

ČS nemovitostní fond Buys Forum Business Center I in Bratislava

- ⇒ **The value of the acquisition is CZK 1.25 bn (EUR 46.2 mil EUR)**
- ⇒ **The building is fully leased, with the main tenant being Slovak Telekom**
- ⇒ **ČS nemovitostní fond has 9 buildings in its portfolio, its aggregate market value exceeds CZK 6.3 billion**
- ⇒ **In the last 5 years, the fund's revenue has been 3.0% p.a. (as at 4 December 2015)**

ČS nemovitostní fond, managed by the REICO České spořitelny investment company, has made a major acquisition: in early December, it purchased the Forum Business Center (Forum BC I) administrative building in Bratislava. The value of the new acquisition is approximately CZK 1.25 bn (EUR 46.2 mil.). In terms of volume, this investment is one of the year's most significant transactions on both the Czech and Slovak markets. The fund purchased the building from the Slovak development company HB Reavis Group B.V.

The Chairman of the Board of Directors of REICO České spořitelny, Filip Kubricht, sees the acquisition of the Forum BC I building as a major step forward at the end of the year. "It is an interesting, multi-functional, predominantly office building whose importance is underscored, above all, by the fact that 100% of its leasable area has been leased out. And the fact that the major tenant is Slovakia's largest telecommunication company, Slovak Telekom," said Filip Kubricht.

"We are tremendously pleased with our successfully developing cooperation with major foreign investors. The execution of the transaction confirms that the innovative and modern solutions that HB Reavis offers constitute high-quality commercial assets on the real-estate market," said Marián Herman, CFO of the HB Reavis Group.

With its recent acquisition, the number of properties in the portfolio of the ČS nemovitostní fond has grown to nine. Its aggregate market value following the acquisition of Forum BC I exceeds some CZK 6.3 bn. The fund's yield in the last 5 years was 2.9% p.a. (as at 12 November 2015). "This has been a successful year and we are pleased by the milestone that, for the first time, clients invested more than CZK 4 bn into our fund in a single year. That means that the value of the fund's capital in mid-December amounted to nearly CZK 8 bn, with more than 34,000 unitholders having invested into the fund as at the end of November," said Filip Kubricht in describing the year.

ČS nemovitostní fond was established in 2007 and is the largest and longest-operating real estate mutual fund on the Czech market. It has been designed primarily for conservative investors, and it aims for a long-term yield above the level of government bonds. The amount of its most recent transaction corresponds to the fund's investment strategy, i.e., to invest primarily into premium office properties with a market value in excess of CZK 750 mil. In addition to five properties in Prague, the fund owns two properties in Bratislava, and one each in Brno and Ceske Budějovice.

Forum BC I is a 21-storey multifunctional building with a prevalence of office space (18 storeys are above ground, 3 underground). The aggregate leasable area in the building is roughly 18,500 square meters, and 100% of the leasable area is occupied. The building's main tenant is Slovak Telekom, the largest telecommunications company in Slovakia. ČS nemovitostní fond purchased the FBC building from the Slovak development company HB Reavis Group B. V., a major player on the Slovak real estate market, which also operates on key markets in Central Europe (Czech Republic, Poland, and Hungary), the United Kingdom, and Turkey.

The building was built in 2013, and in August 2014, it attained the second-highest level of BREEAM environmental certification (BREEAM Excellent), which makes it one of the most environmentally friendly and cost-efficient commercial properties on the Slovak market.

For further information please contact the Press Centre of the Ceska Sporitelna Financial Group (CSFG):

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Ceska sporitelna's profile

Ceska sporitelna is the largest bank in the Czech Republic • More than 5 million clients use its services: individuals, small and medium-sized enterprises, and municipalities, but we also finance large corporations and provide financial market services • Ceska sporitelna has been a member of Erste Group since 2000, and under that brand, it serves affluent and corporate clients • It boasts the most extensive branch and ATM networks in the Czech Republic • It also plays an important role as an innovator: for example, it was the first bank on the Czech market to start issuing contactless cards comprehensively, and to develop a network for their use • *For additional interesting information about Ceska sporitelna, read here.*

Erste Corporate Banking – an exceptionally strong partner in corporate and investment banking and financial markets

The largest provider of loans to corporations in terms of the aggregate loan amount • Major arranger of syndicated, club, acquisition, and project financing solutions • A leader in arranging domestic and foreign bond issues for local as well as international clients • A major advisor on mergers and acquisitions • The largest trader on capital markets in the Czech Republic, measured in terms of the number of stocks issued (IPOs and SPOs) and their volume • One of the most important partners of the European Investment Bank in Central Europe • A leading M&A consultant for local and regional clients from the business and public sectors • The largest EUR/CZK trader and a leading provider of Treasury services to corporate and public sector clients • The largest asset manager for corporate and institutional clients • *For additional interesting information about Ceska sporitelna's corporate banking, read here.*

Erste Group's Profile

Erste Group is the leading financial services provider in the Eastern part of the EU • Approximately 46,000 employees serve 16.4 million clients in more than 2,800 branches in 7 countries (Austria, Czech Republic, Slovakia, Romania, Hungary, Croatia, Serbia) • As of Q1 2014 Erste Group has reached EUR 203.9 billion in total assets, a net profit of EUR 103,3 million and a cost-income-ratio of 57.0%.