

CBRE

Project Blue

Investment Teaser

KPMG



Introduction

Dear Investor,

CBRE is pleased to present this office investment opportunity situated at the strategic crossroads of Prague City Center and the thriving Karlín business corridor.

On behalf of Kyobo AXA, we introduce the sale of the Florenc Office Center, the long-standing and prestigious headquarters of KPMG Czech Republic. The asset represents a rare “safe-haven” investment in the city of Prague. Originally developed to Class A standards and significantly enhanced through a major award-winning interior fit-out in 2018, the building offers exceptional technical resilience and a proven track record of tenant retention. The property stands out for its 100% occupancy and a highly secure income stream anchored by a “Big 4” professional services firm.

The Florenc-Masaryčka area has undergone a radical transformation, evolving into Prague’s most sophisticated business hub. With the completion of neighboring landmark developments and the revitalization of the Masaryk Railway Station, the asset benefits from unparalleled connectivity (Metro B & C, tram, and rail) and a micro-market characterized by historically low vacancy and aggressive rental growth.

This is a unique opportunity to acquire a landmark asset with a robust ESG profile and significant reversionary potential in one of the most supply-constrained markets in CEE. We look forward to discussing this opportunity with you in further detail.

Yours sincerely,

CBRE



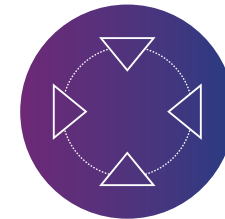


Investment highlights



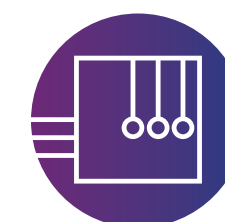
Prominent Location

An anchor position in Prague's premier office hub. This district maintains the city's lowest vacancy rate and a superior amenity offering, ensuring long-term asset scarcity and prestige at the heart of the Karlín business corridor.



High-Spec Corporate Headquarters

The building features highly efficient, modular floor plates and an institutional-grade parking ratio of 1:66. A total technical reset, 2018-2019 modernization and 2024-2026 system upgrades, has optimized energy performance, significantly reduced future CAPEX, and ensured a best-in-class workplace environment.



Blue-Chip Income Security

Fully let landmark building, anchored by KPMG Czech Republic as their long-term headquarters. KPMG is a globally recognized professional services firm, providing a stable and highly reliable covenant.



Unrivaled Connectivity

Strategically located at the junction of Prague 1 and Prague 8. As the primary gateway to the city's most dynamic business hub, the asset anchors the Florenc transportation interchange.

With direct access to Metro lines B & C, the central tram network, and the main bus terminal, it ensures maximum labor pool accessibility and 100% transit coverage across the Prague metropolitan area.



CPI Linked & Reversionary

Annual CPI indexation provides an immediate, robust inflation hedge, ensuring the income stream maintains its real value.

The asset's position directly adjacent to the Masaryčka rejuvenation district has redefined the area's prestige, with prime rents for new pipeline projects reaching €30/sqm. This creates a significant "reversionary bridge," allowing the incoming investor to capture substantial value uplift upon lease expiry.

Asset Description

The Florenc Office Center is a landmark Class-A office building situated at the strategic gateway between Prague 1 and Prague 8-Karlín. Originally completed in 2003, the asset serves as the long-term national headquarters for KPMG.

The building underwent a comprehensive, award-winning modernization in 2018, which earned it the prestigious “Office of the Year” title. This refurbishment transformed the internal environment into a high-spec, flexible workspace that meets the rigorous technical and digital security standards of a global Big 4 firm while maintaining its architectural prestige within a protected heritage zone.

Feature	Specification
Year of Construction	2003
Major Refurbishment	2018 (Award-winning modernization)
Total Levels	13 Floors -3 UG Lower GF Upper GF 8 Floors
Total Parking Spaces	168 Spaces 145 Indoor 23 Outdoor
Parking Ratio	1:66
Gross Leasable Area (GLA)	Office: 11,045 sqm Terraces: 511 sqm Storage: 529
Energy Performance (EPC)	Class C (Upgrade in Process)
Typical Floor Plate	1,220 sqm



Project Description

The Florenc Office Center represents a premier “core” investment opportunity, serving as the long-standing flagship headquarters for KPMG in the Czech Republic. Positioned at the strategic gateway between Prague 1 and the dynamic Karlín business district, this Grade A administrative building offers approximately 11,000 sq m of high-specification office space. Its institutional appeal is anchored by the lease secured by KPMG since 2003, providing investors with an exceptionally stable and predictable income stream.

The asset’s visibility is unparalleled, occupying a prominent corner at the intersection of Pobřežní and the main Prague arterial road, ensuring both brand prestige and ease of access for the tenant’s elite client base.

The investment is further de-risked by a comprehensive 2018 full fit-out work, which modernized the building to AAA standards and secured the “Office of the Year” award for its contemporary, highly efficient interior environment. The property has been going through recent upgrades such as the installation of PV panels and full BMS upgrade, along with a 2025 updated Flood Plan which has improved the EPC rating to C and has upgraded the BREEAM In-Use to Very Good.

The property is perfectly positioned to capitalize on the ongoing revitalization of the Masaryk Station area. In a market currently defined by a record-low vacancy rate of 3.7% and a severe shortage of large-scale, single-tenant blocks, the Florenc Office Center stands as a rare, liquid asset that combines the historical safety of a central location with the rental growth potential of Prague’s most active commercial hub.



Macro Location

The property is situated on the border between Prague 1 (The Historical City Center) and Prague 8 (Karlín). This specific location is often referred to as the “Gateway to Karlín,” offering the prestige of a central city address with the modern infrastructure and vibrancy of the city’s primary business hub.

Just steps away from the property lies the historic center. This area is characterized by high-street retail, luxury hotels, governmental institutions, and the city’s cultural landmarks. Being adjacent to the center ensures that the asset is highly accessible for international clients and provides tenants with limitless dining and entertainment options.

