SAVILLS

Czech Republic & Slovakia



savills

Introduction

The Savills office in Prague offers a full-service provision for commercial real estate, driven by a team of professionals who are highly recognised on the market. From pre-acquisition consultancy and advice, through acquisition or development, financing and valuation, commercialisation and management, to the sale, we assist clients daily on decision making and the strategies needed to optimise their property assets.

Providing the highest standards of client care based on trust is our priority. Savills advises corporate, institutional, and private clients across all real estate sectors. As one of the leading global real estate service providers, we have been operating since 1855.

We value and reward innovation, entrepreneurialism and are proud of our culture. In addition to our local knowledge, we draw upon our extensive international network and additional niche service lines.



Stuart Jordan

CEO Savills CEE

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stuart.jordan@savills.cz



ESG

Our sustainability strategy aligns with 9 of the 17 United Nations Sustainable Development Goals (SDGs), focusing on three key areas important to our business and where we feel we could make the greatest impact: climate, culture, and community. Our goal is to positively influence the society and the environment we are part of, both directly and through our advisory work with clients.

CLIMATE

Savills plc is committed to achieving net zero greenhouse gas (GHG) emissions for its operations (Scope 1 and 2) by 2030 and across its value chain (Scope 3) by 2040. Savills is currently working on certifying its interim decarbonization targets with the Science Based Targets initiative (SBTi), under which Savills would be recognized by the Race to Zero and Business Ambition for 1.5°C campaigns.

CULTURE

We strive for our employees to be the best in their field. We foster an inclusive culture that empowers them to grow and set an example.

COMMUNITY

In the communities where we operate, we aim to be not only the preferred real estate advisor but also a driving force for lasting positive social impact through community involvement, charitable activities, and volunteering.









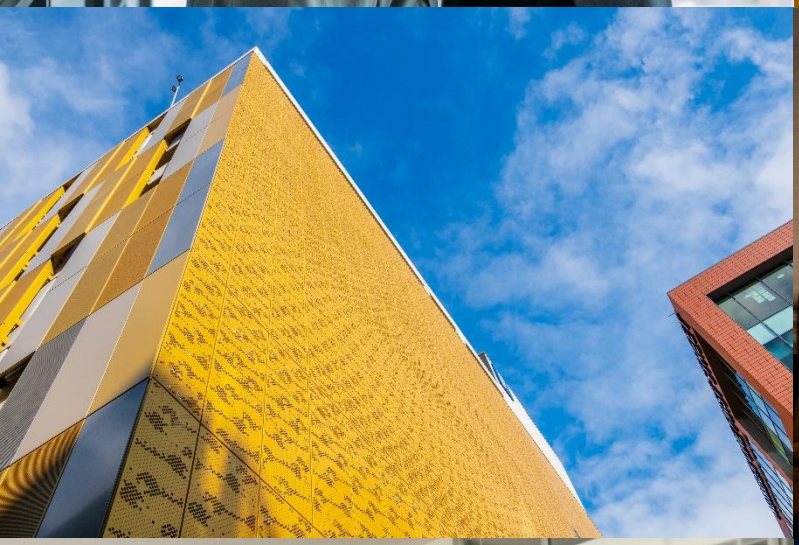

















Key **services**



Investment, sales and acquisitions



Building & Project Consultancy



Leases



ESG



Tenant representation



Market research



Property management



Financial management services



Valuation and advisory services

Capital markets– advisory services for property sales & acquisitions

The Investment Department focuses on thoroughly understanding the unique needs and goals of each client and investor. This approach enables them to create tailored strategies and advice take into account the specific characteristics of individual properties, the current market environment, and clients' return objectives.

Our team has extensive consulting experience in the Czech, Slovak and Central European markets. This enables us to provide our clients with solutions that help them achieve their goals. Together with our transactional and brokerage services, we offer value-added services.

The services of the investment department are supported by the expertise of other teams in leasing, asset management, building & project consultancy and ESG advisory.

We provide comprehensive advisory services focusing on capital structure, cash flow and decision making associated with real estate transactions.

Our investment experts are part of an extensive global network, enabling them to effectively use information from around the world on capital flows, transactional/bidder evidence and market dynamics to help clients achieve the best results in property acquisitions and disposals processes.



