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CA Immo expands river city prague complex in karlín by two modern office buildings

* Mississippi House and Missouri Park to complete River City Prague office complex in the area of Karlín
* Both buildings will offer a total of 20 750 m2 of leasable space
* **The construction has started in September, with expected completion in the 1st half of 2021**
* **The buildings will meet highest sustainability standards (LEED platinum) as well as tenant health and wellbeing features**
* **Expansion of the nearly fully occupied CA Immo portfolio (occupancy of more than 95%)**

The international real estate company CA Immo, which specialises in office properties in Central European cities, has begun the construction of two premium office properties in the River City Prague complex, which is located in the sought-after Karlín district in the area of Rohan Island. Mississippi House and Missouri Park will finally complete the attractive office complex, which will contain a total of five high-quality Class-A-buildings (including the office properties Amazon Court, Nile House and Danube House). Both of the new buildings were designed by Danish architectural studio Schmidt Hammer Lassen and will be equipped with the latest technologies. Mississippi House and Missouri Park will offer a total of 20 750 m2 of leasable space (on Mississippi House 13 380 m2 and Missouri Park 7 370 m2). The construction has already begun and it is scheduled for completion in the 1st half of 2021. CA Immo will be investing a total of around € 66 m.

As a leading investor, asset manager and developer of high-quality office buildings in Central Europe, CA Immo will be constructing both buildings due to highest sustainability standards; LEED platinum certificates are planned for both buildings.

*“Our goal is to develop buildings that will offer the occupants very attractive and healthy working environment and will provide true competitive advantage to the tenants in their efforts to attract talents on the tight labour market. River City Prague is already a project well known for its exceptional architectural qualities. Mississippi House and Missouri Park maintain and in many aspects further enhance the standards of Danube House, Nile House and Amazon Court and introduce the state-of-the-art technologies and landscaping features. I am especially looking forward to the transparent high performance façade and to the views from the terraces facing the river and surrounding greenery,”* stated **Václav Jonáš, the Director of CA Immo in the Czech Republic.**

CA Immo decided to realise the project in the form of construction management in cooperation with external project management company PM Group The first phase of the excavation work, piling and infrastructure is being carried out by OHL ŽS.

Up until now the River City Prague office complex was comprised of three office buildings: Danube House (21 000 m2), Amazon Court (22 000 m2) and Nile House (19 000 m2). The Danube House and Nile House buildings have LEED certification on the highest level of Platinum, while the Amazon Court building can boast a DGNB Platinum certificate.

**Mississippi and Missouri** will each have eight floors and two underground parking levels (a total of 230 parking spaces). Bicycle parking spaces and showers are also planned. Among other things, the architectural concept includes landscaped terrace loggias, light-flooded, flexibly usable office space and representative entrance areas. The high energy efficiency of the buildings is ensured inter alia by intelligent lighting with dynamic control of color temperature and light intensity, CO2 monitoring, waste recycling, rainwater harvesting and heat pumps. The quality of the location is also exceptional: the direct location on the Vltava River with a view of Prague Castle, surrounded by green spaces and a quiet pedestrian zone, make the location unique. Restaurants and cafés as well as a good connection to the bicycle network (bicycle and footpath on the river bank) further increase the attractiveness. The Karlín district of Prague is a dynamically growing, established business district with very good infrastructure and connectivity. For further information, please visit:

[www.mississippihouse.cz](http://www.mississippihouse.cz)

[www.missouripark.cz](http://www.missouripark.cz)

***CA Immo Czech Republic***

*The Czech asset portfolio of CA Immo 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 is approx. € 361 m (around 8% of total CA Immo portfolio by book value); the properties are nearly fully let (95,3% occupancy rate as at 30 June 2019). 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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