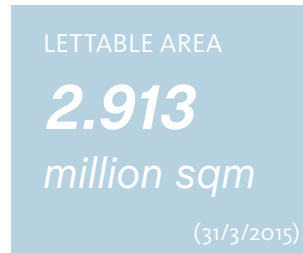


PORTFOLIO PRESENTATION

CPI Property Group



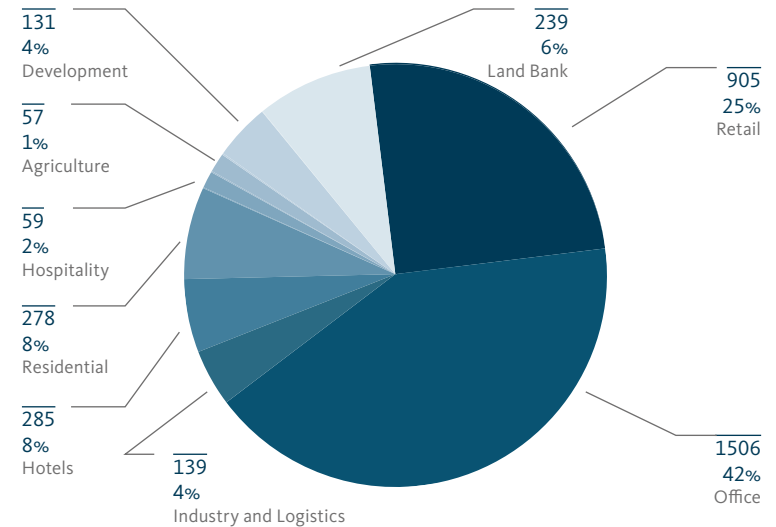
Diversified and Performing Property portfolio



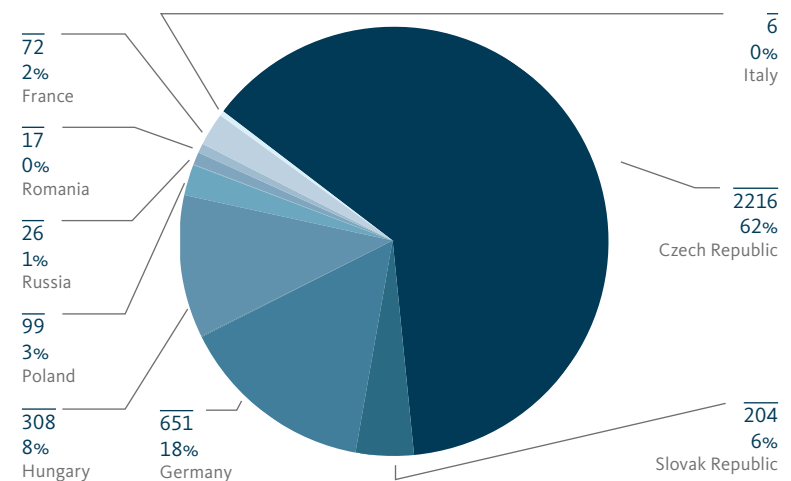
- Excellent diversification by Segments & Geography & Tenants
- Proven track record in CEE
- Asset management & property management know how

Clear Success Story
of CPI Based on Solid Grounds

Property value by segment (MEUR / %)



Property value by country (MEUR / %)



