

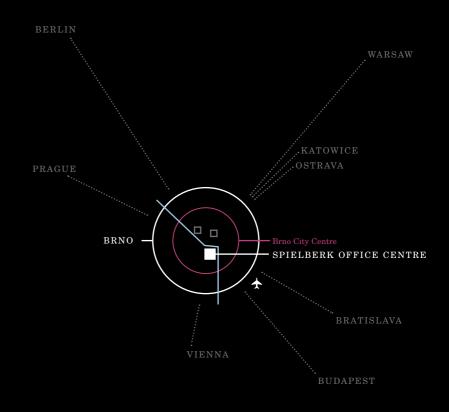
SPIELBERK OFFICE CENTRE

ELBERK OFFICE CENTI

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Spielberk Office Centre is an A-class business park located in the heart of Brno, the Czech Republic's second-largest city and one of Europe's fastest-growing and most cost-effective business destinations.



BRNO IS THE RIGHT PLACE FOR STRATEGIC LOCATION AT THE HEART OF EUROPE AND A DESTINATION OF CHOICE FOR NEW INVESTMENT IN CEE. SITUATED AT THE CROSSROADS OF MAJOR ROAD, RAIL AND AIR CONNECTIONS, BRNO IS EASY TO REACH FROM ANYWHERE IN THE REGION.

We broke ground at Spielberk Office Centre in 2005. Five years later, Spielberk is Brno's premier office address and a focal point for the city's fast-growing business community, with 88,000 m² of usable space.



CTP: COMMITTED TO TENANT SATISFACTION

SPIELBERK OFFICE CENTRE IS THE FLAGSHIP OFFICE DEVELOPMENT OF CTP, AN INNOVATIVE FULL-SERVICE PROPERTY DEVELOPER BASED IN THE CZECH REPUBLIC. AS THE OWNER AND OPERATOR OF SPIELBERK OFFICE CENTRE, CTP IS RESPONSIBLE FOR THE SMOOTH DAY-TO-DAY RUNNING OF THE PREMISES AND IS FULLY COMMITTED TO TENANT SATISFACTION.

CTP'S FULL-SERVICE PACKAGE TO TENANTS INCLUDES THE FOLLOWING BENEFITS:

ALL GROUND-FLOOR RECEPTION DESKS ARE STAFFED BY CTP EMPLOYEES TO ENSURE PROFESSIONALISM, COURTESY AND SECURITY.

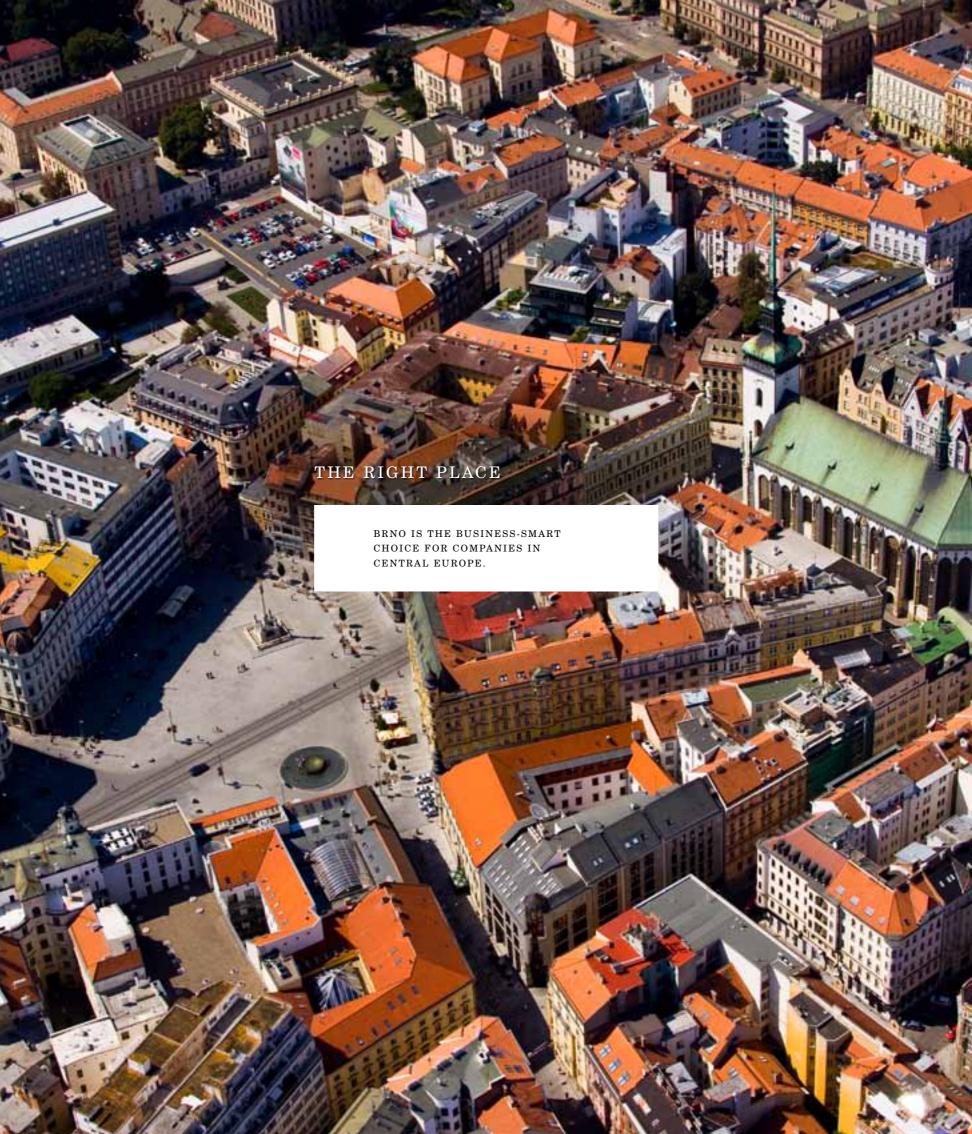
CTP MAINTAINS ONSITE PERSONNEL TO HANDLE ALL MAINTENANCE AND REPAIR ISSUES IN A TIMELY MANNER.