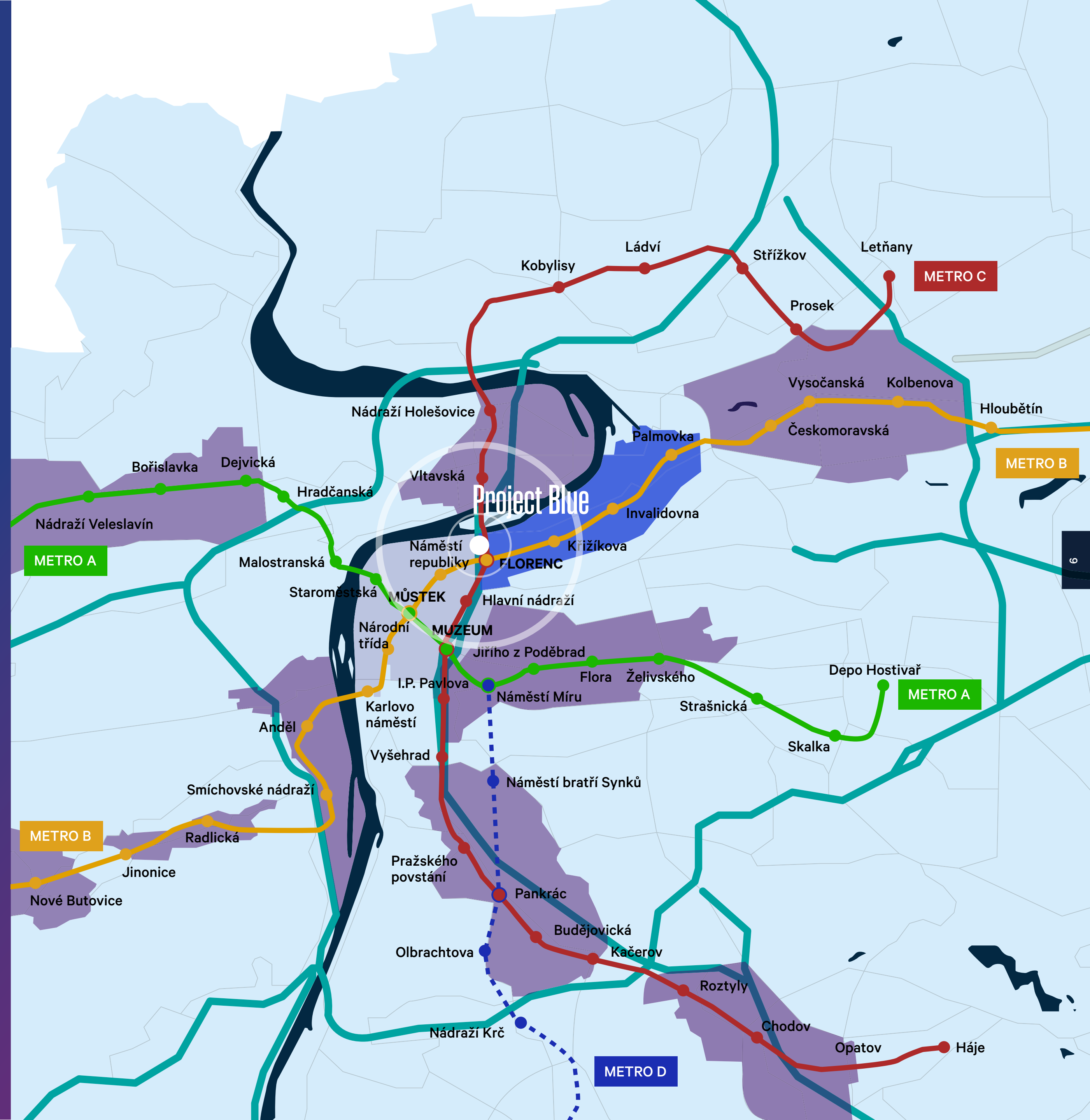
Once an industrial district, Karlín has undergone a massive transformation over the last two decades to become Prague’s premier office submarket. It is home to global giants and is famous for its “lifestyle” feel, featuring a high concentration of trendy bistros, parks, and riverside developments.

The building is located within a 2-minute walk of the Florenc Transportation Hub, the only station in the city where the two most important metro lines intersect:

- **Line B (Yellow):** The east-west spine of the city, connecting the major suburban residential areas and the Smíchov business district.
- **Line C (Red):** The north-south artery, providing a direct 2-stop link to the Main Railway Station and 4 stops to the Pankrác business cluster.

Masaryčka Train Station is located approximately 400 meters from the property. This station is the primary hub for suburban rail (S-lines) and is currently undergoing a massive redevelopment which will include the direct rail link to the airport.

The Main Train Station is reachable in under 5 minutes via Metro Line C or a 10-minute walk. This is the national gateway for high-speed international trains to Berlin, Vienna, and Budapest.



A Legacy of Excellence: KPMG's Two Decades at Florenc

KPMG is a global network of professional firms providing audit, tax, and advisory services across 143 countries and territories with a workforce of over 270,000 employees. As a member of the “Big Four,” the firm serves many of the world’s largest organizations, leveraging its global scale to provide deep industry insights and technical expertise, positioning it as a trusted advisor to major corporations and governments alike.

In the Czech Republic, KPMG has established a dominant market position, operating as a leading professional services provider for over 30 years. The Prague office serves as a strategic hub for its integrated service lines, housing a diverse team of experts who support the local business ecosystem through audit, tax, and advisory functions.



KPMG Global - 143 COUNTRIES - 270,000 EMPLOYEES - 30 YEARS EXPERIENCE

Highlights

Market Leadership

KPMG has been a leading professional services firm in the Czech Republic since the early 1990s. Their presence in Prague is foundational to the local business ecosystem.

Business Stability

Operating across audit, tax, and advisory, KPMG maintains a “counter-cyclical” business model. This means their activity remains high even during economic volatility.

Long-Term Tenure

KPMG has been anchored at this location since 2003. Their 23-year history at the Florenc Office Center proves the building’s strategic importance to their operations and talent retention strategy.

The 2018 Modernization

KPMG “sponsored” the transformation of the building’s interior in 2018. This reconstruction was so high-spec that it won the “Office of the Year” award, signaling to investors that the tenant views this as their stable home in Prague.

Workplace Innovation

The interiors were designed to meet modern hybrid work standards long before it became a global trend, ensuring the building remains technically relevant for 2026 workplace expectations.

Sticky Tenancy

The high cost of their 2018 bespoke fit-out creates a “barrier to exit,” making it highly likely that KPMG will continue to renew their lease cycles.

ESG Alignment

KPMG’s global commitment to “Net Zero” ensures they are motivated to keep the building’s energy performance high, which aligns perfectly with the buyer’s EU Taxonomy requirements.

Credit Quality

The lease is a “contractual guarantee” from one of the most stable financial entities in the world, often treated by lenders as “near-government” credit quality in terms of risk.

