



RIVERSIDE
KARLÍN

THE MOST PROMINENT
OFFICE CAMPUS IN CEE REGION



INTRODUCTION

Dear Investor,

CBRE is pleased to present a distinctive investment opportunity on behalf of CA IMMO — the Riverside office portfolio in Prague, Czech Republic, the most prominent office campus in Central and Eastern Europe. The campus consists of five prime office buildings: Danube House, Nile House, Amazon Court, Mississippi House and Missouri Park.

This premier office campus is part of the city's most popular business and lifestyle hub, Karlín, situated in the heart of the Prague's prime business area, just few steps away from the city centre. The office complex creates thriving community vibe with welcoming space surrounded by greenery right on the river Vltava. Riverside offers modern office space occupied by high-profile tenants and stable occupancy profile.

We look forward to discussing this exciting opportunity with you at your convenience.

Yours sincerely,

CBRE



Danube House
Nile House
Amazon Court
Mississippi House
Missouri Park

INVESTMENT HIGHLIGHTS

A TRUE WORK-LIFE ECOSYSTEM

Riverside is an integrated lifestyle hub offering retail, F&B options and fitness activities spread across 4.4ha of landscaped green spaces. This represents a vibrant community where employees can transition seamlessly from work to leisure.

OUTSTANDING ACCESSIBILITY

Situated just a 10-minute walk from the central business district and 7 minutes from metro stations (Florenc or Křižíkova). With nearby tram lines (accessible also via HolKa in Holešovice), major train and bus stations (Florenc, Masaryčka, and the new Bubny), and only 25 minutes to Václav Havel Airport, the location ensures seamless local and international travel. Sustainable commuting is also supported via the popular A2 bike path, enhancing its long-term appeal for tenants.

BLUE CHIP TENANCY PROFILE

Riverside hosts leading companies across technology, pharmaceuticals, and legal services, ensuring a diversified and resilient income stream. The top 10 tenants account for 53% of rental income, underscoring stability and long-term demand.

KEY FACTS

Reference date: 01.08.2025

THE RIVERSIDE COMPLEX

GLA	LAND AREA	OCCUPANCY	PARKING SPACES	COMPLETION
ca. 85 400 sq m	44 892 sq m	96.5%*	952	2003-2009; 2021
*excluding Danube House, which is currently under reconstruction				

INDIVIDUAL PROPERTIES OVERVIEW

PROPERTIES	NOI SHARE	GLA	OFFICE OCCUPANCY	WAULT (TO EXPIRY) (YEARS)	COMPLETION	CERIFICATION	EPC
NILE HOUSE	28.5%	18 943	91%	3.5	2005	LEED-Gold	C
AMAZON COURT	35.6%	23 274	100.0%	3.9	2009	DGNB-Platinum	C
MISSISSIPPI HOUSE	22.5%	13 441	100.0%	2.5	2021	LEED-Platinum	A
MISSOURI PARK	13.4%	7 429	100.0%	3.9	2021	LEED-Platinum	A
DANUBE HOUSE		ca. 22 300 (after refurbishment)			2003 (ongoing refurbishment, completion expected Q1 2026)	LEED-Platinum	B (after refurbishment)



A PLACE WHERE YOU CAN BREATHE FREELY

“It is a place where people can meet, children can play, and everyone can find their own piece of peace.”

riversidekarlin.cz

THE RIVERSIDE COMMUNITY

Riverside Karlín, where a thriving business environment meets a pleasant atmosphere that makes you want to linger after work.

Located in the heart of Prague, just steps from the city center, Riverside Karlín offers vibrant social hub that connects easily the city's key business districts - CBD and Karlín. Additionally, easily accessible from Holešovice via the HolKa bridge.

The high foot traffic creates an ideal setting for dynamic events, attracting pedestrians drawn to the exciting happenings amidst lush greenery and stunning views of the sunset over the Vltava River and Prague Castle. This is what makes the Riverside community truly special.

Riverside boasts a diverse array of venues for coffee, lunch, dinner, and after-work drinks, making it an ideal place to connect with colleagues, friends, or family. These spots are favorites among local office workers for a good reason.

In addition, Riverside offers numerous activities to help you unwind after or even during a hectic workday. From yoga classes, ping pong and massages to hair styling, you'll find plenty of options to relieve stress and enhance your productivity.