OUR TEAM OF PROFESSIONAL PROJECT MANAGERS HANDLE DESIGN AND PERMITTING FOR ANY MODIFICATIONS TO LEASED SPACE QUICKLY AND CHEAPLY.

ONSITE TENANT AFTER-CARE PERSONNEL MAKE SURE THAT SPIELBERK TENANTS ARE HAPPY AND SATISFIED. WE TAKE TENANT FEEDBACK SUGGES-TIONS FOR IMPROVEMENT SERIOUSLY.

CTP ORGANISES SPECIAL EVENTS AND MIXERS TO MAKE SURE THAT THE MEMBERS OF THE SPIELBERK COMMUNITY HAVE THE CHANCE TO GET TO KNOW ONE ANOTHER SOCIALLY. TENANT EVENTS INCLUDE AN ANNUAL NEW YEAR'S PARTY AND ALSO SPORTING EVENTS LIKE A SPINNING MARATHON AND A FOOTRACE AROUND SPIELBERK'S LAKE.

Spielberk's attraction lies in its unique combination of city-centre convenience, international connectivity and its relaxed, people-friendly work environment. Brno is the business-smart choice for companies seeking to leverage the advantages of lower costs, central location within Europe, and a multi-lingual, techsavvy workforce. Brno is a youthful and dynamic city with over 80,000 students and has established itself as the high-tech, R&D and services hub for the region.





BRNO IS A UNIVERSITY
CITY WITH OVER 80,000
STUDENTS ENROLLED
IN SEVERAL MAJOR
SCHOOLS OF HIGHER
EDUCATION. BRNO'S
UNIVERSITIES COVER
THE FULL ACADEMIC
SPECTRUM AND ARE
PARTICULARLY STRONG
IN THE SCIENCES,
RESEARCH, ENGINEERING, IT AND ECONOMICS.

Founded in 1919, Masaryk University (MU) is the second-largest public university in the Czech Republic and one of the fastest-growing schools of higher education in Europe. MU is comprised of nine faculties with more than 200 departments, institutes and clinics and over 40,000 students. MU produces leading graduates in law, economics, business administration, and languages. Scientific research is a top priority at MU: the school has achieved a leading position in CEE for research grants and continues to make sizeable investments in its new campus to support research and innovation. MU's Faculty of Medicine is part of a major research initiative with the Mayo Clinic in the US, establishing the International Research Centre (ICRC), focusing on new clinical and research education.