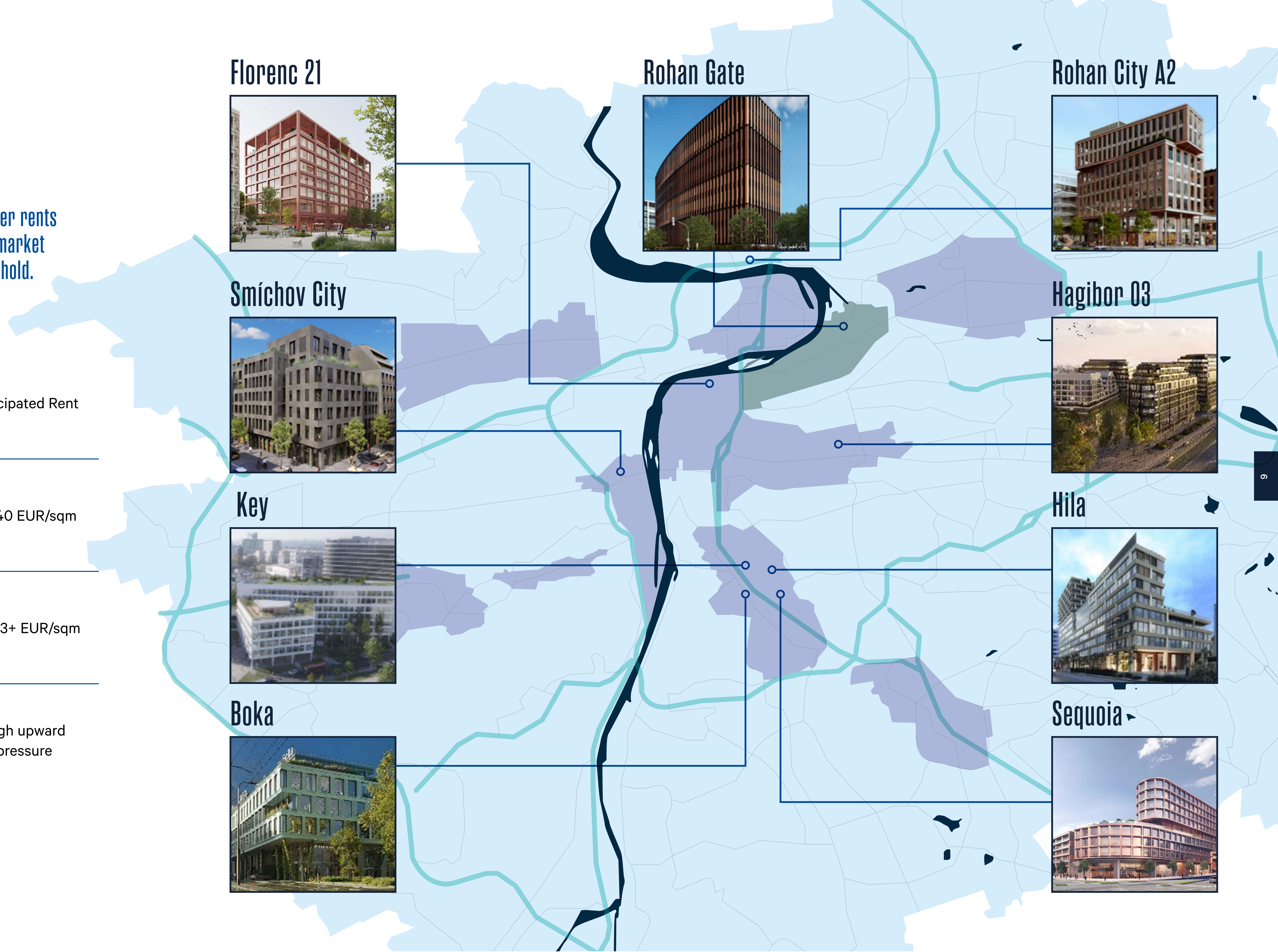
Market Overview



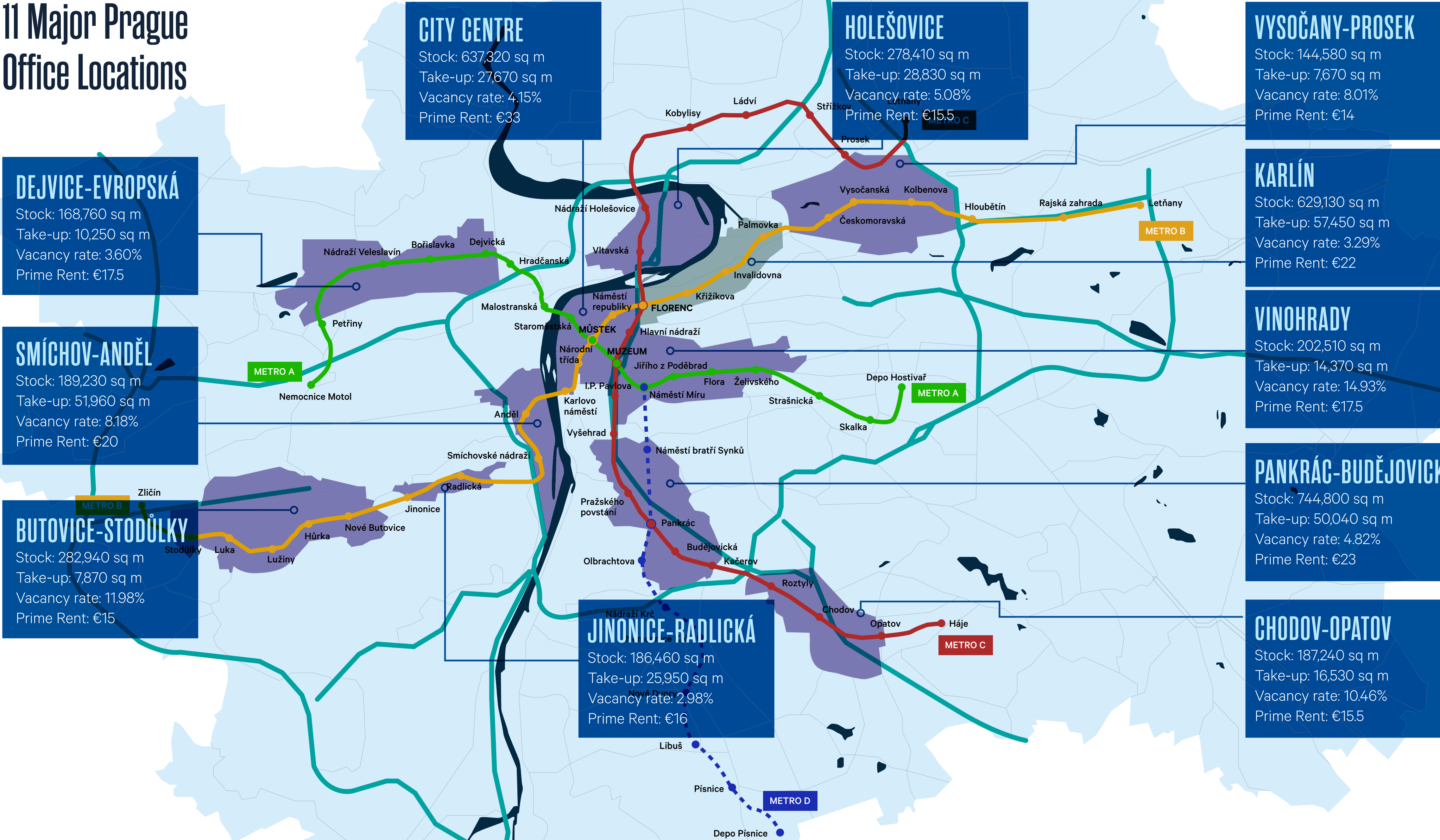
Prague Office Pipeline

With limited near-term supply, prime city-center rents are scaling 34–40 EUR/sqm, pushing general market asking rates beyond the 20–23 EUR/sqm threshold.

Segment	Status	Anticipated Rent
