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| PRESS RELEASE |  |
|  | 24 April 2019 |

ca iMMO: Leasing success for Prague office properties

* Office properties Nile House and Visionary fully leased
* First WELL certification in the CEE region obtained for Visionary office building
* **Signing of lease agreements for around 10,000 sqm rentable area in the first quarter of 2019**

Two office buildings in the portfolio of CA Immo in Czech Republic have reached important milestones. Nile House in Prague’s Karlín district, with more than 19,000 m2 of leasable space, is now completely occupied. The Spaces co-working project is one of the incoming tenants, leasing around 3,500 m2 office space. And Visionary in Prague 7 - Holešovice is the first office building in Central and Eastern Europe to obtain the Well Core & Shell certification for the positive influence of the internal environment on the health and comfort of its tenants. The building, completed in the summer of 2018, is now also fully leased, though it offers 22,500 m2 of offices.

**Nile House** is part of the River City Prague complex and it is located in one of the most sought-after office localities in Prague - Karlín. The building is an award-winning architectural structure and holds LEED Platinum green certification. The most important tenants include Adastra, British American Tobacco, eBay, Ford and Procter & Gamble. The newcomers include the Spaces co-working project. It will offer shared offices and services on an area of over 3500 m2 to freelancers as well as start-ups.

The other aforementioned property in the CA Immo portfolio is **Visionary**, the premium office building that CA Immo purchased in June of last year from Skanska for about 68 million euros. In the past, the building obtained a record number of points for the Czech Republic (95 out of 100) in LEED Core & Shell certification, thus reaching the highest possible level of Platinum. Now it is adding a very valuable first in the CEE region, specifically WELL Core & Shell certification. This certification system was created over seven years on the basis of rigorous research by leading medical clinics, real estate associations and industry professionals. It is based on concrete research, which monitors new trends and procedures in the area of construction, design and the healthcare sector. The Visionary building has undergone an extensive certification process and obtained a Gold rating for its results in the following seven categories: Air, Water, Light, Nourishment, Fitness, Comfort and Mind, plus Innovations.

*“Visionary is unique in many aspects. In addition to the technological and architectural innovations, , it places an emphasis on the employees’ health and wellbeing – for example in form of extensive sports facilities or adaptable spaces. We are proud that the concept of the building supports a healthy internal environment, comfort and flexibility for the tenants. This approach is key for us in CA Immo and plays an important role in the selection of properties for our portfolio. We believe that Visionary can be an inspiration for newly emerging buildings on the local office market,”* stated Václav Jonáš, the Director of CA Immo in the Czech Republic.

***CA Immo in Czech Republic***

*The Czech asset portfolio consists of five office buildings in Prague, including the River City Prague properties Danube House, Amazon Court and Nile House, Kavčí Hory Office Park as well as the recently acquired Visionary office building. The book value of the Czech investment portfolio comprising nearly 130,000 sqm is approx. € 350 m (around 8% of total CA Immo portfolio by book value). The occupancy rate of the Czech portfolio was 99% as at 31 December 2018. All CA Immo office buildings in Prague have been awarded LEED or DGNB sustainability certification.*

***About CA Immo***

*CA Immo specialises in office properties in Central European capitals. The company covers the entire value chain in the field of commercial real estate: leasing, managing and developing projects based on a high degree of in-house construction expertise. Founded in 1987, CA Immo is listed on the ATX index of the Vienna Stock Exchange.*

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