Stuart Jordan

CEO Savills CEE

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> We have collaborated with Savills' investment team on a large commercial transaction, where they provided valuable acquisition advisory services. We are very pleased with their professional approach, problem solving and ability to advise on finding the right business solutions. We hope to do more deals together in the future!
>
> **STEWART THOMSON**
> HINES CZECH REPUBLIC

OFFICE:



CORAL OFFICE PARK, PRAGUE

Sold on behalf of ARES

RETAIL:



TREI PORTFOLIO

Acquired on behalf of Plan B Investments

INDUSTRIAL:



CPI PORTFOLIO

Acquired on behalf of Hines



TRENČÍN INDUSTRIAL PARK

Sold on behalf of Redside



GREEN PARK LETŇANY

Acquired on behalf of P3

RESIDENCES



KOTELNA PARK RESIDENCES, PRAGUE

Acquired on behalf of Red Group

Industrial Agency

Our experts focus on providing tailored advice and services to occupiers, developers and investors of industrial and logistics property.

We provide a full range of services related to the leasing, sale, acquisition, valuation, planning and development of industrial real estate. Our wide network of professionals and the support of our market research department allow us to continuously monitor activity in local, regional and national markets.

Our portfolio of services is designed for both occupiers and owners of premises. We base every negotiation on our knowledge of the local market and an international perspective. We provide our services to companies of all types and sizes.

Our clients are national and international companies of all types, structures and sizes. We help tenants enter new locations, renegotiate lease terms, find suitable space for consolidation or expansion and negotiate lease terms. For property owners and developers, we provide expertise, marketing support, and advisory services for planning new projects.



Ondřej Míček

Head of Industrial Agency

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> Savills is the most responsive and trustworthy property consultancy I have ever worked with. During challenging market conditions they found the perfect location for our production facility in Brno, so if you need commercial space I highly recommend their services. Thank you very much!
>
> **CHRISTOPHER BLASCHKO**
> MANAGING DIRECTOR,
> SPENSALL EUROPE



LOGICOR PRAGUE-PRŮMYSLOVÁ

CLIENT: Bookbot



AVENTIN BUSINESS PARK

CLIENT: Sanborn



DMC PASKOV

CLIENT: Lenzing



ACCOLADE FUNDS PARK KOŠICE AIRPORT

CLIENT: No Limit Logistics



GARBE PARK BRNO SOUTH

CLIENT: Dachser



BRNO AIRPORT PARK

CLIENT: Marmon Food Technologies

Office Agency & Tenant Representation

Our Savills Office agency team provides services and advice to tenants or landlords within Prague and the regions of the Czech Republic. It consists of two separate teams working exclusively for landlords or tenants to eliminate conflicts of interest. We pride ourselves on the expertise, integrity, and comprehensiveness of the services we offer.

LANDLORD REPRESENTATION

Our team of qualified and experienced agents and leasing managers will ensure maximum occupancy and yield for your project, whether through proactive tenant sourcing, lease renewals, lease optimization or pre-leasing. We will be your support from initial considerations, through marketing, actual leasing and, where appropriate, project management of tailored adjustments to tenant requirements.

www.office-market.cz

OCCUPIER SERVICES

Whether you are a start-up company to an international corporation, our team is able to provide you with fully integrated real estate solutions in the Czech Republic and Slovakia. Our services are always based on your needs in an effort to find the optimal solution for you, which may include the acquisition of new commercial space, renegotiation of an existing lease, securing serviced offices, workplace consultancy or exit from an existing location. We can also competently advise you on a completely new entry into the Czech Republic. As a fully integrated part of Savills extensive network in the USA, Europe, and Asia Pacific, we are able to guarantee a quality and hassle-free experience. With our approach, we strive to ensure that relationships with our clients do not end with a one-off assignment but become long-term - we are here to ensure that you can rely on us at any time.



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Head of Office Agency

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Matěj Baranek

Associate Director, Office Agency

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PORT 7

Tenant representation. Relocation of the international consulting firm FORVIS MAZARS



ROZTYLY PLAZA, PRAGUE

Tenant representation of SCS SOFTWARE – 9,600 sqm



100 YARDS

Tenant representation and comprehensive advisory services. Relocation of the international consulting firm Hays.



AFI KARLÍN

Renegotiation of existing terms for Edenred. Tenant representation, fit-out project management and ESG advisory services.



CHARLES SQUARE CENTER, PRAGUE

Landlord representation, 6,200 sqm of extended contracts



ROHAN A1, PRAGUE

Tenant representation of VGD – 2,400 sqm

Property management

Our specialist teams manage property in all commercial sectors covering business space, retail, leisure and industrial. We make sure we cover all bases, whether that's day-today maintenance, financial reporting, staff employment, or marketing strategies.