Prime City Center	Extreme Scarcity (Pipeline 2030+)	35–40 EUR/sqm
Inner City Hubs	Under Construction (Karlín/Smíchov)	20–23+ EUR/sqm
Future Pipeline	Projects delayed to 2028 and beyond	High upward pressure



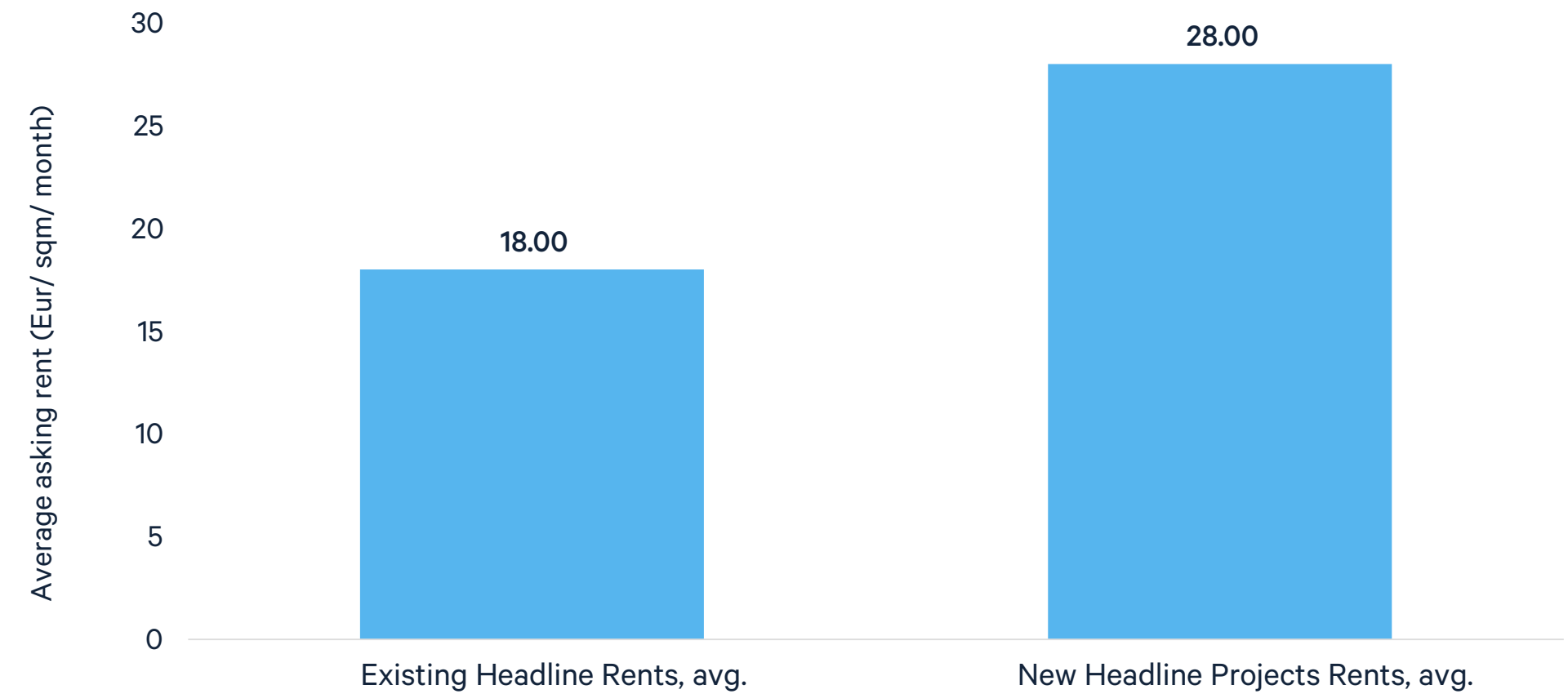
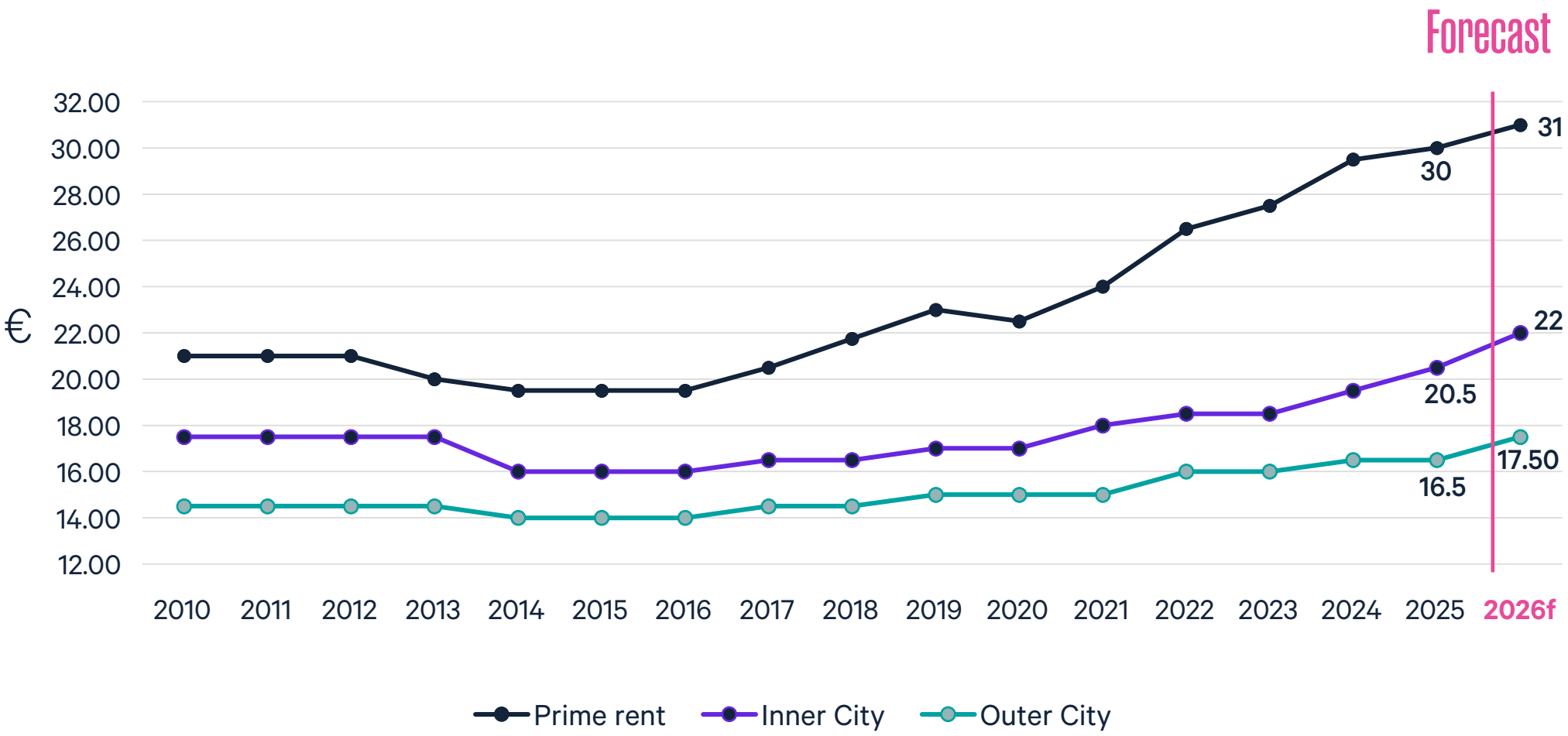
11 Major Prague Office Locations



