



GERMANY

PRESS RELEASE

Düsseldorf, 09th October 2007

ORCO Germany awards the construction contract SKY OFFICE Düsseldorf to HOCHTIEF Construction AG

ORCO Germany awards the construction contract for the creation of the SKY OFFICE to HOCHTIEF Construction AG. The contract is for the construction of a 23-storey office building on the Kennedydamm. The excavation pit has already been completed on schedule. Construction on the bodyshell work begins in October 2007. The entire project should be completed in the late summer of 2009.

SKY OFFICE

The Sky Office, an 89m high office building, will be built on the Kennedydamm site by late summer 2009. The site has an approximate area of 5,850 m². The plans for the structure were drafted by Ingenhoven, a well-known architecture firm in Düsseldorf.

23 storeys will share 37,400 m² of innovative office space.

The SKY OFFICE on the Kennedydamm, centrally located between the city centre, the airport and the Exhibition Centre and overlooking the river Rhine is the new location for top companies in Düsseldorf.

This elegant, free-standing building with its transparent, filigree glass facade and wing-shaped roof will be an eye-catching landmark on Düsseldorf's skyline.

The floor plans consist of two deferred lenses positioned against one another. The entire infrastructure of the building and its lifts are placed in 2 internal cores. The office area will run alongside the façade, enabling optimal space utilisation.

In the Sky Office, Düsseldorf will have an ultra-modern office area with storey-high windows, natural ventilation and an unobscured, spectacular view over the city and the Rhine.

With a rentable area of roughly 1,400 m² per storey, floor plans can range from the classic cell office to communicative, large-area solutions - providing a high degree of flexibility and efficiency. Up to four rental units can be realised per floor area.

The project's generous and green open-air areas cross-link the green of the Rhine meadows with the green tracts of land in the residential area of Golzheim located on the far side of the pedestrian bridge.

In the 4-storey underground car park, tenants will have availability for around 400 parking places.

Sky Office, Düsseldorf's future office tower, will have two special TWIN lifts by the ThyssenKrupp Elevator Company, in addition to eleven conventional passenger and goods lifts.

Roughly 30% of SKY OFFICE space has already been let to an international consulting firm.

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ORCO Germany

ORCO Germany is a real estate company listed on Xetra in Frankfurt. The company has been active in Germany since 2004 and employs around 200 personnel in that country. Business focus is on residential and industrial real estate, asset management and project development. In the project development segment, ORCO Germany strategically strengthened its position with the acquisition of Viterra Development in 2006. Viterra Development is one of leading project developers and investors in the commercial and residential real estate sector in the German core markets of Berlin, Düsseldorf, Frankfurt, Hamburg and Munich. With the takeover of the Berlin Gewerbesiedlungs-Gesellschaft mbH (GSG) in June of this year, ORCO Germany considerably expanded its real estate inventory - the company now owns over 1 million sq. m. of existing space and project space in the German capital alone. The GSG was founded in the year 1965 and is the leading commercial space lessor in Berlin, with around 800,000 m² of office and multi-functional space.

ORCO Germany is a subsidiary of the ORCO Property Group, one of the leading real estate companies in Central Europe, with a property portfolio of €2,5 billion (as of 30.06.07). Founded in 1991 with its registered offices in Luxembourg, ORCO Property Group is listed on the Euronext, Prague, Budapest and Warsaw stock exchanges. The company is mainly active in the Czech Republic, Hungary, Poland, Russia, Croatia, Slovakia and Germany.