

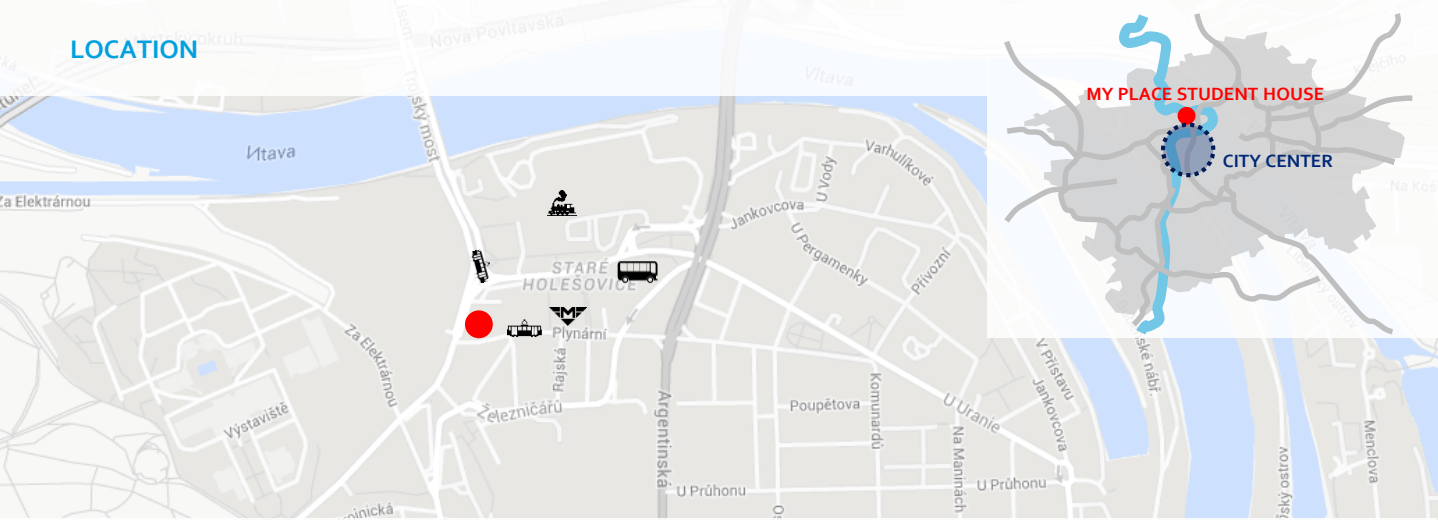


- INVESTMENT SUMMARY**
- Private owners, represented by KARLÍN GROUP Management a.s. are seeking a financial partner for the development project Student House Holešovice Phase I in Prague 7 with a total of 306 room with capacity for 387 students
 - The developer plans to obtain the zoning permit and building permit in Q3 2016 and the project is planned to be finalized in 2018 based on the targeted business plan
 - The expected investor's IRR is over 20%

- ABOUT THE PROJECT**
- Project My Place Student House is a combination of spatially efficient but comfortable living with adequate privacy and a magnificent social area with maximum of provided services
 - Project was inspired by many modern student houses abroad with time-proven business model
 - This project is planned to fill a gap in a lack of capacity in public dormitories and compete with provided services and flexibility to private apartments
 - Project My Place is located in Holešovice district, which is located near the centre of Prague with great accesibility by public transport and with all public facilities in close vicinity



LOCATION



ABOUT THE LOCATION

- Holešovice is a very convenient location for this type of student living
- The project is situated directly on the metro line C
- In close vicinity there are tram stop, inter-city bus station and railway station, airport is easily reachable
- Most of Prague universities are reachable within 20 mins ride by public transport
- Holešovice is becoming a very livable place as its image changes
- Transformation is enhanced by cultural institutions in former factory buildings, modern architecture and newly created relax zones

KEY PARAMETERS

- Land plot area of 2,500 sq m
- Total GFA of 11,572 sq m
- Total lettable area of 5,775 sq m
- Total count of 306 apartment units, 178 units are single-bed
- Total capacity of 387 beds

THE DEVELOPER



- The KARLÍN GROUP was established in 1997. By today, with the main partner Serge Borenstein they have finished many successful development projects in Karlín, such as Karlín Palace, Corso Karlín, River Diamond, Corso IIa, Cornlofts Šaldova and others. They now focus also on districts Modřany and Holešovice.



TRANSACTION PROCESS

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- Deloitte is engaged as an advisor to the Owners
- Parties interested in participating in the potential transaction process are requested to express their interest in writing to Deloitte
- Interested parties will be provided with a full information memorandum after signing a NDA
- We kindly ask you to keep the provided information strictly private and confidential

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