For practical needs, Riverside is equipped with a dental clinic, a Rohlík point for convenient online grocery pickups, laundry services, and a kindergarten, making it easy for parents to drop off their children before heading to work.

Explore everything Riverside Karlín has to offer:

[Services](#) | [Riverside Karlín](#)



BUSY SOCIAL LIFE EVERY DAY

There's always something exciting happening at Riverside, no matter the season—you'll never be bored!

In winter, enjoy ice skating at the River Rink, warm up with a hot beverage from a special stand, or join the bonfire for the traditional Czech celebration of "Čarodějnice."

Summer brings BBQs, movie screenings, or outdoor yoga and salsa classes each week.

If outdoor activities aren't your preference, you can indulge in wine tastings or attend engaging seminars and workshops.

...ALL THAT SURROUNDED BY NATURE

Riverside is more than just office buildings. The complex harmoniously integrates its lush greenery (including the community garden) with nature on the river banks, creating a serene atmosphere that enhances the daily office experience.



PORTFOLIO WITH HIGHEST QUALITY TENANTS

MAJOR INTERNATIONAL COMPANIES
ESTABLISH OFFICES IN RIVERSITE



Amazon Court
Mississippi House

Pure Storage is a prominent provider of enterprise-level all-flash data storage solutions, employing around 5,600 professionals. The company is dedicated to streamlining data storage and management, empowering businesses to harness data for innovation and improved outcomes.



Amazon Court

Blue Style is a leading travel agency in the Czech market, operating since 1997. It specializes in holiday trips to Mediterranean countries, including Egypt, Tunisia, Morocco, Turkey, Greece, Spain, and Italy.



Mississippi House

Adastra Corporation employs over 2,000 individuals and is a global provider of Cloud, Data, and Artificial Intelligence (AI) solutions and services. The company was honored with the Azure Data & AI 2024 Microsoft Americas Partner of the Year Award.



Missouri Park

SentinelOne is a leading American cybersecurity firm renowned for its AI-powered threat detection and response solutions in the endpoint security sector. With around 2,100 employees, the company operates 6 offices around the world.





Nile House

The Procter & Gamble Company (P&G) is an American multinational consumer goods corporation based in Cincinnati, Ohio. Founded in 1837 by William Procter and James Gamble, P&G specializes in a diverse array of personal health, consumer health, personal care, and hygiene products. With a portfolio of 65 well-known brands, it stands as one of the largest consumer companies globally.



Nile House

Bohemia Interactive Simulations is Czech based training and simulation software company for defense and civilian organizations. It serves customers such as the U.S. military, NATO, and allied forces and is a global leader in simulation software.

A&O SHEARMAN

Missouri Park

A&O Sherman is a global law firm with nearly 4,000 lawyers across 48 offices around the world, providing comprehensive legal services across various sectors, specializing in corporate, finance, and litigation matters. In 2024 they have won the award for the most innovative law firm in Europe.



Nile House

Rohlik Group, founded in 2014 in the Czech Republic, is a leading European e-grocery delivery service. With operations in the Czech Republic, Hungary, Austria, Germany, and Romania, it employs over 2,500 people.

Bird & Bird

Missouri Park

Bird & Bird is an international law firm established in London in 1846. With over 31 offices worldwide, it serves clients in 118 countries, specializing in the technology, media, and telecommunications sectors.

UNIQUE UNDERGROUND PARKING COMPLEX

The office complex offers not only excellent public transport accessibility, but also ample parking for both employees and visitors.

The Riverside underground parking facility spans all five buildings and is accessible from Rohanské nábřeží street. You can enter directly to the second underground level between the Nile House and Amazon Court and then access the underground version of Karolinská street, which connects to the parking areas for all five buildings and also neighbouring residential buildings – River Diamond and Kay River Lofts.



RIVERSIDE SHARED INFRASTRUCTURE

The entire office campus infrastructure is overseen by a dedicated special purpose vehicle (SPV), RCP ISC s.r.o., which also owns the Karolinska underground tunnel and the bridge over Rohanské nábřeží, as well as managing landscaping and other responsibilities (e.g. owns flood protection of the campus).

RCP Zeta s.r.o. (another SPV) owns all year public greenery linking the campus to the HolKa bridge. These two SPVs are set to merge till the end of 2025.



