

# CENTRAL KLADNO



## Prime Retail Investment

PRELIMINARY INVESTMENT MEMORANDUM | JANUARY 2016

CRESTYL

ASENTAL  
GROUP

CBRE

# KEY INVESTMENT HIGHLIGHTS

- ❁ **Superior quality third generation scheme** with 26,472 sq m of GLA, 106 retail units and 680 underground parking spaces
- ❁ **Dominant city center location** and the most modern scheme in the region delivered by Crestyl in March 2015
- ❁ **Long WAULT of over 6 years** with a 3,585 sq m Albert hypermarket contracted till 2030 and more than 99% of income expiring in 2020 or beyond
- ❁ **High growth prospects** with three-year avg. NOI forecasted at ca. EUR 4.5 mil. p.a. and substantial expected growth in turnovers and rents in the next 2–3 years
- ❁ **Excellent tenant mix** including CCC, Reserved, C&A, H&M, Lindex, Gate, New Yorker, Euronics, dm, Sportisimo, KFC and Albert
- ❁ **Strong tenant demand** demonstrated by more than 85% occupancy at opening, more than 750 sq m currently in negotiation and only 2% vacancy forecasted as of July 2016
- ❁ **Relevant catchment** of 176,000 inhabitants within 30 minutes' drive time and no truly competing schemes within this relevant catchment area
- ❁ **Strong macro economy**, benefiting from an expected 2.5 – 3.0% GDP growth and ca. 2.7% growth in consumer spending during 2016 and 2017

# THE ASSET

- ⚙ Dominant regional shopping center with 26,472 sq m of GLA and 680 parking spaces.
- ⚙ The most modern retail stock in the region with 106 retail units situated over two floors.
- ⚙ State of the art architecture by Chapman Taylor and delivered by Crestyl in March 2015.
- ⚙ Modern gallery with ample roof top daylight and three main entrance points on all levels.
- ⚙ No immediate CAPEX necessary, 10 years left on general contractor warranty.



