



Opening of Retail Park MyBOX SHOPPING in Zápy

The official opening of MyBOX SHOPPING Zápy took place today, on 15th September 2016. EYEMAXX Real Estate Group, the owner and investor of the project, represented by the COO Ing. Mag. Christian Polak, celebrated the opening ceremony with representatives of the general contractor PORR a.s., financing bank Raiffeisenbank a.s., the future owner CPI Property Group, the mayor of the City of Zápy and representatives of all tenants as well as the public.

Retail Park **MyBOX SHOPPING Zápy** is an investment with a lease area of 3.370 sqm and 149 parking spaces. The MyBOX retail park is directly connected to a Tesco hypermarket. The facility has been developed on the outskirts – around 10 km northeast - of the City of Prague in Zápy with about 18.000 inhabitants in the direct surrounding.

Well known tenants are offering a wide variety of products: Deichmann (Shoes), KIK (clothing), Pepco (clothing), Planeo (electro), Wiky (toys), Akvazoo (animal supplies), Rossmann (drugstore) and Gate (clothing) opened their shops to the public. During the opening today, the keys were officially handed over to all tenants and the speakers all focused on the positive output for Zápý and its inhabitants. Through the creation of more than 30 jobs the retail park has a multiplier-effect on the direct surrounding plus the infrastructure of Zápý profits from the development.

With **MyBOX SHOPPING Zápý** EYEMAXX Real Estate Group continues the successful development of retail Parks in CEE. The construction time was short, as it took only eight months from ground breaking to the completion of the project. MyBOX SHOPPING Zápý has been sold before completion to CPI Property Group and will be handed over by the end of September. Another retail Park - **MyBOX Pelhřimov** - is going to be opened in the middle of October 2016.

KEY FACTS

Project type:	Retail Park
Property:	15,660 sqm
GFA:	3,530 sqm
Net/ rentable area:	3,370 sqm
Parkings:	149
Start of construction:	February 2016
Completion:	September 2016

EYEMAXX REAL ESTATE

With **MyBOX Zápý** and **MyBOX Pelhřimov** EYEMAXX Real Estate Group continues the successful development of retail Parks in CEE/SEE. EYEMAXX Real Estate Group, founded by Dr. Michael Müller in the mid - 1990s, develops commercial properties as well as residential projects with a team of experts throughout Germany, Austria and Central-Eastern Europe well as South-Eastern Europe.

PORR a.s.

General contractor PORR a.s., a member of Europe's leading PORR Group, a construction company with a rich tradition, has been offering its services as a general building contractor in the Czech Republic since 1991. In its role as a general contractor, PORR manages the construction of office buildings, hotels, schools, shopping centres, industrial buildings and residential houses.

CPI Property Group

Future owner of the MyBOX SHOPPING Zápý, CPI Property Group is a leading real estate company with core activities in CEE and Germany, concentrating on long-term investments, Real estate lease and Asset Management. CPI Property Group maintains a well-balanced and diversified portfolio with a value of EUR 4.9 billion. CPI is the largest, most comprehensive owner of retail spaces with more than 633,000 sqm of leasable area in the Czech Republic alone.

More Information: www.eyemaxx.com

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MY BOX BRANDYS NAD LABEM

Brandys nad Labem, Czech Republic

SHORT DESCRIPTION

The project is located in the south-eastern part of Brandýs nad Labem, directly at the main access road leading from the highway nr. 10 to the city centre, only appr. 10 km northeast of Prague. The MyBOX retail park will be directly connected to a Tesco hypermarket, sharing one parking space together. There is an existing roundabout and the parking space will get an additional access from the national road.

Brandýs has a total population of appr. 18,000 people. There is no other retail park existing and next to MyBOX and Tesco there is also a LIDL market located.

DETAILS

Project type:	Retail Park
Property:	15,660 sqm
GFA:	3,530 sqm
Net area / rentable area:	3,370 sqm
Parkings:	149
Start of construction:	January 2016
Completion:	September 2016