CA IMMO CZECH REPUBLIC

CA Immo has been active in the Czech market since 2001, with its first development being the Danube House. They have successfully established themselves locally and completed Riverside, the premier office campus in Central and Eastern Europe. With the proven track record, the management team has implemented a strong operational framework designed to foster future growth.

As of March 31, 2025, the management team consists of 14.9 full-time equivalents (FTEs), including professionals in leasing management, technical management, commercial management, analysis, tax, accounting, and leadership roles.



THE LEADER

Václav Jonáš was appointed Director of CA Immo's Prague office at the beginning of 2018, assuming responsibility for all activities relating to the management of the company's assets and properties in the Czech Republic, including tenant support and maintenance. He is an experienced asset manager and long-time employee of CA Immo and has a broad overview of the local market and the activities of the activities of CA Immo in the Czech Republic.



PORTFOLIO

Key Assets' Metrics

NILE HOUSE

Nile House was the first building in the Czech Republic to achieve the highest LEED Platinum certification. Together with Amazon Court and Danube House, it incorporates innovative riverbank air intakes that deliver fresher air while reducing the need for cooling in summer and heating in winter.

CONSTRUCTED	2005
ARCHITECTS	Kohn Pedersen Fox
AWARDS	2005 Best of Realty New Administrative Project; 2005 Construction & Investment Journal Award for best office construction
SPV	RCP Delta, s.r.o.
GLA (SQ M)	18 943 sq m
NUMBER OF ABOVEGROUND FLOORS	7
NUMBER OF UNDERGROUND FLOORS	3
NUMBER OF PARKING SPACES	218
PARKING RATIO (OFFICES AND RETAIL)	1:86
OFFICE OCCUPANCY	91%
WAULT (YEARS)	3.5
WAULB (YEARS)	2.2
AVERAGE OFFICE RENT	€ 18.8
EPC RATING (VALID UNTIL)	C (2026)
CERTIFICATION	LEED Gold
TOP TENANTS	Spaces, Bohemia Interactive Simulations, Rohlik skillz



AMAZON COURT

Amazon Court features an iconic atrium with ten levitating bridges and a translucent ETFE roof that maximizes natural light. Flexible, efficient floor plates surround the atrium, which is designed as a lush jungle in the city.

CONSTRUCTED	2009
ARCHITECTS	Schmidt Hammer Lassen
AWARDS	2008 MIPIM Architectural Review „Future Project“ Award; 2010 Best of Realty New administrative building
SPV	RCP Amazon, s.r.o.
GLA (SQ M)	23 274 sqm
NUMBER OF ABOVEGROUND FLOORS	7
NUMBER OF UNDERGROUND FLOORS	3
NUMBER OF PARKING SPACES	254
PARKING RATION (OFFICES AND RETAIL)	1:86
OFFICE OCCUPANCY	100%
WAULT (YEARS)	3.9
WAULB (YEARS)	3.4
AVERAGE OFFICE RENT	€ 17.4
EPC RATING (VALID UNTIL)	C (2035)
CERTIFICATION	DGNB Platinum
TOP TENANTS	Pure Storage, Blue Style, Photon Energy Corporate Services



amazoncourt.cz/en



MISSISSIPPI HOUSE

Mississippi House, the sister building to Missouri Park, offers bright, transparent layouts and panoramic river views. Its design and infrastructure cater to blue-chip tenants seeking best-in-class ESG credentials.

CONSTRUCTED	2021
ARCHITECTS	Schmidt Hammer Lassen
SPV	RCP Beta, s.r.o.
GLA (SQ M)	13 441
NUMBER OF ABOVEGROUND FLOORS	8
NUMBER OF UNDERGROUND FLOORS	2
NUMBER OF PARKING SPACES	130
PARKING RATION (OFFICES AND RETAIL)	1:101
OFFICE OCCUPANCY	100%
WAULT (YEARS)	2.5
WAULB (YEARS)	2.5
AVERAGE OFFICE RENT	€ 18.8
EPC RATING (VALID UNTIL)	A (2027)
CERTIFICATION	LEED Platinum
TOP TENANTS	ADASTRA, Pure Storage, Heureka