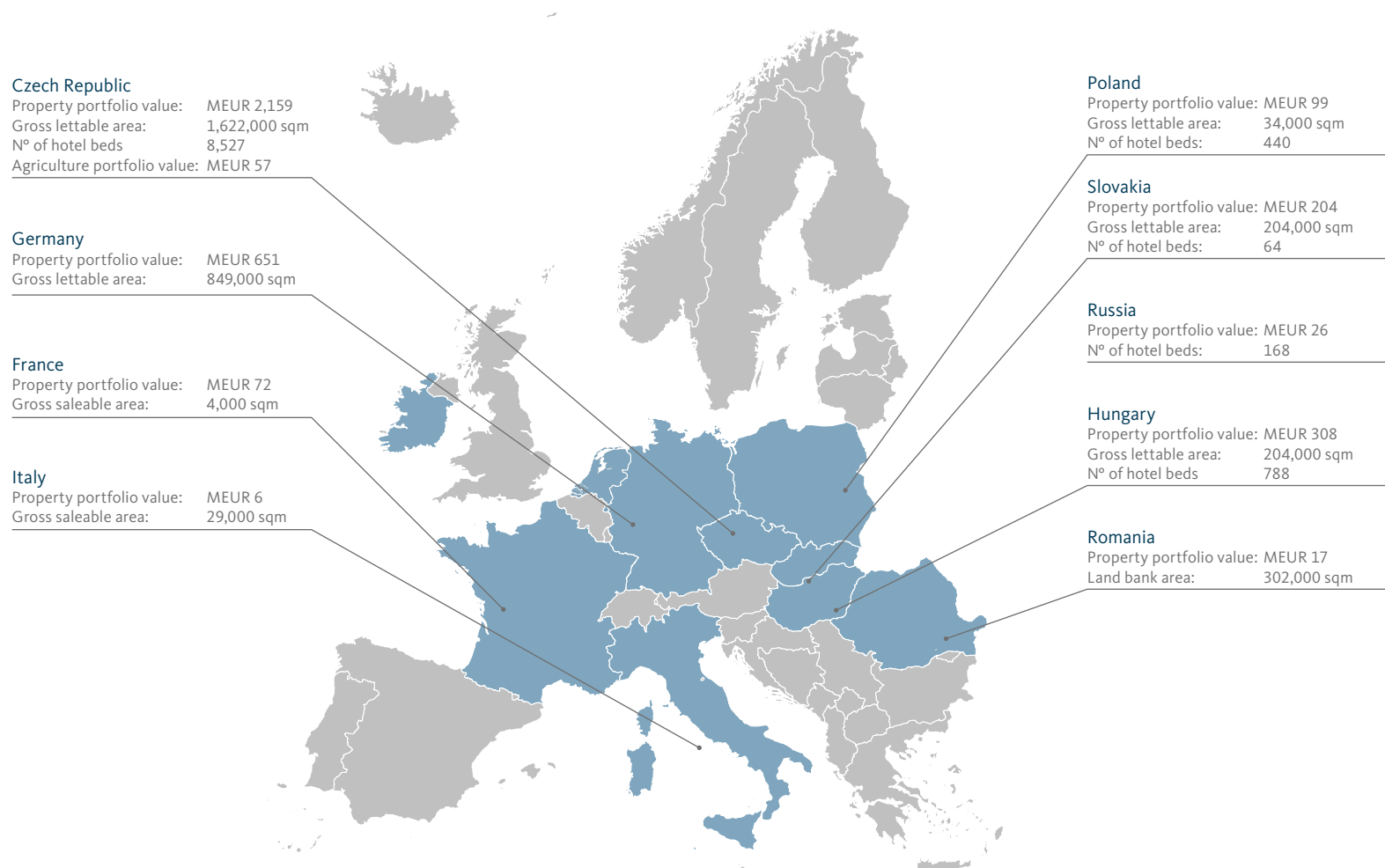
Property Portfolio – Geographical Focus

The Group

operates in 9 countries
around the Europe

Asset management
& Property management
know how

- Growth potential for the future
- Major player on the Czech market



Income generating rental properties – Office

86	MEUR
Number of properties	Carrying value
82.5	MEUR
Occupancy	Rental income 2014

Key Tenants:

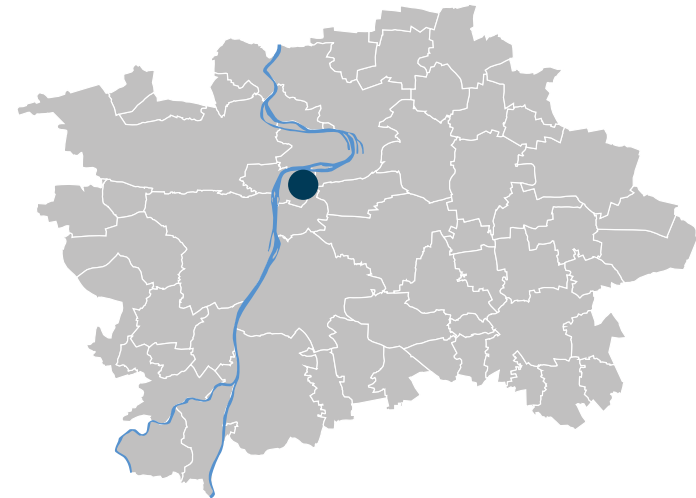
- Ceska pojistovna (Generalli)
- Siemens
- CEZ
- Exxonmobile
- Nestle
- Burda Praha

