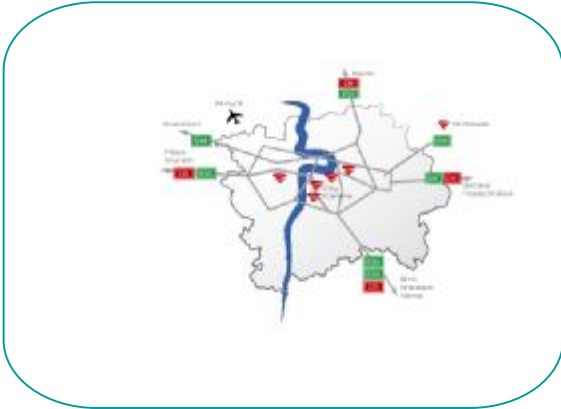
- Positive investment climate
- Huge flow of investment since 1989 – the turn-over
- Since 1996 new buildings are being built (mainly in Prague)
- 1998 - first institutional investment transaction
- Low cost environment
- Strategic location for investors

§ Why brownfields?

- Lower initial price
- Strategic location, the city grows around them
- Challenges:
environmental issues – (National Property Fund), infrastructure, land and building ownership, change of zoning, legal actions, changing the attitude
- Higher risk, higher profit



Red Group in Prague and Regions



Selection of Red Group Clients



Pioneering New Locations in Prague



- § Nagano Park - 25,000 m2 of offices in 5 buildings
- § A proven track record
- § Delivering to client's deadlines
- § Quality for multinationals
- § The largest data centre in the Czech Republic backing up the country's banking systems



Regeneration



- § 20 ha site accommodating an aircraft engine production facility
- § The most prestigious development site in central Prague
- § Creating one of the most exciting new destinations for blue-chip companies
- § Re-creating an entirely new neighbourhood with HQ office buildings, hotel and complete commercial centre

Creative Thinking



Foja – First Phase



- § Starting point of Walter regeneration
- § Originally film studios from around 1920
- § Living and working units

Designed With the Automotive Industry In Mind



- § Equi-distant from key automotive locations of Prague, Mladá Boleslav and Kolín
- § An established automotive production facility anchored by TRW
- § Light manufacturing and warehouse park
- § Turn-key industrial units

Hermitage hotel & residence, Prague



- § Former printworks in the historical building
- § Location in the city centre close to Prague´s most beautiful sights
- § International hotel (211 rooms) with luxurious residences
- § Underground parking
- § Conference centre, wellness and spa, restaurant

Why Regions?



- § Early recognition of market trend
- § Regions eager for new investment
- § Low-cost environment
- § Back-up locations for multinationals
- § EU and government grants
- § Improved access – highways, railways, air transport

Regions - Brno – Trinity Business Park



- § Brno – a second largest city in the Czech Republic
- § A former starch factory in the centre of Brno
- § Mixed use development – flexible business units and office space
- § Identification of the gap in the market
- § Value added by all the permits acquired
- § Sold in 2005, it is now being built according to our concept



Regions - Palác Padowetz, Brno



- § Padowetz - originally a hotel built in 1839
- § Currently inflexible office space with secondary retail space
- § City centre location at the pedestrian zone
- § 117 room international hotel, wellness and spa, restaurant



Regions - Ostrava – A New Centre of Attraction For Business



- § Ostrava – third largest city of Czech Republic with 1 mil people in the radius of 50 km
- § The Orchard - 36,000m² of the latest generation offices and an international standard business hotel
- § A vibrant working and living environment in the heart of Ostrava
- § Environmentally aware from inception



The Orchard - Modern & Bright

typical floor A
typická podlaží A



- § A vision to enable users to transfer full business units to an attractive low cost environment
- § Efficient and versatile to meet today's demanding business requirements
- § Business centre and conference facilities to assist in training and knowledge transfer

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