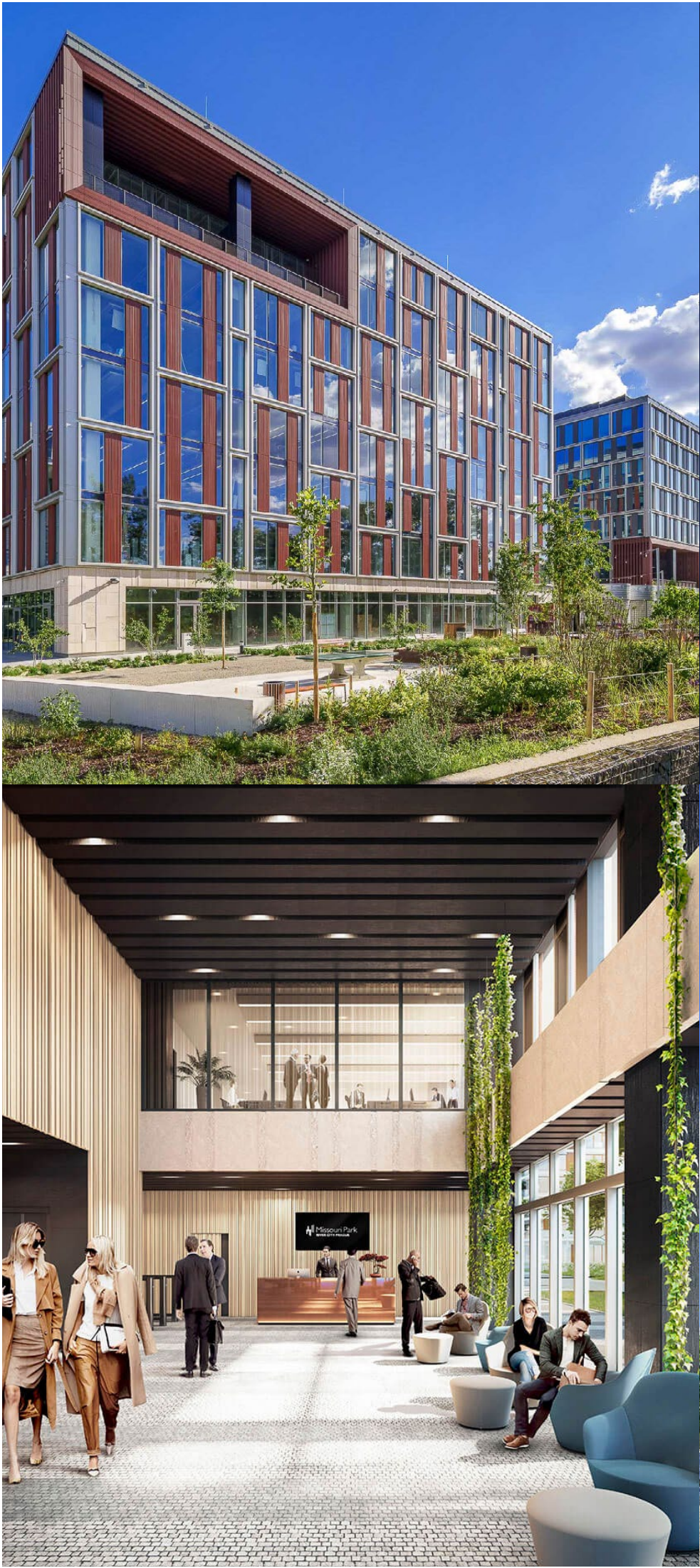
mississippihouse.cz/en



MISSOURI PARK

Missouri Park utilizes geothermal energy as the primary source for heating and cooling, paired with advanced waste recycling. With touchless access, intelligent indoor climate control, and carbon dioxide monitoring, it ranks among Prague’s top-performing buildings for energy efficiency.

CONSTRUCTED	2021
ARCHITECTS	Schmidt Hammer Lassen
SPV	RCP Gama, s.r.o.
GLA (SQ M)	7 429
NUMBER OF ABOVEGROUND FLOORS	8
NUMBER OF UNDERGROUND FLOORS	2
NUMBER OF PARKING SPACES	104
PARKING RATION (OFFICES AND RETAIL)	1:71
OFFICE OCCUPANCY	100%
WAULT (YEARS)	3.9
WAULB (YEARS)	2.8
AVERAGE OFFICE RENT	€ 19.5
EPC RATING (VALID UNTIL)	A (2027)
CERTIFICATION	LEED Platinum
TOP TENANTS	SentinelOne, A&O Shearman, Bird & Bird



missouripark.cz/en



DANUBE HOUSE

Danube House is set to become one of Prague’s greenest office buildings. It will set the standard for premium workplace environments, designed for the evolving needs of modern tenant with flexible working styles.