OFFICE 2014	N° of properties	Carrying value MEUR	Gross lettable area th. sqm	Occupancy %	Rental income 2014 MEUR	Rent per sqm EUR	WAULT YEARS	Outstanding financing MEUR
Germany	43	643	797	81,8%	42	5.4	2.0	290
Czech Republic	32	605.16	287.13	90.0%	34.58	12.0	5.9	327
Slovakia	1	8.70	3.79	61.3%	0.09	11.7	1.1	3
Hungary	8	175.62	136.42	71.4%	11.81	11.6	3.2	111
Poland	2	48.64	25.75	80.0%	3.84	16.7	2.9	29
CPI	86	1481	1250	82.5%	93	7,9	3.5	761



Quadrio *Prague*

Location	Prague 1, Czech Republic
Completion	10 / 2014
GLA	16,599 sqm
Occupancy	76% (incl. HOT's and FLA's)
NRI	Target 3,632,005 EUR (full occupancy)
Loan	27,918,518 EUR
Value	102,455,654 EUR
Anchor tenants	CPI Property Group, Slovnaft/MOL, MetLife, SIA 4Finance IT



Premium multifunctional
centre in CBD Prague

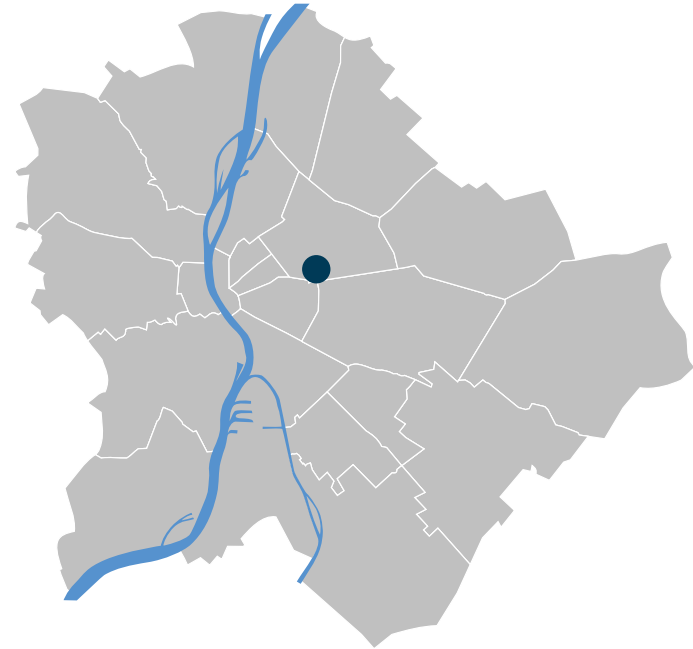
QUADRIO

Winner of the prestigious
awards:
CIJ Awards
CEEQA
Best of Realty



Arena Corner *Budapest*

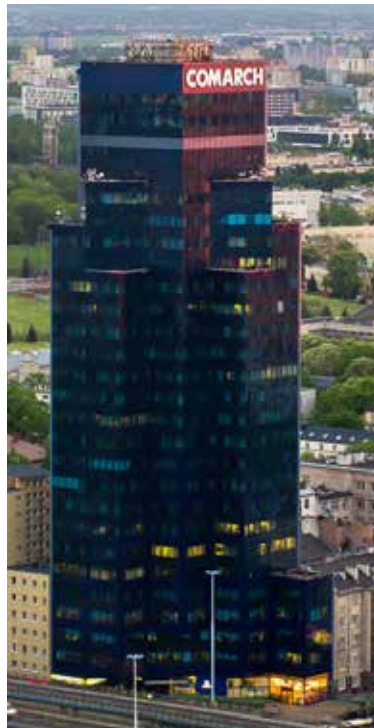
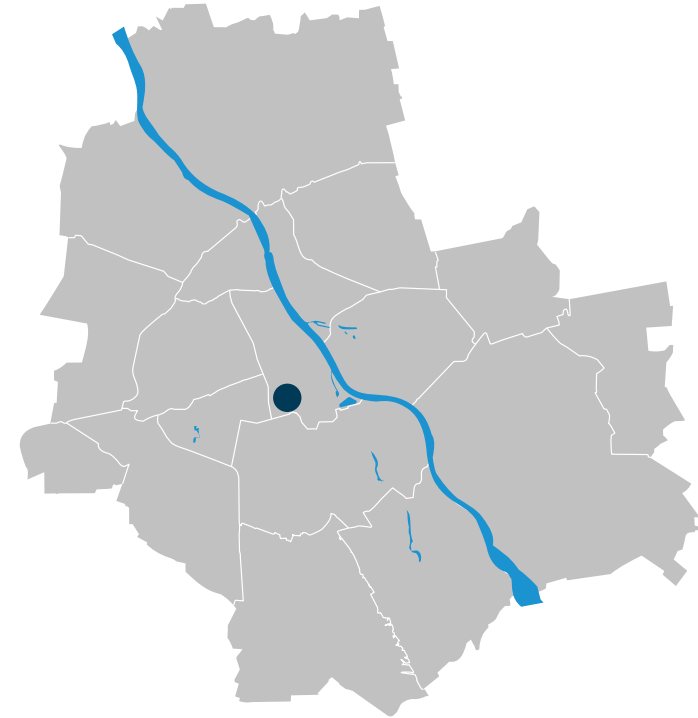
Location	Budapest, Hungary