We have dedicated experts working in each specialism, allowing us to hone in and tailor our key property management services. These include rent collection, service charge administration, operating cost optimization, sustainability, proactive tenant management and communication with the tenant, regular bespoke reporting, contractor procurement and management, supervision of safety standards, advice on refurbishments, planned and reactive maintenance, commercialisation, concierge services, marketing and research.

We are responsible for providing strategic consultancy to clients, to help them unlock value and potential from their commercial property holdings. For every client we apply a unique decision support tool in conjunction with performance reports for active asset management, allowing landlords to identify poorly performing assets and examine the options available to deliver the best outcomes for themselves and their tenants.

Our property management team manages over 620,000 sq m of property. However, we realise that every client is different and having a bespoke service is key to management success, so our services are always tailored to clients´ requirements.



Igor Gacek

Head of Property Management

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> I would classify our collaboration with Savills as excellent. We can say that Savills have always taken good care not only of us as tenants but also of the whole property. In particular, I would like to highlight the human approach of both the PM and the finance department. We would recommend their services to any responsible property owner.
>
> **MARTIN NOHEJL**
> GENERAL MANAGER, ABB ČR



ROHAN BUSINESS CENTER

CLIENT: FIO BANKA



ASTRID OFFICES

CLIENT: PORTIVA



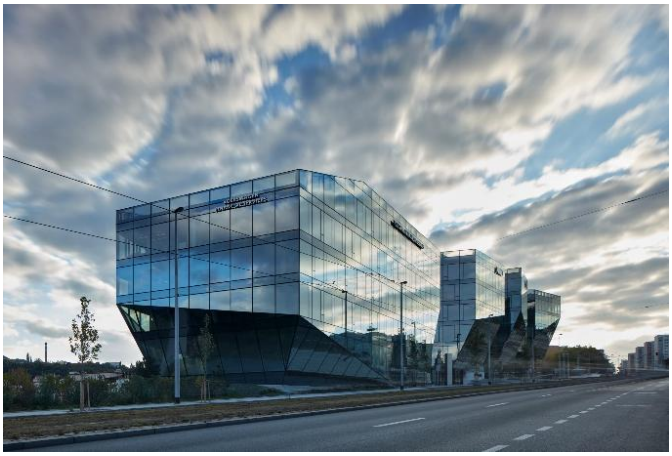
KARLÁK SHOPPING SQUARE

CLIENT: KGAL GmbH & Co. KG



LOGISTICS PARK NOŠOVICE/OAMP, MOŠNOV

CLIENT: EQT EXETER



BOŘISLAVKA CENTRUM, PRAHA

CLIENT: REICO, investiční společnost ČS, a.s.



DRN, PRAHA

CLIENT: KGAL GmbH & Co. KG

Valuation & advisory

Our team of RICS-registered valuers operate throughout Europe and the UK, providing commercial, residential and rural property valuations to banks and building societies, property companies, developers, investors and fund managers.

Annually, we value thousands of properties according to the latest market information provided by our investment, rental and market research experts. This ensures that our valuations are always up to date and reflect the latest market data and sentiment. As well as covering all mainstream property types, we also have dedicated specialists focusing on more niche areas of valuation, such as healthcare and leisure.

Our advisory work is aimed at providing clients with our broad range of property knowledge, to assist in their decision making by offering a deep amount of information and analysis. For example, for feasibility studies before applying for a building permit.

We offer consultancy for re-positioning of existing buildings. By working with our agency and research teams we are able to provide a bespoke service with sound commercial advice, centred around the latest market knowledge.



Marek Pohl MRICS

Head of Valuation

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AMAZON KOJETÍN

CLIENT: Klub bank



FLORENTINUM, PRAGUE

CLIENT: CITIC



OCENĚNÍ POZEMKŮ PRO ÚČELY BANKOVNÍHO FINANCOVÁNÍ



OC LETŇANY, PRAGUE

CLIENT: pbb



FORUM NOVÁ KAROLINA, OSTRAVA

CLIENT: REICO, investiční společnost ČS, a.s.



NR 7, PRAGUE

CLIENT: CRESTYL GROUP

Building & Project Consultancy

We provide construction consultancy and project management services for investors and occupiers of all sectors of real estate in Central Europe.