CONSTRUCTED	2003 (reconstruction completion Q1 2026)
ARCHITECTS	Kohn Pedersen Fox (2003), Bogle Architects (2026)
AWARDS	2005 ULI Award for Excellence (Office Small-Scale Category); 2003 Architectural Review MIPIM Future Project Prize (Office Category)
SPV	RCP Alfa, s.r.o.
GLA (SQ M)	ca. 22 300
NUMBER OF ABOVEGROUND FLOORS	10
NUMBER OF UNDERGROUND FLOORS	3
NUMBER OF PARKING SPACES	246 (after refurbishment)
PARKING RATION (OFFICES AND RETAIL)	1:88
EPC RATING (VALID UNTIL)	B (after reconstruction)



danubehouse.cz/en

NEW DANUBE HOUSE SET TO DEBUTE IN 2026



Danube House, is undergoing a major reconstruction to elevate its quality to align with the newer modern office buildings in the portfolio. With an expected investment of 39 million EUR (Hard&Soft Cost + Leasing incentives) this renovation will transform Danube House into a premier office space that meets the demands of high-profile tenants while incorporating cost-effective technical solutions. Due to these improvements the anticipated rental increase should reach over 50%. The refurbishment is scheduled for completion by the end of Q1 2026.

MAIN FEATURES OF THE REDEVELOPMENT

FACADE RENOVATION

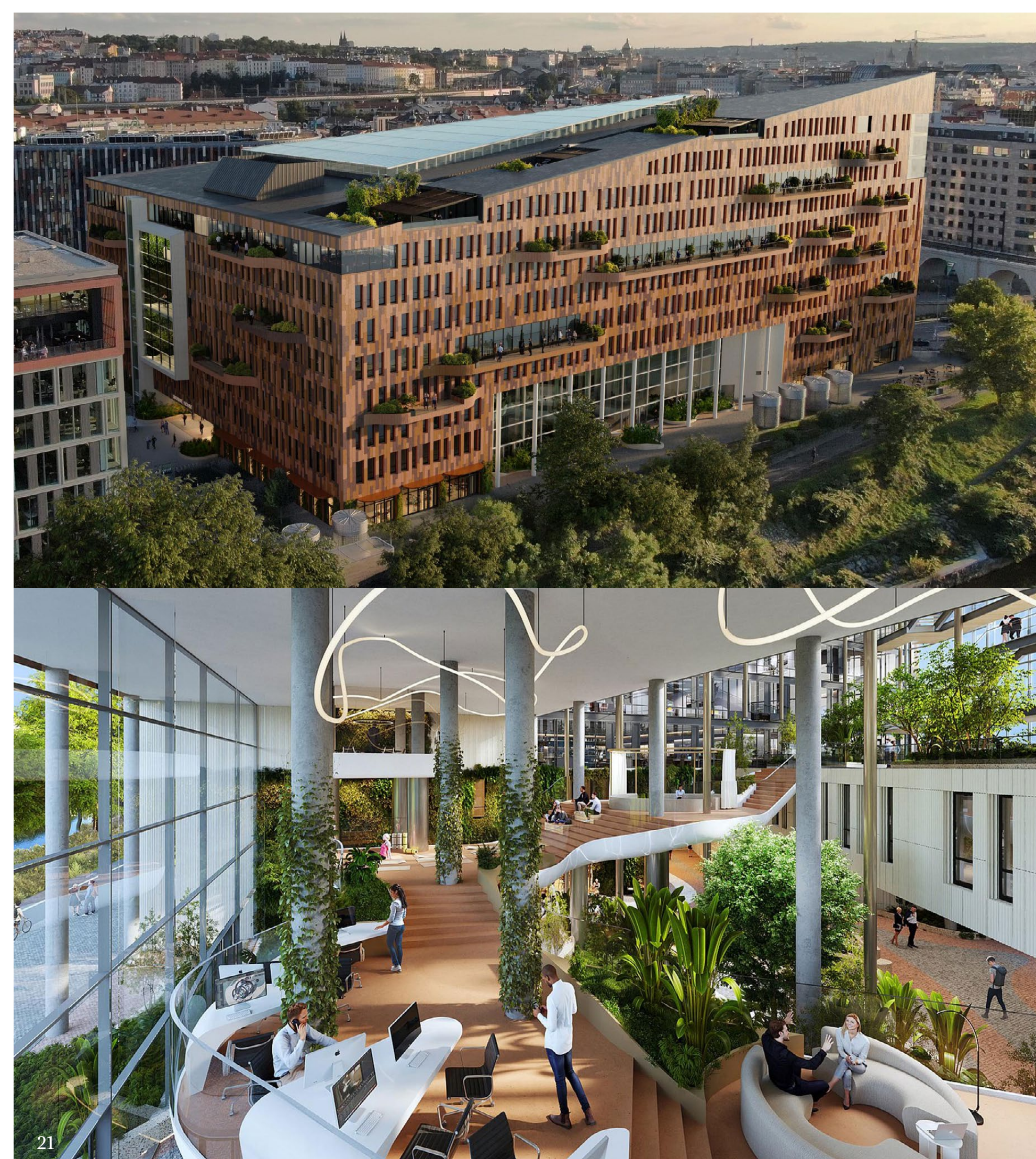
The iconic stone facade is being replaced with a new terracotta facade designed by renowned Bogle Architects under the direction of Luigi Simione ensuring better thermal insulation. Balconies will be added facing the Vltava River and Karolinská street (accompanied with winter garden).