Completion/ Last refurbishment	2007
GLA	29,406 sqm
Occupancy	95.3 %
NRI	3,846,329 EUR
Loan	31,960,187 EUR
Value	52,900,000 EUR
Anchor tenants	Vodafone, Citibank, Bank of China



Central Tower

Warsaw

Location	Warsaw, Poland
Completion/ Last refurbishment	1996 / 2008
GLA	14,491 sqm
Occupancy	94.4 %
NRI	2,883,684 EUR
Loan	22,024,707 EUR
Value	34,709,000 EUR
Anchor tenants	Teleaudio, Comarch, FIS, Calzedonia



Income generating rental properties – Retail

189	↑	892	MEUR
Number of properties		Carrying value	
94.3	%	66	MEUR
Occupancy		Rental income 2014	

Key Tenants:

- Ahold
- Tesco
- TERNO Group
- Penny Market
- OBI
- Billa

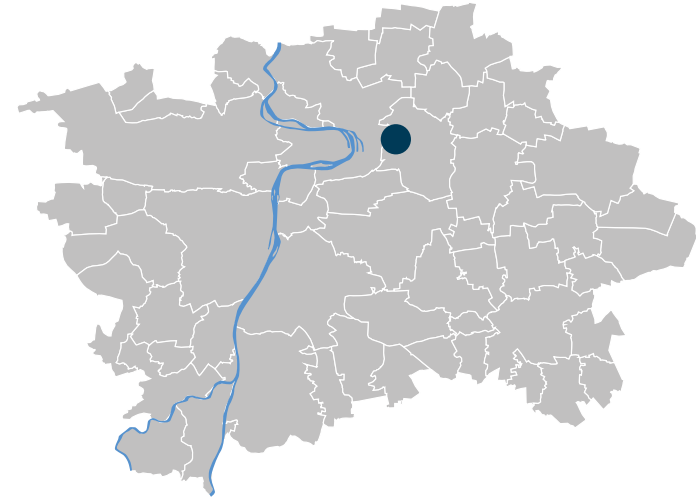
RETAIL 2014	N° of properties	Carrying value MEUR	Gross lettable area th. sqm	Occupancy %	Rental income 2014 MEUR	Rent per sqm EUR	WAULT YEARS	Outstanding financing MEUR
Czech Republic	168	727	504	94.2%	52	9.2	4.9	354
Slovakia	16	112	82	99.9%	9	9.4	6.9	56
Hungary	4	34	39	83.3%	3	6.7	1.9	28
Poland	1	19	8	96.4%	2	15.9	2.5	13
CPI	189	892	633	94.3%	66	9.2	5.0	451