## GROUND FLOOR

Main Entrance

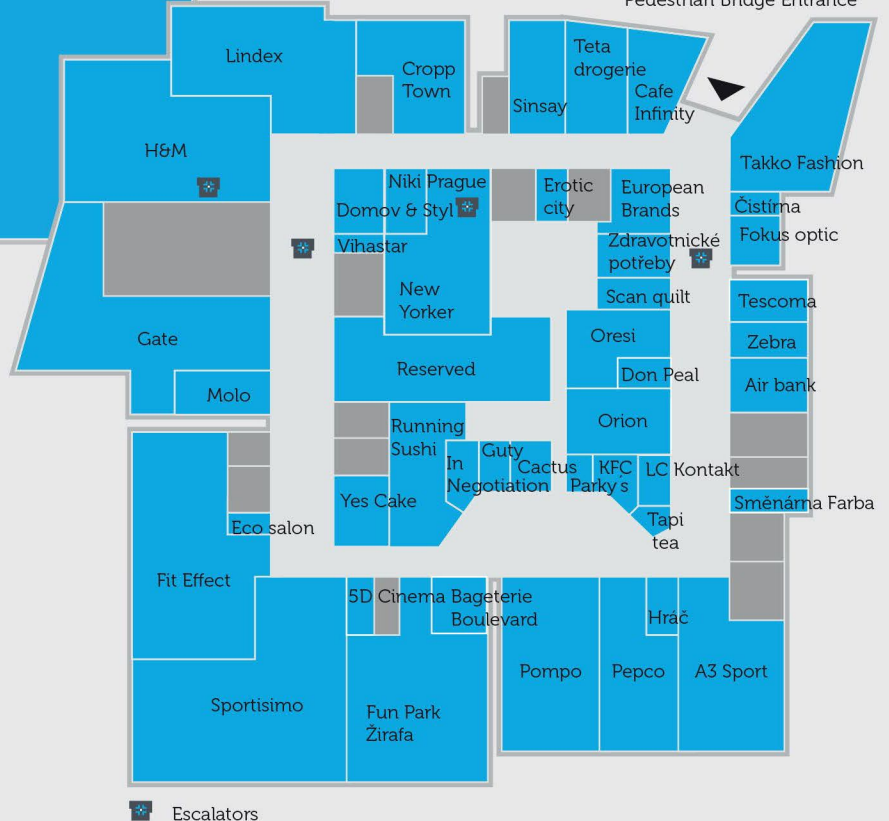


# FLOOR PLANS

## GROUND FLOOR & FIRST FLOOR

## FIRST FLOOR

Pedestrian Bridge Entrance

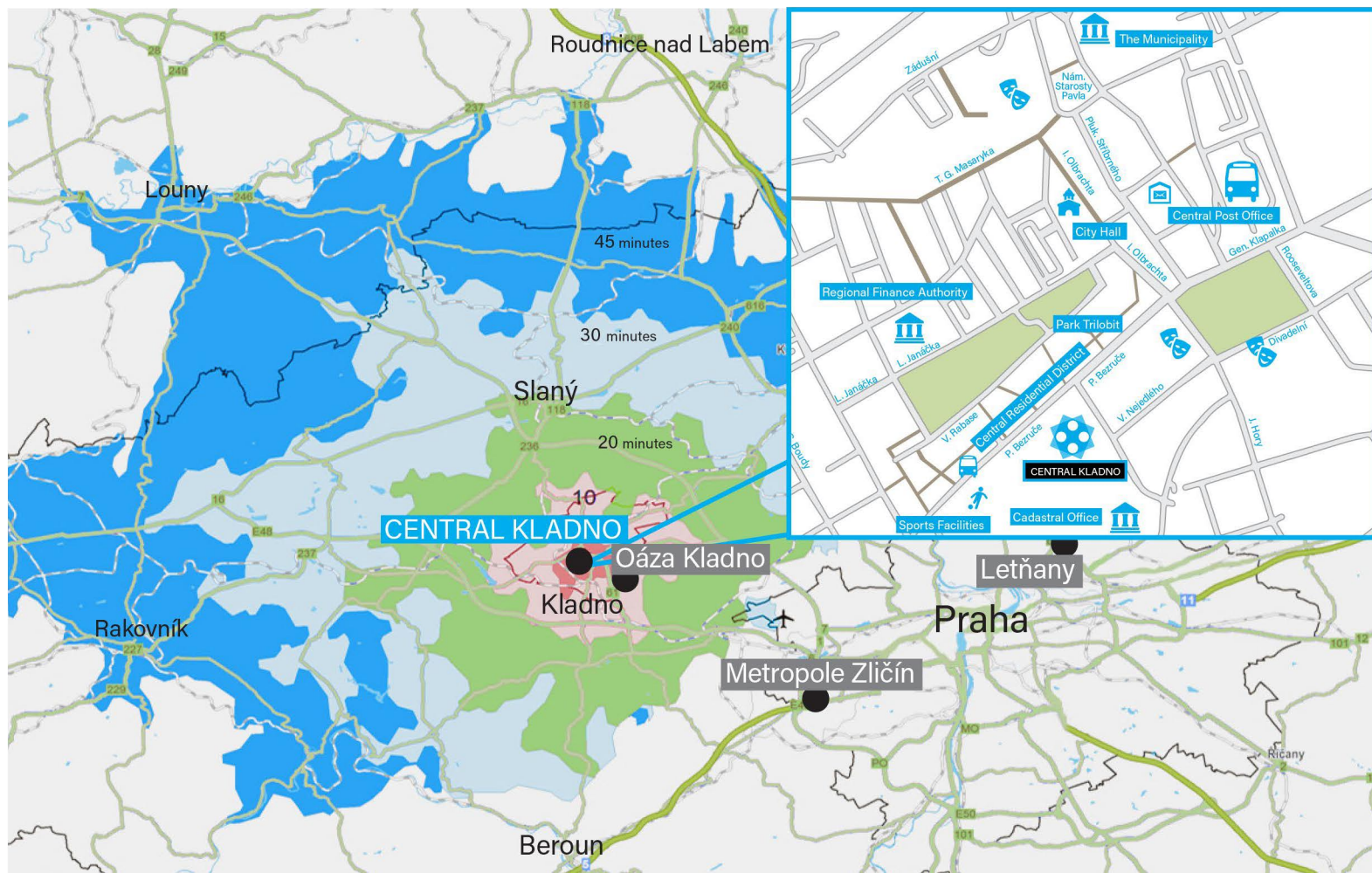


RESERVED



# LOCATION & CATCHMENT

- ✿ Kladno is the largest city of Central Bohemian region and home to 70,000 inhabitants.
- ✿ Spending power of the region (EUR 7,400 p.c.) benefits from proximity of Prague (EUR 9,000 p.c.).
- ✿ Central Kladno is located in city center and opposite a densely populated residential area.
- ✿ Relevant 30-minute catchment incl. 176,000 people and no current and future competing schemes.
- ✿ There are numerous schools, universities, leisure and administrative facilities located in vicinity.

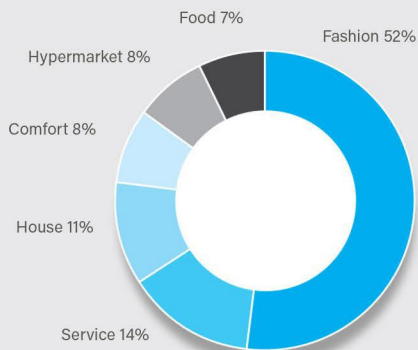


# TENANCY & INCOME

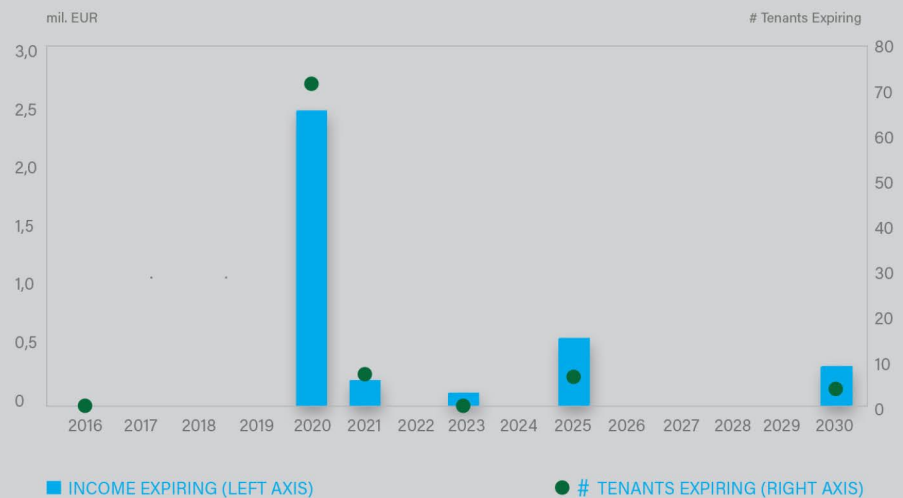
- ⚙ Three-year average forecasted NOI in the amount of ca. EUR 4.5 million p.a.
- ⚙ Very long WAULT of over 6 years and only 2 leases expiring before 2020.
- ⚙ Anchored by a 3,585 sq m Albert hypermarket contracted till 2030.
- ⚙ Current occupancy of 92% expected to increase to 98% by July 2016.
- ⚙ Excellent tenant mix incl. Reserved, C&A, H&M, Gate, New Yorker, KFC and Albert.

## TENANT CATEGORIES

(BY INCOME)



## LEASE EXPIRY PROFILE



# TRANSACTION TIMELINE

The Vendor is targeting the following milestones with the intention to sign and close by June 2016 at guideline pricing reflecting gross initial yield of 6.5% or better on transaction income.

MILESTONE	DEADLINE
Submission of Bids	Friday, 4th March 2016
Interviews and Execution of Exclusivity	Monday, 21st March 2016
Due Diligence and Red Flags	Friday, 22nd April 2016
Signing & Closing	May 2016





## CONTACT DETAILS

Should you require the full investment memorandum and/or wish to organize a site visit, please, contact us:

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