Prague Office Market Prime Rents

Average Rent 17,53 €/sqm

Fit-out Contributions € 180/sqm - € 200/sqm
 Rent Free 6 to 8 months
 Term 5 years



Karlin & City Center Office Hubs

In 2025, the Karlin and Prague City Center office sub-markets continue to demonstrate robust resilience, characterized by historically low vacancy and a significant supply-demand imbalance. With total modern stock currently at 1,266,446 sq m, the vacancy rate has compressed to a remarkable 3.7%, reflecting a severe shortage of available Grade A space in the city's most sought-after business districts.

City Center

Historically the most prestigious core location, the City Center is currently operating at 4% vacancy.

This scarcity has stabilized prime rents at the top of the market range (approx. €29.00/sq m/month), as tenants are increasingly willing to pay a premium for central accessibility and prestige.

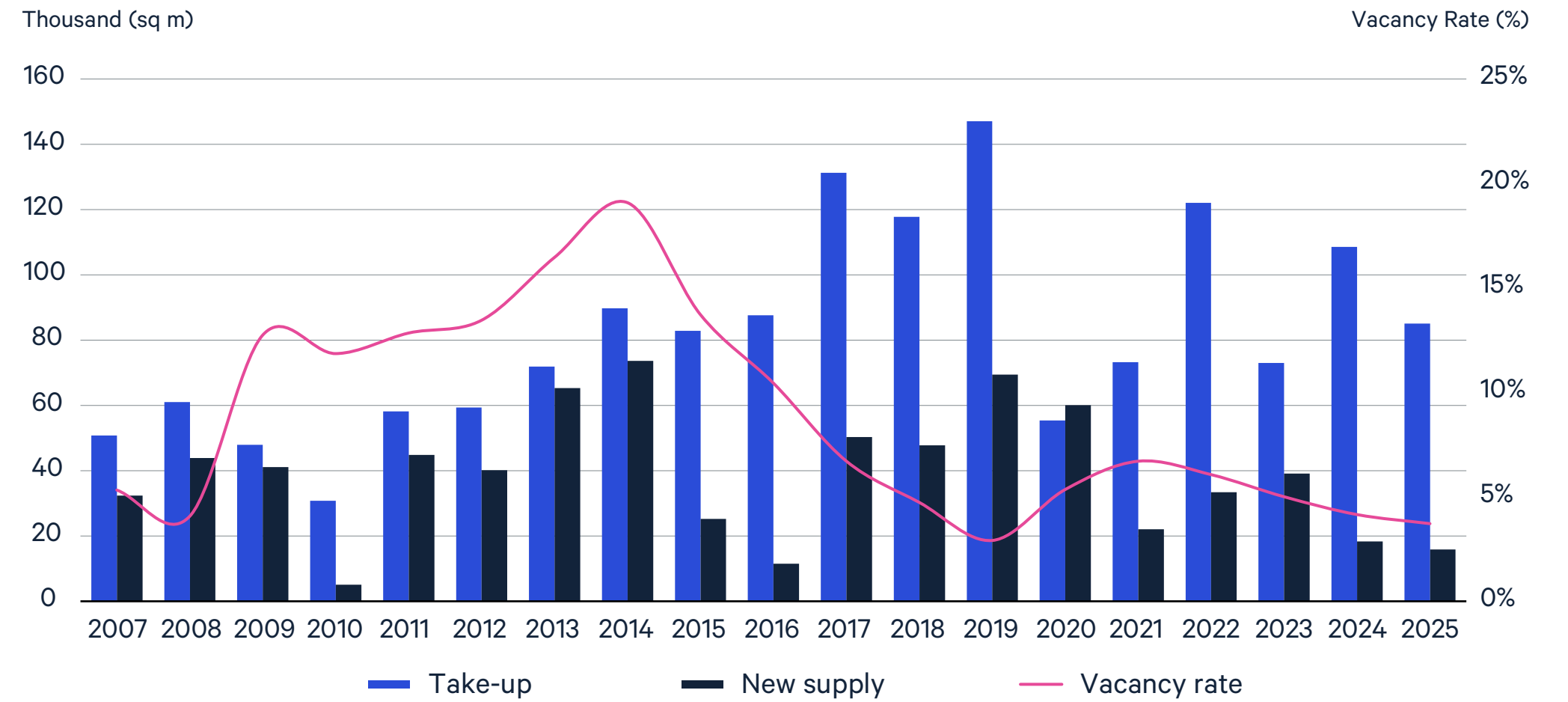
Karlin

Consistently recognized as Prague's most dynamic business hub, Karlin bridges the gap between the historical center and modern administrative needs.