Shopping centre Fénix

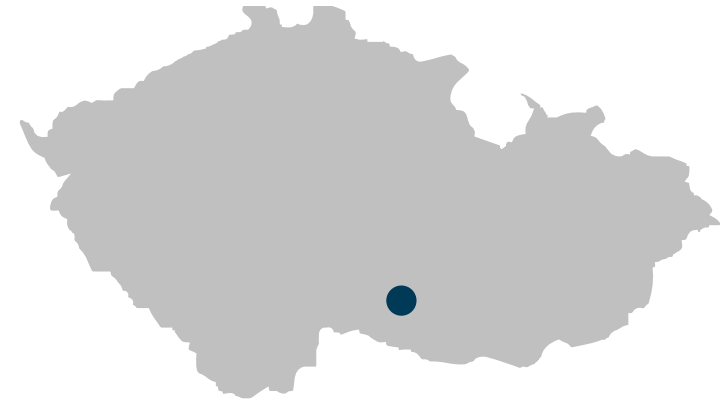
Prague

Location	Prague 9, Czech Republic
Completion/ Last refurbishment	2008
GLA	12,391.63 sqm
Occupancy	98.41%
NRI	2,477,371 EUR
Loan	18,127,393 EUR
Value	35,897,565 EUR
Anchor tenants	Billa, Marks & Spencer, I'm Fit, Česká Pošta, Takko, CCC



City Park Jihlava *Jihlava*

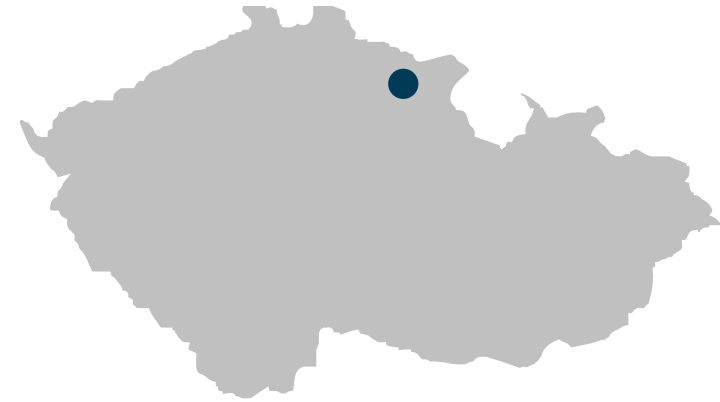
Location	Jihlava, Czech Republic
Completion/ Last refurbishment	2008
GLA	28,522 sqm
Occupancy	98.7 %
NRI	5,693,608 EUR
Loan	46,707,773 EUR
Value	88,082,489 EUR
Anchor tenants	Interspar, Euronics, Hervis, Marks & Spencer, C&A, Humanic, Cinestar, Deichmann, Takko



Retail Park Trutnov

Trutnov

Location	Trutnov, Czech Republic
Completion/ Last refurbishment	2012
GLA	5,553 sqm
Occupancy	100 %
NRI	677,793 EUR
Loan	13,761,948 EUR
Value	23,361,587 EUR
Anchor tenants	JYSK, HERVIS, PLANEO elektro, NEW YORKER



Income generating rental properties – Residential

12,536	🏠	277	MEUR
Number of properties		Carrying value	
82.5	%	18	MEUR
Occupancy		Rental income 2014	

Second largest landlord in the Czech republic

Significant capex investments into the portfolio

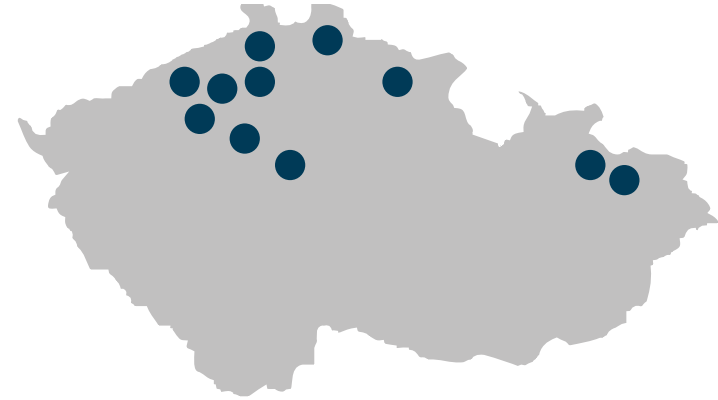
Successive implementation of the CSR program