LOCATION



CONTACT DETAILS



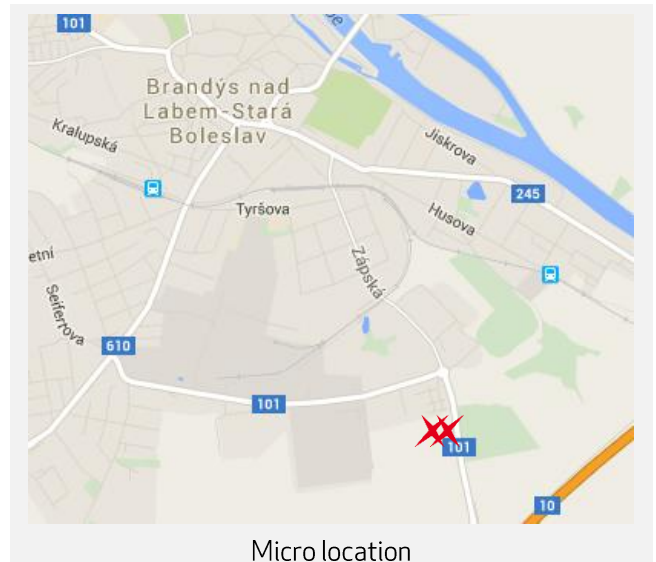
Marek Malý
m.maly@eyemaxx.com

Legal structure:	EYEMAXX Český Krumlov .r.o.
Transaction:	Share Deal (Forward Purchase Agreement signed)
Land registry:	Zapy; ownership certificate No. 4602
Occupancy rate:	100%
Yearly rental income:	EUR 376,000.-
Sales price:	Purchase yield of 8,25% agreed with CPI

PHOTOS & IMAGES



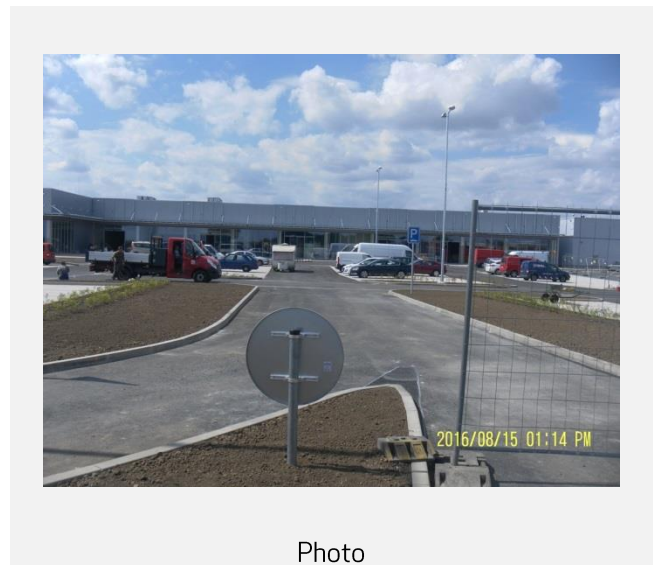
Macro location



Micro location



Masterplan



Photo



MY BOX PELHRIMOV

Pelhrimov, Czech Republic

SHORT DESCRIPTION

The plot is located in the east of the city centre of Pelhřimov. Directly next to the MyBOX land plot there is an existing Billa market. The MyBOX retail park will have the same access from the national road nr. 34 which is also the international main artery E551.

Pelhřimov has a total population of appr. 16,500 people and an additional catchment of 11,000 people within 10km from the retail park.

LOCATION



DETAILS

Project type:	Retail Park
Property:	4,855 sqm
GFA:	1,850 sqm
Net area / rentable area:	1,780 sqm
Parkings:	46
Start of construction:	January 2016
Completion:	October 2016