Our building and project consultancy service provides bespoke specialist solutions that can be applied across all technical aspects of acquisitions, development, ownership, occupation and disposal of property assets.

Our clients range across investors, developers and occupiers of real estate in all sectors, but our aim is always the same: to provide reliable, proactive, value-enhancing advice. Our primary services are technical due diligence; project management; and project monitoring but our work also entails guidance on a range of issues, including development services; value engineering; green certifications and planned preventative maintenance programmes.

Our project managers bring broad property experience and sector-specific knowledge to bear on every instruction, backed by the wider research, expertise and resources of the Savills network.



Jan Jurčíček

Head of Building & Project Consultancy

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jan.jurcicek@savills.cz

> Receiving dependable, clear and objective advice on technical and construction issues before making a property transaction like our recent acquisition of the City Empiria on Pankrác is crucial, especially in today's complex market conditions. We turned to Savills to conduct the technical due diligence and provide us with transactional advisory because their relevant expertise and track record of achievement means their TDD team is recognised as on of the market leaders in this space.
>
> **ŠTĚPÁN SMRČKA**
> DEVELOPMENT DIRECTOR,
> PRAŽSKÁ SPRÁVA NEMOVITOSTÍ



CITY EMPIRIA, PRAGUE

CLIENT: PSN



EASTGATE PARK, PRAGUE

CLIENT: Hines Global Income



CHURCHILL SQUARE, PRAGUE

CLIENT: Českomoravská Nemovitostní & Corporate Finance House Group



BODYCOTE, PRAGUE

CLIENT: Bodycote



DRN, PRAGUE

CLIENT: KGAL GmbH & Co. KG

ESG services

Environmental, Social, Governance (ESG) are the key priorities for many organizations due to the increasing legislative requirements, enhanced stakeholder concern and effort to improve transparency on sustainable performance and disclosure. Taking ESG criteria into account can bring long-term financial savings, a positive social impact and a stronger market position.

We are dedicated to ESG and sustainability consultancy in all real estate sectors in Central Europe. Our clients include investors, developers, owners and occupiers of all types of real estate, but our goal is still the same: to help clients in their transition to zero emissions and more sustainable business models.



Our wide range of advisory services focuses on ESG and sustainability issues, such as corporate strategy advisory, due diligence, buy-side and sell-side investment advisory, green building certification (CRREM analysis and Net Zero Carbon audits, BREEAM, LEED and GRESB certification), occupier and asset management advisory including carbon footprint analysis, EU taxonomy alignment, energy audits, energy feasibility studies, and other ESG-related services. From transaction to fit-out and the process of property management we focus on energy efficiency and decarbonization, material use and circularity, and the social value of real estate assets.

At Savills, we help our clients meet their ESG strategies and goals. We understand how to leverage the green building certification to enhance the ESG strategy of a company.





Marek Koyš

Lead Sustainability Consultant

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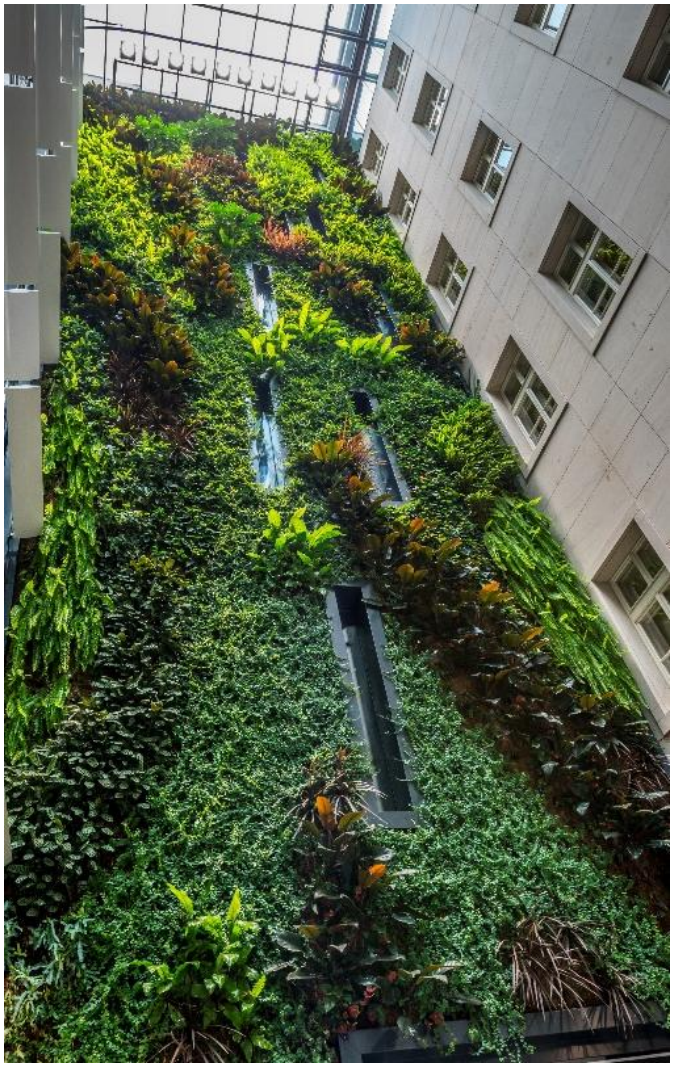
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Barbora Jansová