The submarket's popularity is evidenced by a vacancy rate significantly lower than the city-wide average, standing at 3.30%.

Leasing activity here is dominated by tech, legal, and creative sectors, ensuring high tenant retention and consistent rental growth.

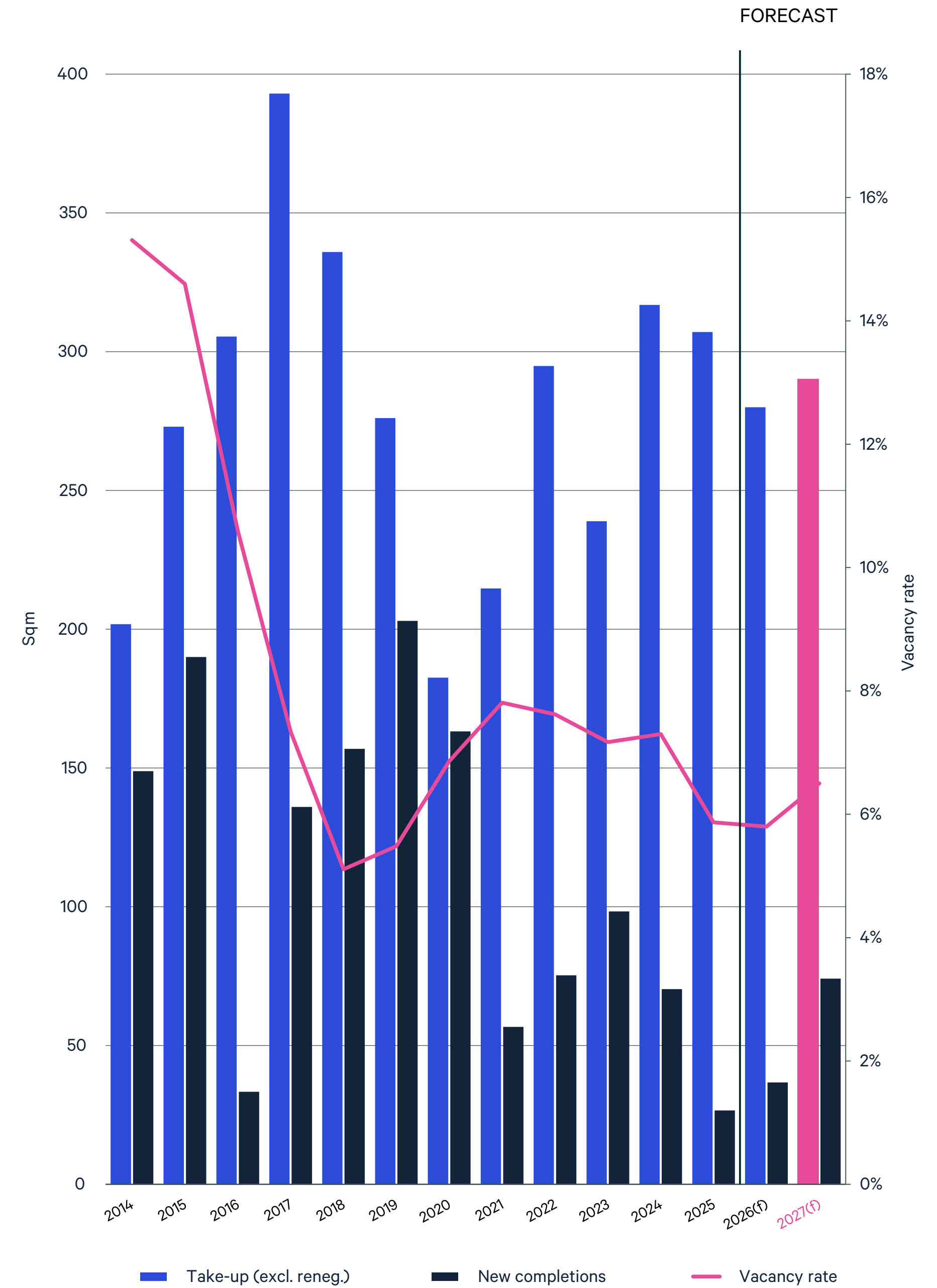
City Center & Karlin Historical Leasing Activity



Source: CBRE Research, Q1 2026

Total Stock	Total leasing Activity	Completions	Pipeline 2026-2028
1,266,446 sqm	172,941 sqm	15,891 sqm	18,350 sqm
Existing Vacant Space	Take Up	Space U/C	Average Weighted asking rent in prime buildings
3.70% (47,146 sqm)	85,120 sqm	50,686 sqm	20.43 Eur/sqm/m