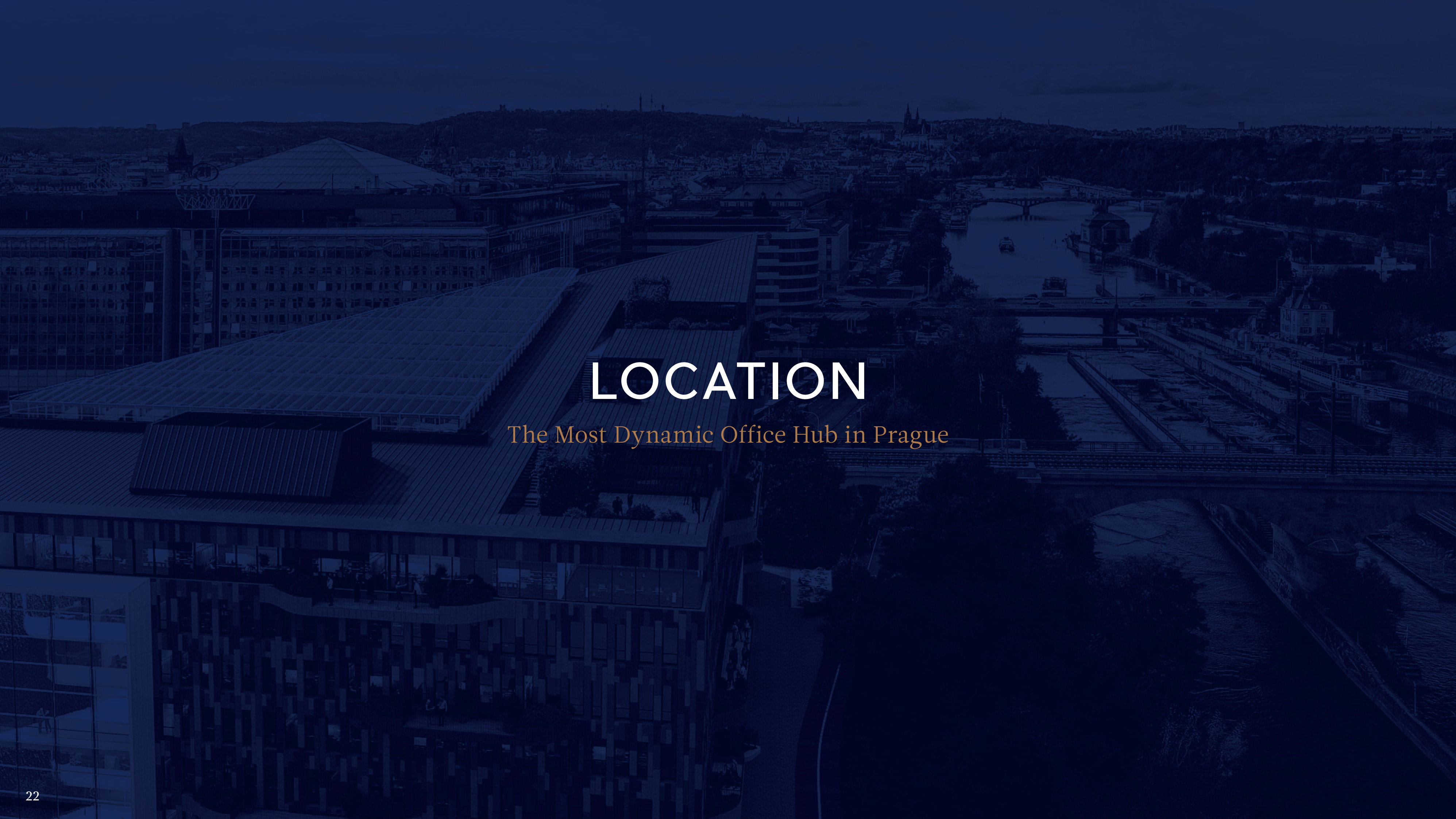
TECHNOLOGICAL IMPROVEMENTS AND SUSTAINABLE SOLUTIONS

Integration of energy-efficient and renewable heating and cooling sources (heat pumps), heating and cooling radiant ceiling panels, advanced waste recycling initiatives and building to be operated on 100% renewable electricity. All initiatives targeting LEED Platinum certification and EPC B label, subject to installation of PV panels on the roof (under negotiation). Based on the EPC the annual energy intensity post refurbishment is expected to reach 48kWh per sqm. Additional implementation of intelligent features including smart access control, sensor driven smart LED lighting, CO₂ monitoring or a smart app with community functions.

ACTIVATION OF THE ATRIUM AND NEW SERVICES

New elevated atrium terraces will serve as the vibrant core of the building with lounges, meeting spaces, a climbing wall and exercise area. All accompanied with representative main entrance with new panoramic elevators and newly built convenient interior stairs to the parking lot.





LOCATION

The Most Dynamic Office Hub in Prague

MACRO LOCATION

KARLÍN OFFICE HUB

The campus is situated in the Karlín district, Prague's second-largest office hub, boasting a total stock of nearly 650,000 sq m and the lowest vacancy rate among the city's major office centers.

Construction of the Karlín office hub commenced after the 100-year flood in 2002. Since then, the area has undergone a rapid upswing, attracting numerous companies and evolving into the premium business hub it is today.

The district is especially favored for its excellent accessibility from all parts of the city and its diverse range of amenities.