RESIDENTIAL 2014	N° of residential units	Carrying value MEUR	Gross lettable area th. sqm	Occupancy %	Rental income 2014* MEUR	Rent per sqm EUR	Churn rate %	Outstanding financing MEUR
Czech Republic – Prague	569	45	34	96.8%	2	5.3	10.37%	0
Czech Republic – other	11,964	229	727	81.8%	16	2.4	11.93%	108
France	3	3	0.17	100.0%	0.04	24.6	0.00%	4
CPI	12,536	277	761	82.5%	18	1.9	11.9%	112



Rental housing *Czech Republic*

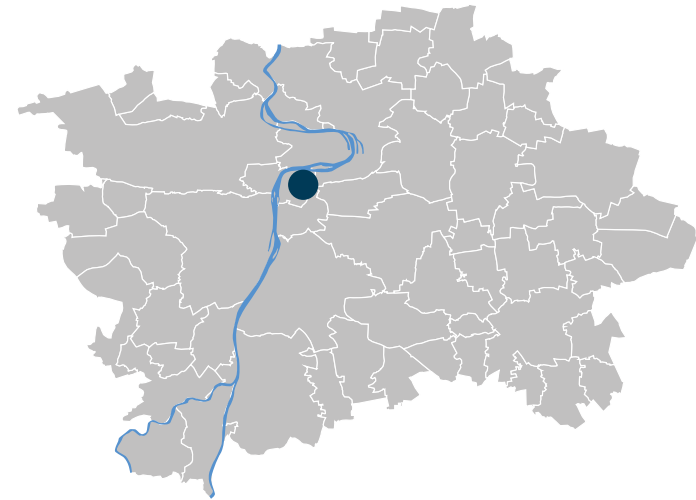
Location	North Bohemia and North Moravia, CZ
Acquisition	1999 – 2010
Number of houses	971
Number of flats	12,536
Gross lettable area	752,300 sqm
Total number of tenants	26,200



Rezidence Quadrio

Prague

Location	Prague 1, Czech Republic
Completion	10 / 2014
Number of apartments	18
Lay-out	One bedroom – 4 bedrooms
Net saleable area	Up to 165 sqm



Income generating rental properties – Hotels

29		341	MEUR
Number of properties		Carrying value	
9,987		15	MEUR
Number of beds		Rental income 2014	

An exceptional hotel portfolio in CEE consisting of diverse types of accommodation, including business type hotels

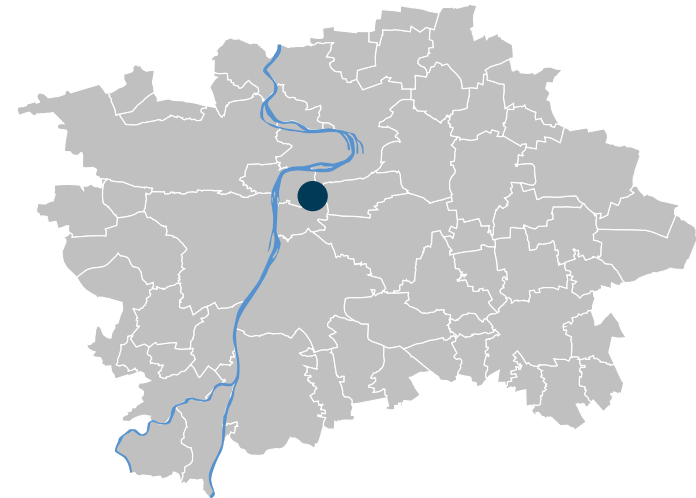
HOTELS 2014	N° of properties	Carrying value MEUR	Number of beds	Hotel income 2014 MEUR	Outstanding financing MEUR
Hungary	4	33	788	1	30
Poland	3	23	440	0	10
Czech Republic	20	259	8,527	14	118
Russia	1	26	168	0	0
Slovakia	1	0.1	64	0	5
THE GROUP	29	341	9,987	15	163