Prague Office Market Trend



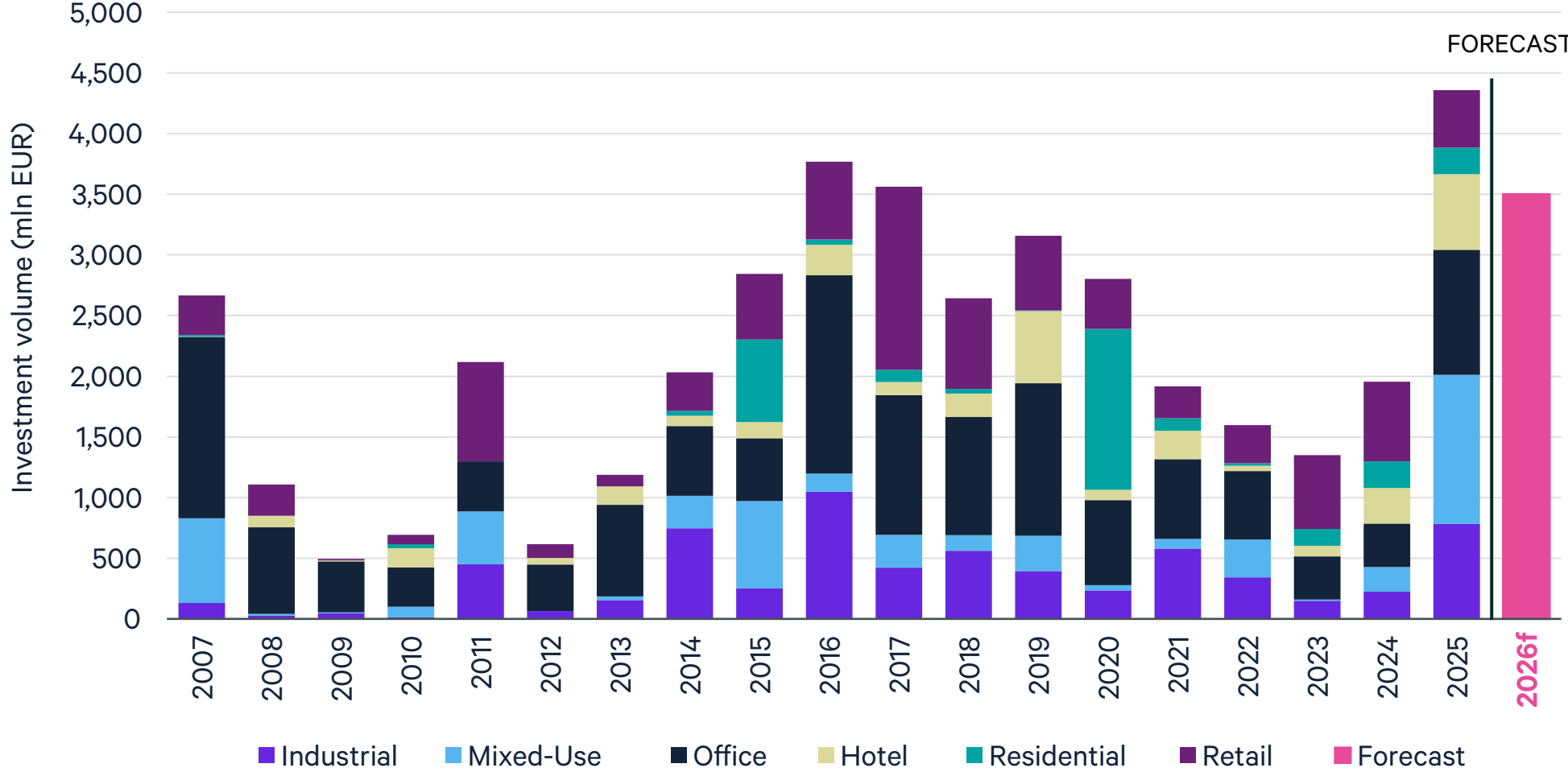
Czech Republic Investment Market

Czech investment volumes mirrored global trends, bottoming out in 2023 at just over €1.3 billion.

In 2024, a notable increase in activity was observed, attributed to a positive outlook and improved inflation control, which positively impacts financing costs. Local investors remain the primary contributors, comprising over 70% of last year's investment volumes. In 2024, the retail sector led with a 34% share, followed by office spaces (18%), hotels (15%), and industrial properties (11%).

In 2025, we have seen transactions such as Václavské náměstí 42, Česká spořitelna HQ, Forum Karlín, Kavčí Hory Office Park and Visionary.

In 2026, a further influx of international capital is anticipated, supported by improved financing costs. Investors aim to deploy their capital before values fully recover and the window of opportunity closes.