Senior ESG Consultant & Project Manager

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JINDŘIŠSKÁ 16, PRAGUE

CLIENT: Immofinanz
SERVICES: Certifikace LEED Gold



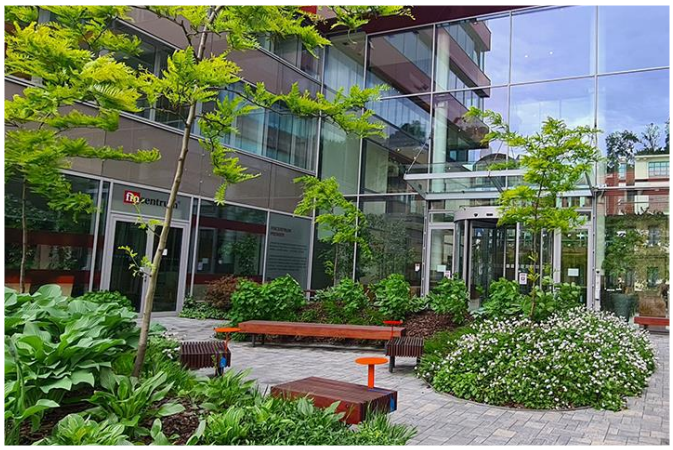
SIXTY HOUSE, PRAGUE

CLIENT: Cimex
SERVICES: Certifikace BREEAM Very Good



PALMOVKA OFFICE PARK, PRAGUE

CLIENT: Immofinanz
SERVICES: Certifikace BREEAM Excellent



SMÍCHOV GATE, PRAGUE

CLIENT: Redside
SERVICES: Certifikace BREEAM Very Good



MYHIVE PANKRÁC HOUSE, PRAGUE

CLIENT: Immofinanz
SERVICES: Certifikace BREEAM Excellent

Research

Our team specialises in gathering and analysing market information across all commercial real estate sectors. We focus on providing comprehensive information, market analysis and recommendations to help our clients make informed decisions.

We have an independent and proactive approach to market research and commercial property advice, supported by consultation with colleagues within Savills and directly with our clients. We focus on key commercial real estate sectors, particularly offices, warehouses and production facilities, retail and alternative property sectors such as apartments and hotels.

In addition to regular quarterly publications, our data provides a high quality basis for indepth analysis, recommendations and commentary tailored to the specific needs of each client. The advice and findings of our market research department assist our clients in their decision-making processes as well as in the formulation of appropriate business and development strategies.

Our focus is not only on property-related issues, but also on the factors that influence the supply and demand of commercial and residential property. This approach underpins our work.

Whether working for an institution, developer, private investor or tenant, we always tailor our services to fit individual requirements. Our independent analysis and commentary combined with regional commercial property knowledge is what gives us our strong reputation for producing accurate and informed insights into the latest trends and market forecasting.