CONTACT DETAILS

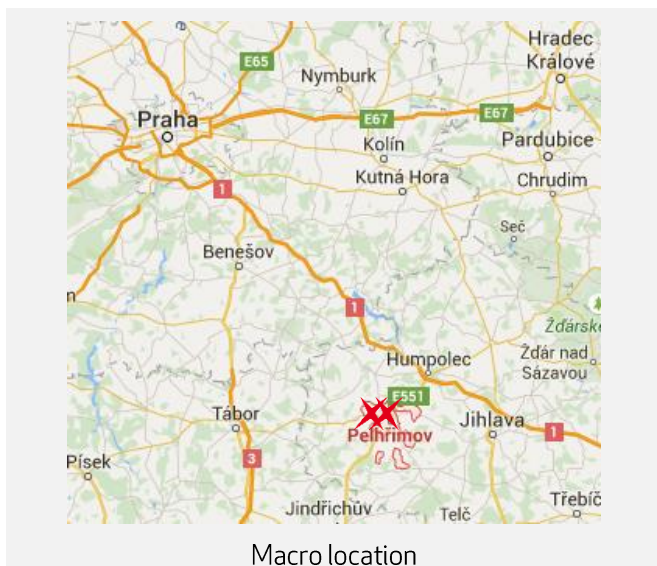


Marek Malý

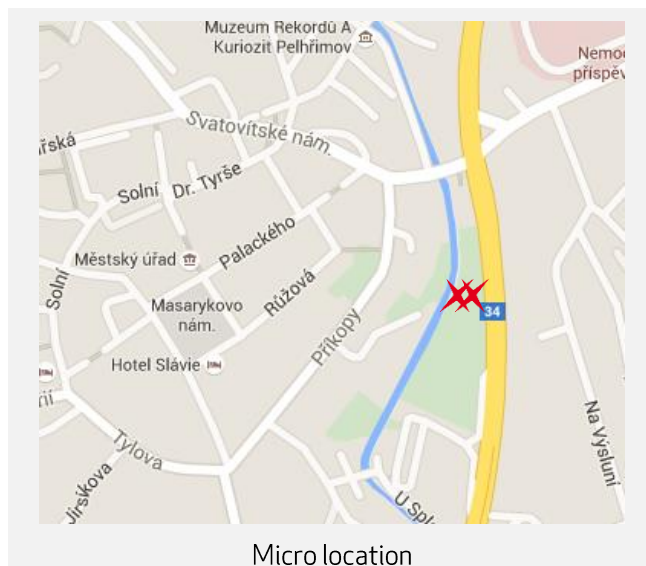
m.maly@eyemaxx.com

Legal structure:	EYEMAXX Pelhřimov s.r.o.
Transaction:	Share Deal
Land registry:	Pelhřimov 1564/4, 1565/18, 1566/1, 1566/2, 1566/3, 1566/4, 1566/5, 1566/6
Occupancy rate:	100% secured by Lease Agreements
Yearly rental income:	EUR 173,000.-
Sales price:	8.18% (LOI signed)

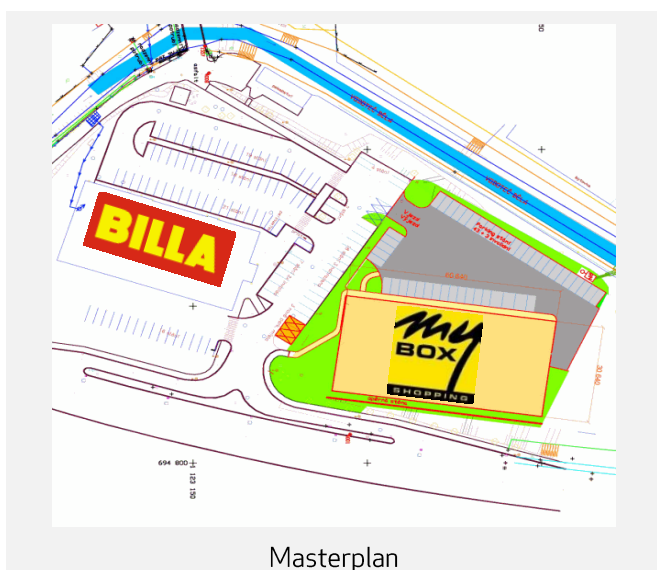
PHOTOS & IMAGES



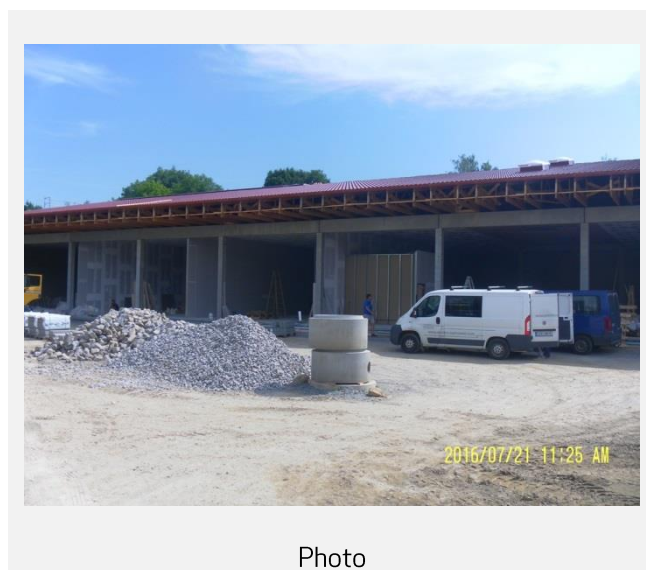
Macro location



Micro location



Masterplan



Photo