Source: CBRE Research, Q4 2025

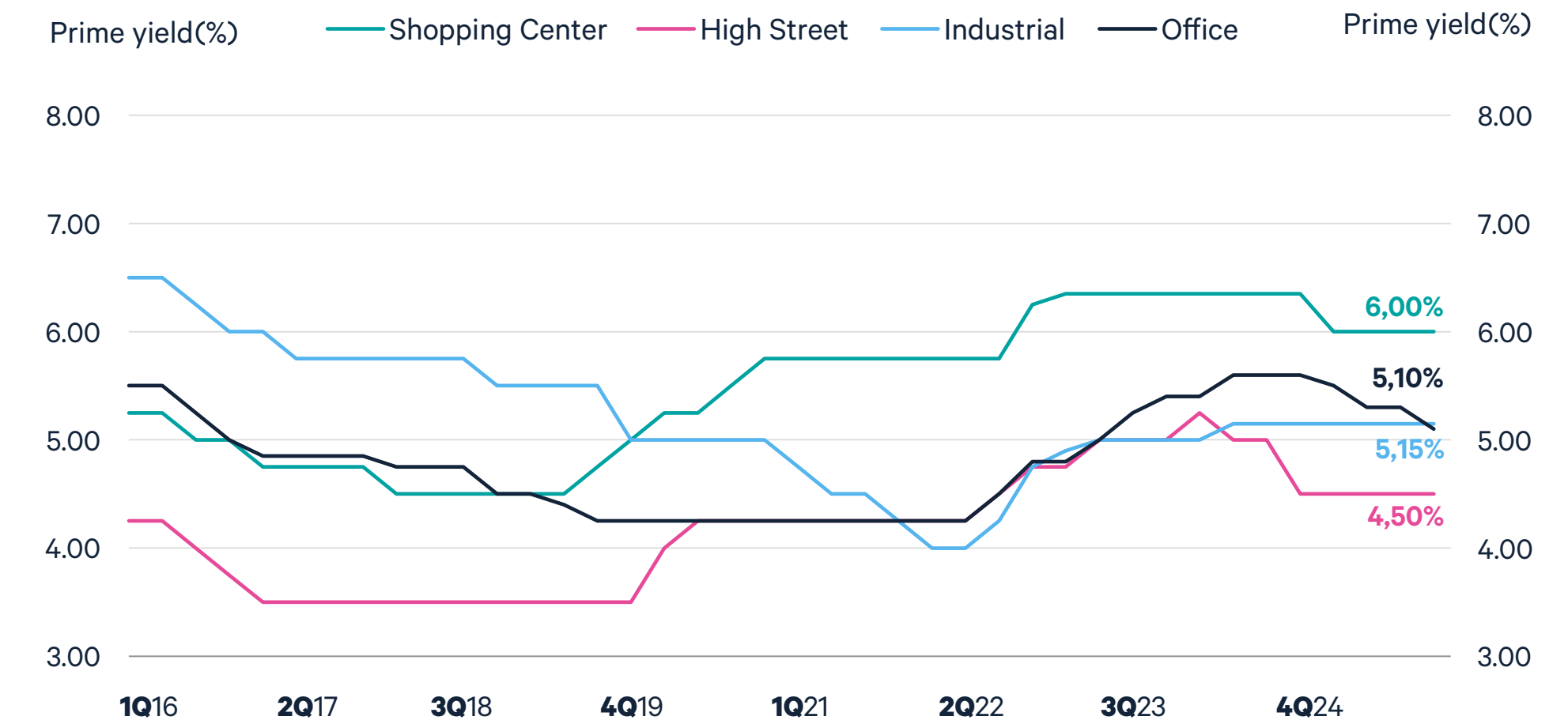




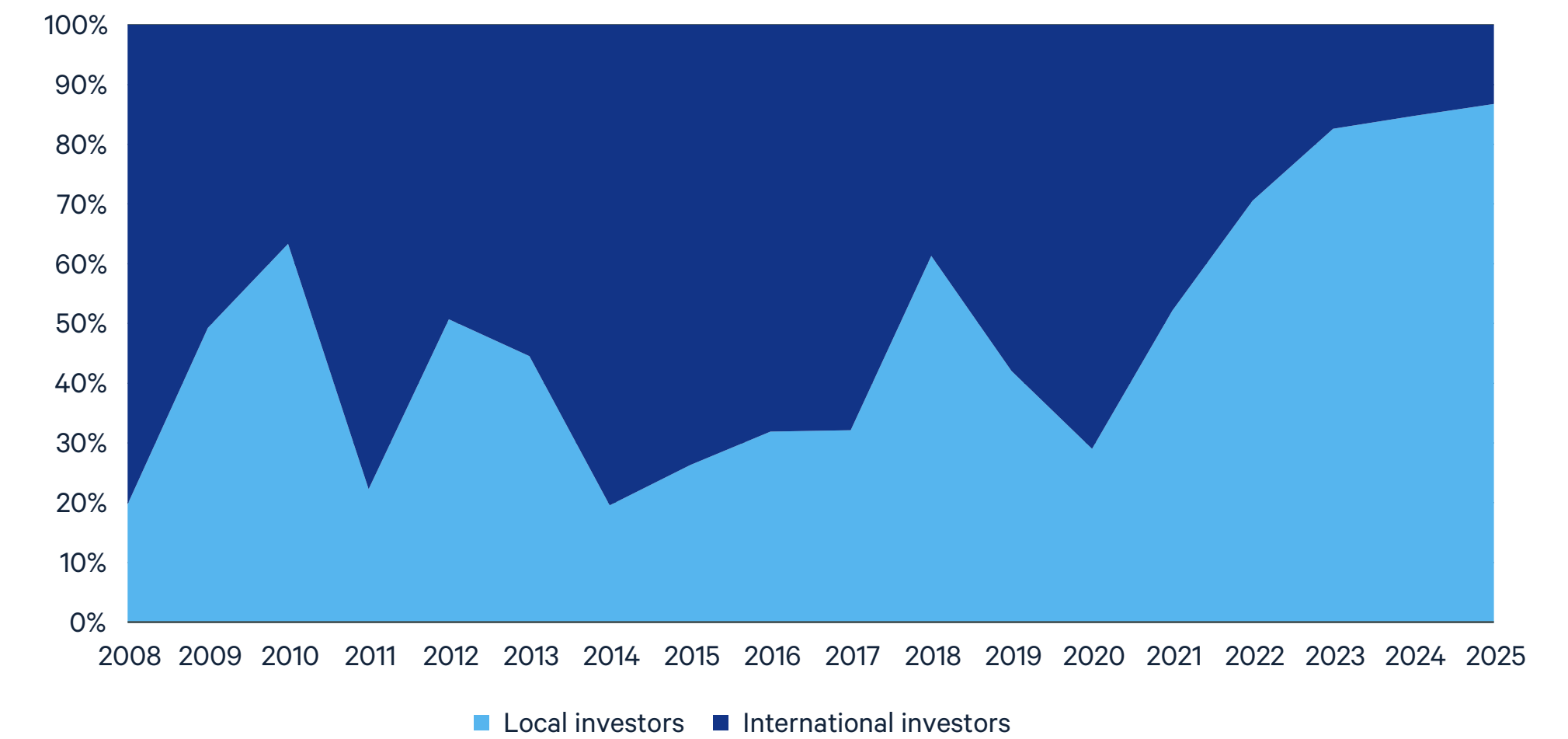
87% of 2025 volume by local investors

Czech Republic Prime Yields

Prime Yields Evolution (%)



Share of local vs international investors



Contacts



Contacts

JAKUB STANISLAV MRICS

Senior Director
Head of Capital Markets CZ
M: +420 735 729 410
E: jakub.stanislav@cbre.com

TOMAS KRUS

Associate Director
Capital Markets CZ
M: +420 774 024 204
E: tomas.krus@cbre.com

IULIA SZABO

Senior Consultant
Capital Markets CZ
M: +420 777 468 687
E: iulia.szabo@cbre.com

Disclaimer

The owner ('Vendor') of the Florenc Office Center office building ('Project') hereby provides this Document for the exclusive use of parties that are considering participation in the proposed disposal process ('Transaction'). CBRE ('Advisor') act on behalf of the Vendor in the process disposing the Property. This Document has been prepared by the Advisor on the basis of information provided by the Vendor and according to its market knowledge. Each recipient of this Document, that is describing the Transaction details and Property characteristics shall evaluate and analyse the Project on the basis of the information it deems appropriate, without relying solely on information provided by the Vendor or the Advisor. This Placement Document contains certain statements, estimates and projections regarding future performance of the Properties, that reflect the assumptions used by the Vendor and the Advisor, which may or may not be true. Neither Vendor nor Advisor make any representations regarding the accuracy or completeness of such statements, estimates, projections or any other materials contained in this Document. This Document is provided for information purposes only. It does not constitute or contain investment advice nor it is an offer, invitation, recommendation or solicitation to conclude a Transaction, including transactions involving the purchase or sale of any securities, financial instruments or other investments, nor will it be construed as such offer, solicitation, recommendation or solicitation. Vendor and Advisor, their executives and employees do not accept any liability for any direct, indirect or consequential loss or damage that may arise in connection with the use of this Document or the information contained therein. Neither Advisor nor the Vendor will be held liable for any statements (express or implied) contained in this Document, or for any omissions in this document, nor for any other written or oral information given recipient of this Document for the assessment of the proposed Transaction