Lenka Pechová

Senior Research Analyst

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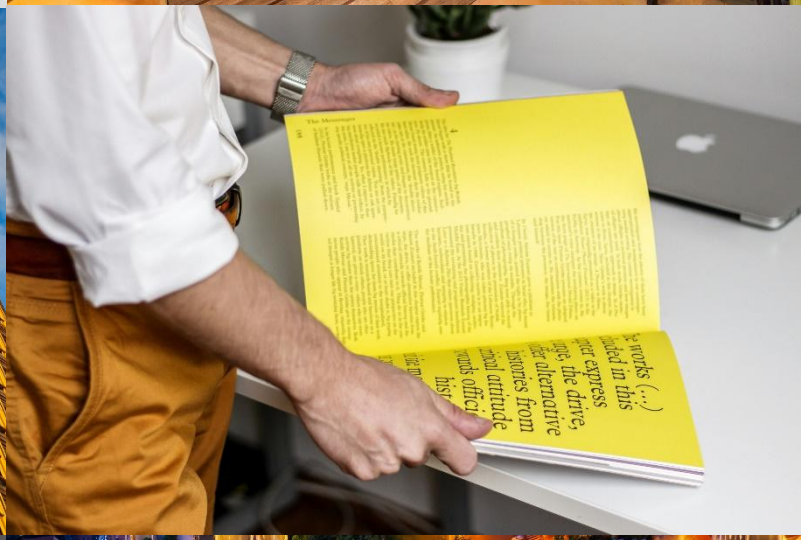










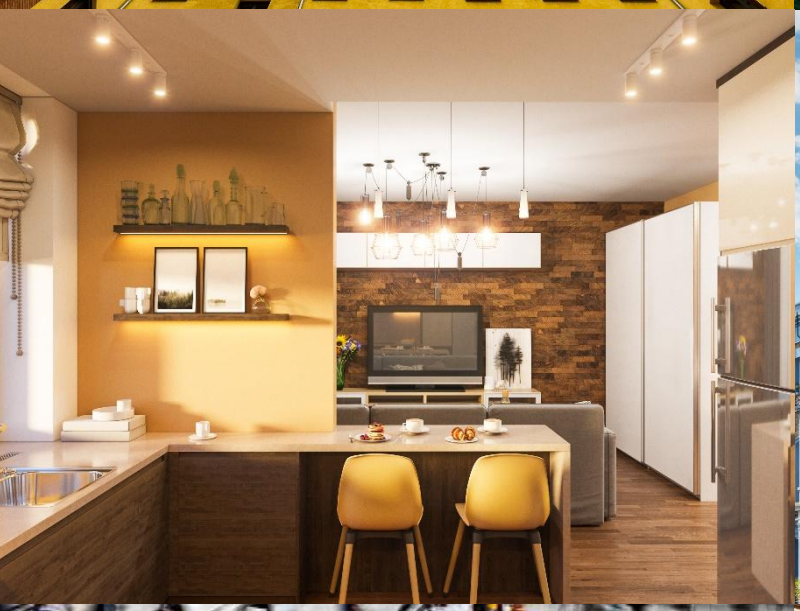









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Alternative sectors

HOTELS

Whether dealing with a single asset or a large portfolio, our experts can advise clients on all types of hotel property, whether in Prague, the Czech or Slovak regions, or globally. Our team of experts provides services in acquisitions, sales, valuations, financing, mergers and technical due diligence.

STUDENT ACCOMMODATION

We provide end-to-end student accommodation services across the Europe and UK including acquisitions, disposals, M&A, JV equity raising and structuring, financing, valuation, transaction advisory and consultancy services.

PRIVATE RENTED SECTOR (PRS)

PRS is a fast growing investment sector, seen as resilient and largely counter-cyclical, with appeal across the investor spectrum. Savills have a vast depth of expertise in this increasingly popular asset class, with teams across Europe providing a knowledge base that allows us to advise on PRS schemes from the initial concept design, all the way through the development and sales process and in to the operational management phase. Within the 'PRS' segment we include all sub-sectors where an element of permanent or medium to longer term residential dwelling is associated i.e. student housing, built-to-rent, multi-family, co-living, nursing homes.



Stuart Jordan

CEO Savills CEE

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Introduction
Savills Slovakia

Savills' Bratislava office offers comprehensive services in the field of commercial real estate. We support clients in both strategic planning and day-to-day decision-making. We provide a wide range of services – from advisory and consultancy on acquisitions or development, through financing and valuation, to property management and optimisation, and ultimately the sale of assets.

Providing exceptional, trust-based client care is key to us. We offer advisory services to corporate, institutional and private clients across all real estate sectors.

We value and support the innovation and entrepreneurial spirit of our employees and are proud of our corporate culture. In addition to our strong local expertise, we benefit from an extensive international network of offices and a broad portfolio of services.

www.savills.sk



Naďa Kováčiková

Head of Leasing & Business Development

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About **Savills**

Savills is one of the world's largest real estate firms.