KEY LOCATION SELECTION DRIVERS

74%
Emphasize
fitness facilities

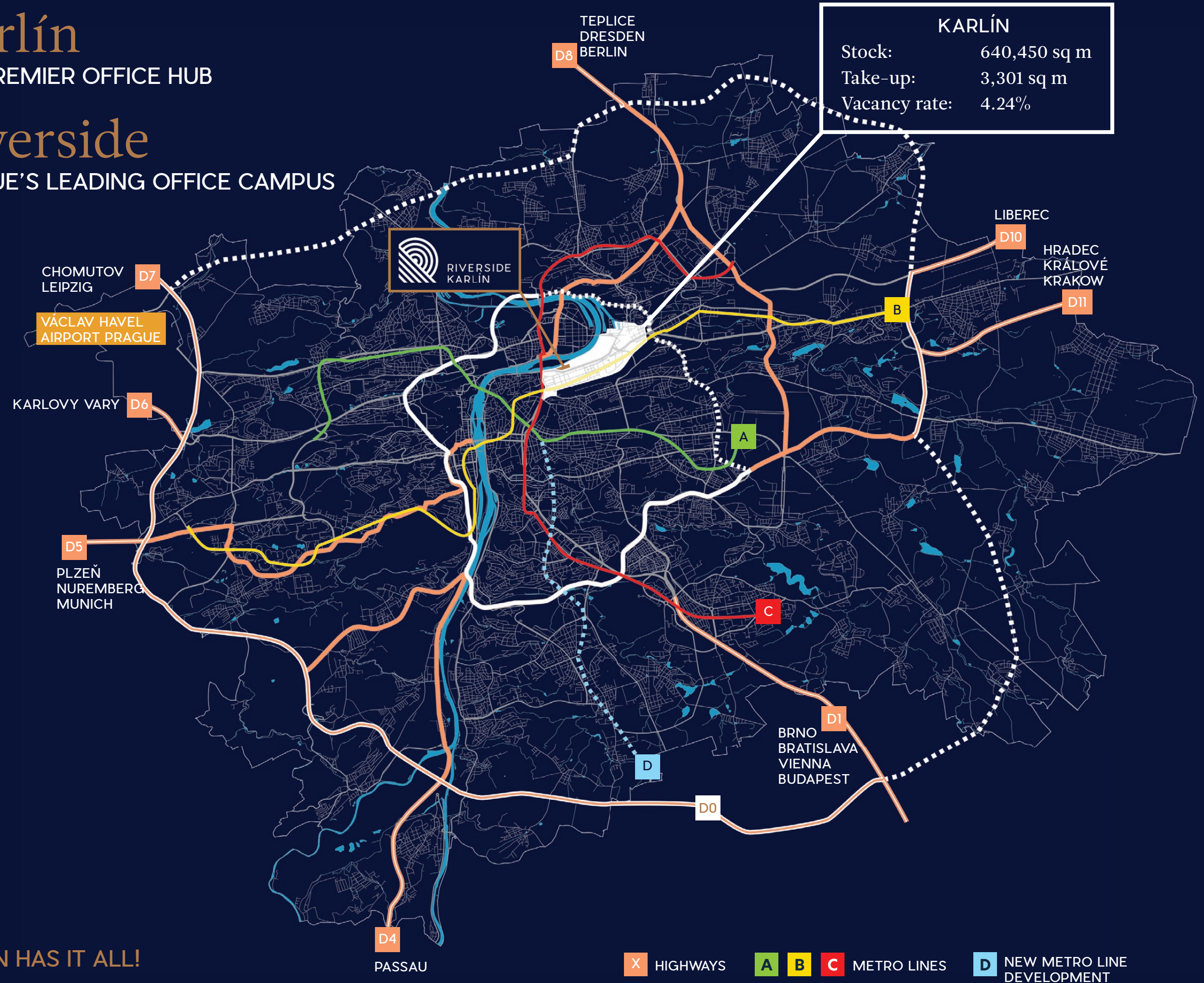
89%
Highlight public
transport access

88%
Consider food
and beverage

source: CBRE

Karlín THE PREMIER OFFICE HUB

Riverside PRAGUE'S LEADING OFFICE CAMPUS



EXCEPTIONAL ACCESSIBILITY



Two metro stations, Florenc (B and C) and Křižikova (line B), are just a few minutes' walk from the buildings, along with the nearby tram station, Karlínské náměstí.



A short tram ride will take you to Prague's two major train stations—Prague Main and Masaryk offering connections throughout the Czech Republic and internationally.

OFFICES

VÍTKOV

PRAGUE MAIN TRAIN STATION

D1 - BRNO

MASARYK TRAIN STATION

PRAGUE HISTORIC CITY CENTER

PALLADIUM SHOPPING CENTRE AND OFFICES

FLORENC21 DEVELOPMENT

PRAGUE MAIN ROAD

FLORENC CENTRAL BUS STATION

FLORENC

HILTON PRAGUE

D8 - GERMANY

RIVERSIDE KARLÍN

KARLÍNSKÉ NÁMĚSTÍ

KARLÍN SQUARE

KŘÍŽIKOVA

ŠTVANICE ISLAND

RIVERSIDE BIKE PATH - A2

VLTAVA RIVER

HOLEŠOVICE

Florenc Central Bus Station, is only a few minutes away on foot. A new railway is also under construction, providing a quick and convenient route from Masaryk train station to Prague International Airport.

Cycling enthusiasts will appreciate the nearby riverside bike path, which connects to the newly built HolKa footbridge linking Karlín and the Holešovice district.

For those traveling by car, the complex is conveniently situated near major road that traverse the city and connect to key highways, including the Prague ring road and the D1 motorway

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