

## RECENT NEWS

- CEE Construction & Investment Journal, Central & Eastern Europe's leading real estate magazine, hosted its annual **Construction & Investment Journal Awards for 2006** on 30<sup>th</sup> November at the Inter-Continental Hotel in Prague. Prizes were awarded by an independent jury made up of a cross-section of leading real estate professionals active on the Czech market. Steven Davis, Senior Vice President of ORCO Property Group, was awarded Personality of the Year and Luxembourg Plaza, ORCO's key office complex in the Czech Republic, was awarded Best Office Development and Best Overall Development.
- ORCO Property Group is celebrating 15 years of existence and has invited its clients to celebrate as well. From 4<sup>th</sup> to 8<sup>th</sup> December, ORCO was treating its Prague tenants to a quality morning coffee and free breakfast, together with a chance to win a deluxe dinner and luxury stay for two in Pachtuv Palace. The event took place in Mercury Business Centre, 4D Centre and Luxembourg Plaza.
- On 5<sup>th</sup> December 2006, ORCO Property Group organized a festive **St. Nicholas event** for orphanages in Palac Charitas. Children from five orphanages all around the Czech Republic enjoyed an entertaining programme and were given lovely gifts by ORCO. This event was organised as part of ORCO's social responsibility programme. Cooperation with these 5 selected orphanages from Pyšely, Dlažkovice, Žichovec, Krompach and Litoměřice will continue in 2007 with a photography competition and another summer event.



- The real estate company **ORCO Germany** has acquired the site in the centre of Berlin that used to be the Wertheim complex. This new development will fill the most important gap between the centres of East and West Berlin. With a land area of more than 22 000 m<sup>2</sup> the project will be carried out directly on Leipziger Platz right next to Potsdamer Platz. Viterra Development, a subsidiary of ORCO Germany, will be responsible for the project management. The planned area enables varied use to be made of office and retail space as well as residential units and hotels. What was once the Wertheim complex and is not being used at present is the last site available for development in the new "Mitte" of Berlin. The new "Mitte" is considered to be the top address for national and international companies and customers.

- In Berlin, ORCO Germany has acquired 3 more assets with a total of app. 8,655 sqm, a purchase volume of EUR 12,68 million and a yearly net rent of app. EUR 714.107. All assets are located in the district Berlin-Mitte, there is Brunnenstraße adjacent to our project development FEHRBELLINER or Reinhardtstraße near the well-known boulevard Friedrichstraße.
- Following the successful launch of sales for Złota 44's luxury apartments in November, which was attended by the celebrated architect Daniel Liebeskind, ORCO Property Group has already sold 109 units of this project within 7 weeks – an impressive 44% of the whole development! The vast majority of buyers (90%) are Polish citizens looking for a unique home to live in.



## NEW PROJECT IN BENICE

ORCO Property Group is pleased to announce the start of construction on its new residential project, **Novy Svet**. This unique project is located in Benice close to Prague, nearby the Pruhonice shopping centre. Novy Svet will comprise of 700 family houses and 100 garden apartments in an area of 64.6 hectares. Expected completion on this long term project is 5 - 7 years. Novy Svet differs from other satellite residential projects in part thanks to its natural town characteristics. This new 'small town' will consist of 5 various house types and designs, thus creating an overall unified style. Project architects, CoopersRobertson, designed Novy Svet using a combination of traditional and modern components. Anyone interested in viewing the project will be able to visit the first show-house during 3.Q. 2008.

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Orco Property Group is a leading investor, developer and asset manager in the Central European real estate and hospitality market, currently managing assets of approximately EUR 1 billion as estimated at 30/06/2006. Operating in Central Europe since 1991, Orco Property Group is a public company, based in Luxembourg, and listed on both the Euronext and Prague Stock Exchange. Orco Property Group's portfolio includes, IPB Real, MaMaison Hotels & Apartments, Viterra Development, Orco Real Estate, and other retail properties. Orco Property Group operates in a number of countries including, mainly, the Czech Republic, Hungary, Poland, Russia, Croatia, Germany and Slovakia. Orco Property Group is continually analyzing investment into new territories. Orco Property Group is also sponsor and manager of the Endurance Real Estate Fund for Central Europe (The Endurance Fund), a Luxembourg-regulated, closed-end umbrella fund whose total subscribed capital represents EUR 141.6 million, and which currently manages assets of approx. EUR 160 million. Estimated total value of the Fund's portfolio after investment of full subscribed capital is ca. EUR 500 million. The Endurance Fund is dedicated to institutional investors and focuses on acquisitions in Central European real estate markets. Orco has opened a second sub fund in the ENDURANCE umbrella fund, with an initial equity target of Euro 100 million. The fund will start its activities in October 2006, be dedicated to institutional investors, and focused on the acquisition, development, management and disposition of middle class and luxury residential properties located across Central Europe (Germany, Croatia, and Russia).