Established in 1855, Savills is one of the UK's leading multisector property advisors with an international network of more than 42,000 professionals and 700 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills global research capability covers all sectors of real estate to provide clear and useful market knowledge, adding value to our clients' interests.

Commercial, Residential or Rural, local, national or global, we have more than 170 years of history to help with your future.

Savills Czech Republic & Slovakia



85+

employees



720+

year´s experience in total



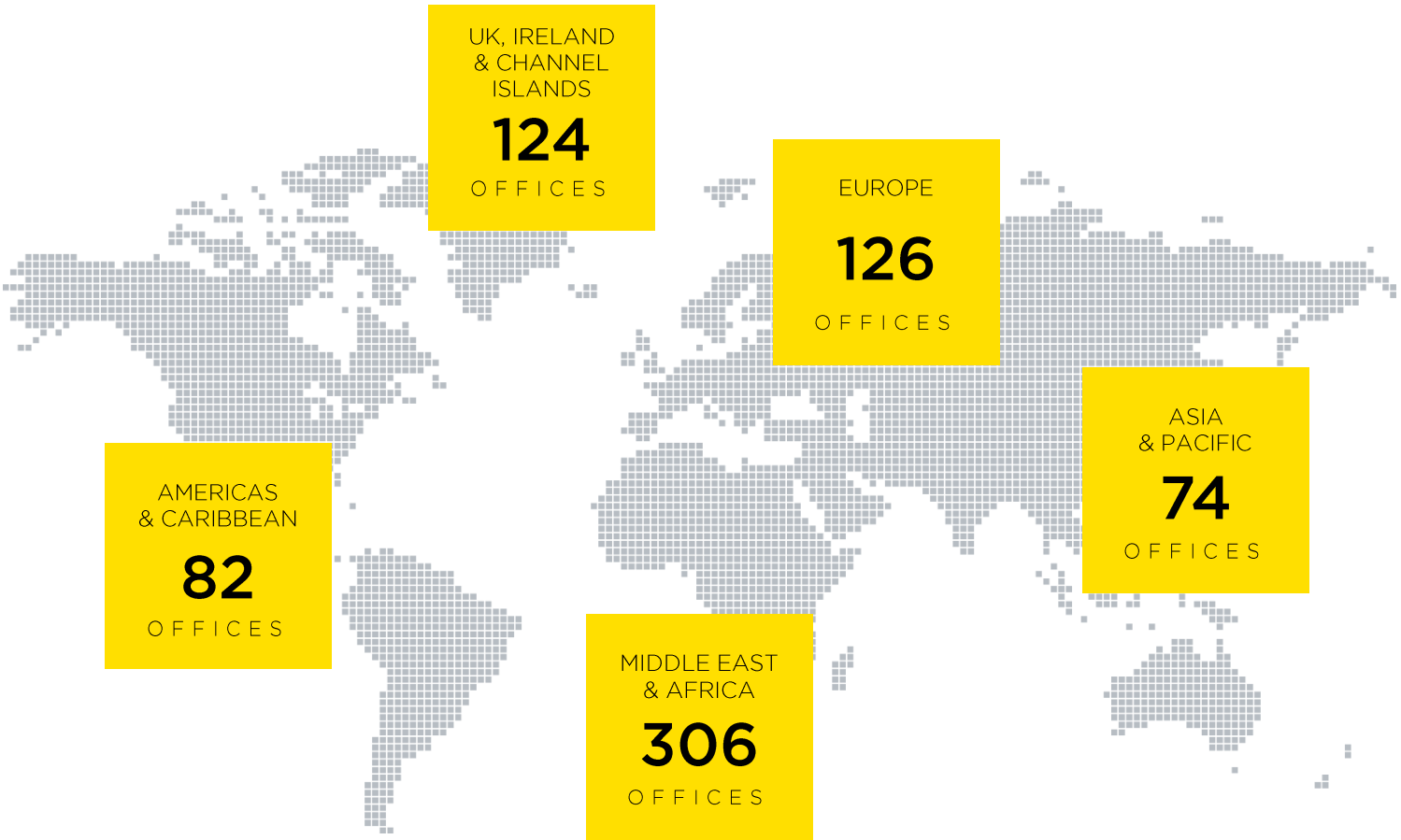
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Service lines to fulfill your needs



11+

year´s experience per employee



42 000+
EMPLOYEES

700+
OWNED & ASSOCIATE OFFICE

£2,55 mld.
GROUP REVENUE 2025

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