



Press Release

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Palace Archa - new Orco Project in the Centre of Prague

Orco Property Group, a leading investor, developer and asset manager in the Central European real estate and hospitality market, is pleased to announce that the company has received the occupancy permit for the first phase of its project in the centre of Prague – Palace Archa.

It is in the former building of ČSOB bank situated downtown on the Na Poříčí Street. The company owns the whole property, including the passage and courtyard and has planned to transform the building into a modern multifunctional project. The reconstruction is carried out in two phases the first of which has been successfully finished. The construction works were completed as planned. The first phase totalling 7,500 sqm was officially delivered on 20th March while the completion of the second phase is planned for Q1 2009. ČSOB will keep their current premises and amongst the new tenants will be, for instance, Robert Half International. The passage will represent the entertainment part of the project and will provide the visitors with an opportunity to enjoy their leisure time in the Archa theatre, which is sponsored by Orco Property Group, or in one of the stylish shops and cafés.

Palace Archa consists of five buildings and a courtyard, including two historical buildings designed by renowned architects Josef Gočár and František Marek in 1930's. The project totals approximately 17,000 sqm of leasable office space and 1,300 sqm of retail premises in the passage connecting the Na Poříčí and Na Florenci Streets. Chapman Taylor International was appointed as the main architect for the complex reconstruction and IMOS Brno, a.s., závod Ostrava will be the general contractor. The total investment is approximately 64 mio EUR.

“We are happy to broaden our portfolio with such an extraordinary project. It is a unique combination of commercial and entertainment development offering visitors an original mix of business and pleasure. There is not often an opportunity to bring together business and art as Orco have done in this case. Palace Archa is thus genuinely reflecting the original purpose of the complex as well as the atmosphere of the whole city known for its cultural heritage,” said Štěpán Jirout, Development Manager Orco Property Group.

Orco Property Group is a leading investor, developer and asset manager in the Central European real estate and hospitality market, currently managing assets of approximately EUR 2, 5 billion. Operating in Central Europe since 1991, Orco Property Group is a public company, based in Luxembourg, and listed on the Euronext, Prague, Warsaw and Budapest Stock Exchanges. Orco Property Group’s portfolio includes, IPB Real, MaMaison Hotels & Apartments, Viterra Development, Gewerbesiedlungs-Gesellschaft mbH (GSG), Orco Real Estate, Orco MOLCOM and other retail properties. Orco Property Group operates in a number of countries including, mainly, the Czech Republic, Hungary, Poland, Russia, Croatia, Germany and Slovakia. Orco Property Group is continually analysing investment into new territories.

Orco Property Group is also sponsor of The Endurance Real Estate Fund, a Luxembourg-regulated closed-end mutual fund (*fonds commun de placement - fonds d'investissement spécialisé*) organised as an umbrella fund with six sub-funds focused on real estate acquisitions on office and retail, residential, industrial & logistic, and Health Care markets.