Buddha-Bar Hotel

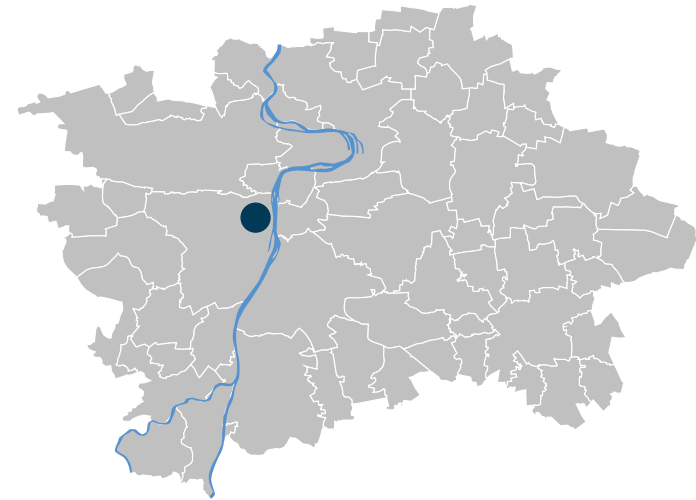
Prague

Location	Prague 1, Czech Republic
Operated by	CPI Hotels
Completion/ Last refurbishment	2009
Number of rooms	36 rooms and 3 appartments
Restaurants and bars	2 + 2
Capacity of konference rooms	150
Special services	spa&wellness centrum, valet parking



Mamaison Hotel Riverside *Prague*

Location	Prague 5, Czech Republic
CPI brand	MaMaison
Completion/ Last refurbishment	2009
Number of rooms	81
Restaurants and bars	1 + 1
Capacity of conference rooms	100
Special services	wheelchair access



Courtyard by Marriott *Budapest*

Location	Budapest, Hungary
Operated by	Marriott
Number of rooms	235
Restaurants and bars	1 + 1
Capacity of conference rooms	265



Income generating rental properties – logistics and light industry

17	🏠	139	MEUR
Number of properties		Carrying value	
95,5	%	12	MEUR
Occupancy		Rental income 2014	

Key Tenants:

- Inteva
- Continental Automotive
- Johnson Controls
- Faurecia
- Benteler
- UPS

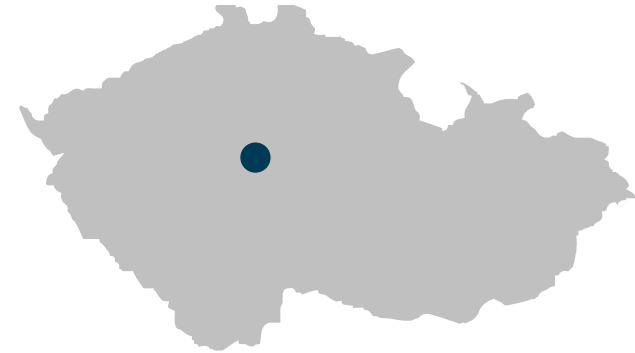
INDUSTRY AND LOGISTICS 2014	N° of properties	Carrying value MEUR	Gross lettable area th. sqm	Occupancy %	Rental income 2014 MEUR	Rent per sqm EUR	WAULT YEARS	Outstanding financing MEUR
Czech Republic	12	37.91	65.39	88.9%	3.24	4.7	3.7	19
Slovakia	1	83.94	118.79	98.0%	6.38	4.6	2.7	40
Hungary	3	16.16	26.52	92.1%	1.55	5.1	3.2	7
Germany	1	1	52	100%	1	2.5	0.5	0
CPI	17	139	263	95.5%	12	4.2	2.8	66



Continental

Brandýs nad Labem

Location	Brandýs Nad Labem, Czech Republic
Completion/ Last refurbishment	2007 / –
GLA	31,121 sqm
Occupancy	100%
NRI	2,126,607 EUR
Loan	10,930,000 EUR
Value	20,700,000 EUR
Anchor tenants	Continental Automotive Czech Republic s.r.o. lease until 07/2018



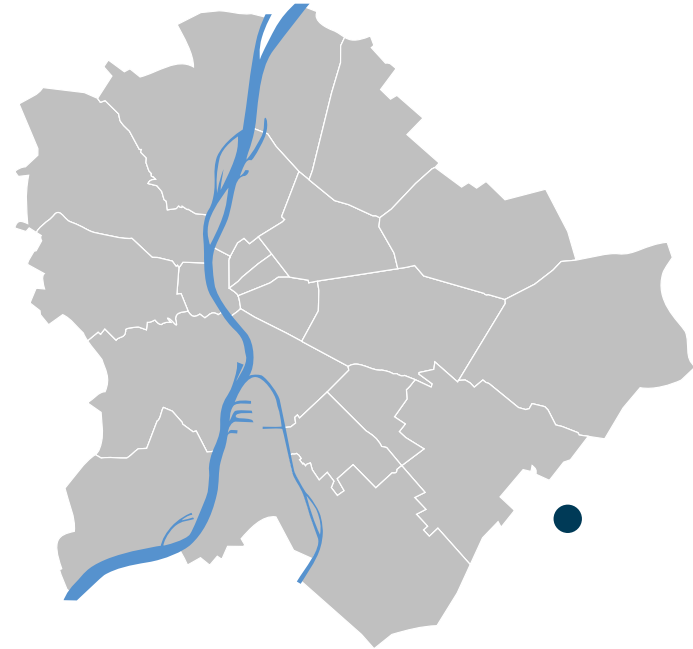
APP Lozorno *Slovakia*

Location	Lozorno, Slovakia
Completion/ Last refurbishment	2003 / –
GLA	118,794 sqm
Occupancy	98%
NRI	6,450,143 EUR
Loan	39,510,037 EUR
Value	83,936,474 EUR
Anchor tenants	Faurecia Slovakia s.r.o., Inteva Products Slovakia spol. s r. o., IAC Group (Slovakia)



Airport City Logistic Park *Budapest*

Location	Budapest, Hungary
Completion/ Last refurbishment	N/A
GLA	19,633 sqm
Occupancy	91,5 %
NRI	1,415,107 EUR
Loan	7,232,626 EUR
Value	16,160,000 EUR
Anchor tenants	Agility, UPS, Benteler, Panalpina



Development

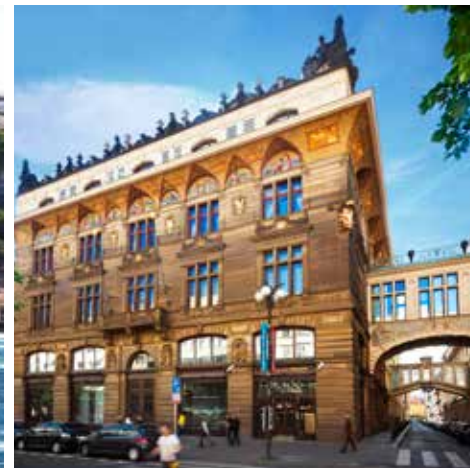
31/3/2015

38 thds.	sqm	38 thds.	sqm
Potential gross leasable area		Potential gross saleable area	
49	MEUR	83	MEUR
Development for rental		Development for sale	

Key Projects:

- Palais Maeterlinck – luxury apartments in Nice
- ZIBA – World Glass Centre in Prague
- IGY 2 – shopping mall in Ceske Budejovice

DEVELOPMENT 2014	N° of properties	Potential GLA th. sqm	Potential GSA th. sqm	Development for rental MEUR	Development for sale MEUR	Remaining development costs MEUR
Czech Republic	11	38	5	49	9	53
France	1	0	4	0	68	8
Italy	1	0	29	0	6	10
CPI	13	38	38	49	83	71



Palais Maeterlinck

Nice

Location	Nice, France
Completion	spring 2015
Number of apartments	18
Lay-out	100 – 400 sqm
Net saleable area	7,000 sqm



Land bank

18 million	sqm	236	MEUR
Total area		Carrying value	

Big Land and Urban Development:

- Březiněves – 57,5 ha – preparation for residential construction – housing
- Státnice – 39,5 ha – preparation for residential construction – housing
- CPI Park Žďárek – 53,5 ha – landbank for construction of logistic park
- Mayhouse – 2 ha – preparation for office building

LAND BANK 2014	Total area	Area with zoning	Area without zoning	Carrying value	Carrying value	Outstanding financing
	th. sqm	th. sqm	th. sqm	MEUR	%	MEUR
Czech Republic	17,418	1,113	16,305	163	69%	2
Hungary	186	186	0	47	20%	6
Romania	302	268	34	17	7%	0
Germany	20	20	0	6	3%	0
Poland	25	0	25	3	1%	0
CPI	17,951	1,587	16,364	236	100%	8