For more than 110 years, **Brno University of Technology** has been at the forefront of scientific and academic life in the Czech Republic and is today internationally recognised for excellence in numerous technical fields, including IT, mechanical engineering and high-tech research. The university enrolls over 20,000 students in eight faculties and is involved in numerous research centres in fields such as aerospace, manufacturing technology, applied cybernetics and biomedical engineering. In recognition of its excellence, the Brno University of Technology has been awarded the European Commission's prestigious ECTS and DS Label certificates for the 2009–2013 period.

Mendel University in Brno was established in 1919 and is the oldest agricultural and forestry university in the Czech Republic. Named after the father of genetics, Gregor Mendel, who lived and worked in Brno, the university enrolls over 10,000 students in five faculties, including agronomy, business and economics, regional development and international studies. The university places strong emphasis on research, sustainable agricultural, and enhanced food safety.

The University of Veterinary and Pharmaceutical Sciences was founded in 1918 and has the distinction of being the first new university of Czechoslovakia. The university has three faculties, in Veterinary Medicine, Hygiene and Ecology, and Pharmacy, and offers undergraduate and post-graduate degrees, including for international students.

Brno International Business School (BIBS) is

a private university established in 1998 in Brno to provide high-quality undergraduate and post-graduate education in management, economics and law. The university enrolls over 3,000 students and has the country's largest MBA programme. BIBS is affiliated with Nottingham Trent University in the UK and the University of Jyväskylä in Finland.

NEW HUB FOR INNOVATION & TECHNOLOGY

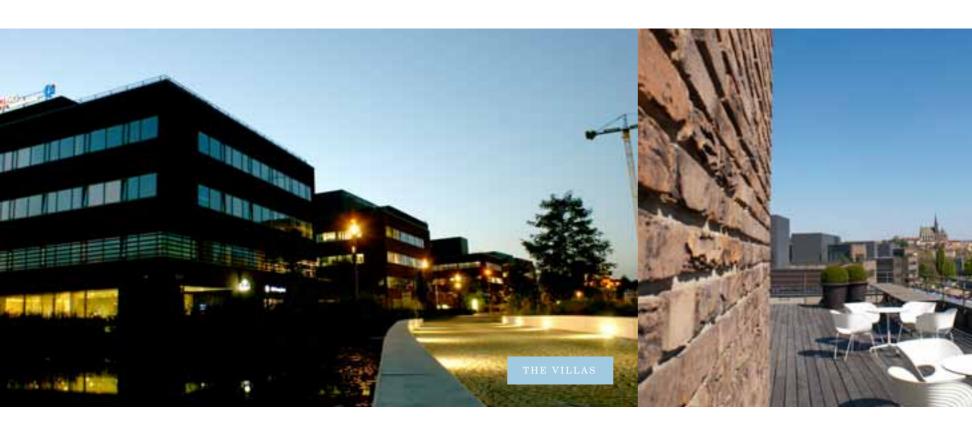
BRNO'S LEADING UNIVERSITIES IN PARTNERSHIP WITH THE LOCAL
AND REGIONAL GOVERNMENTS HAVE LAUNCHED
LARGE-SCALE INITIATIVES TO ESTABLISH
BRNO AS A LEADING
CENTRE FOR NEW TECHNOLOGY, RESEARCH AND
INNOVATION IN EUROPE.

Central European Technology Institute — CEITEC

is an ambitious, large-scale project that aims to place Brno among Europe's top-tier cities for scientific research. CEITEC is a co-operative project involving Masaryk University, Brno University of Technology, Mendel University in Brno, the Brno-based Institute of the Physics of Materials of the Czech Academy of the Sciences, and the Veterinary Research Institute. CEITEC is based on the synergy of seven research programmes: Advanced Materials; Advanced Nanotechnologies and Micro-technologies; Brain and Mind Research; Molecular Medicine; Molecular Veterinary Medicine; and Structural Biology. The project brings together local and international experts working in over 50 research teams and involves major investment in new research and testing facilities in Brno. CEITEC is focused on real-world applications of scientific research and thus fosters co-operation with the private sector, including custom and contract research. The project is set to launch officially in 2015.

The South Moravian Innovation Centre (JIC) in Brno was established in 2003 to help foster a favourable environment for innovative business in the South Moravian region. JIC brings together all higher education institutions in the region to maximise the contribution of higher education to regional and national economies. Its aim is to create comprehensive infrastructure to support innovative businesses and to become one of the leading support-providers for innovation in Europe. As part of its activities, JIC runs incubator programmes, supports technology transfer and cluster development, and hosts international conferences devoted to new technologies, biotechnology and research.

Leading companies call Spielberk home. The mix of building types and sizes





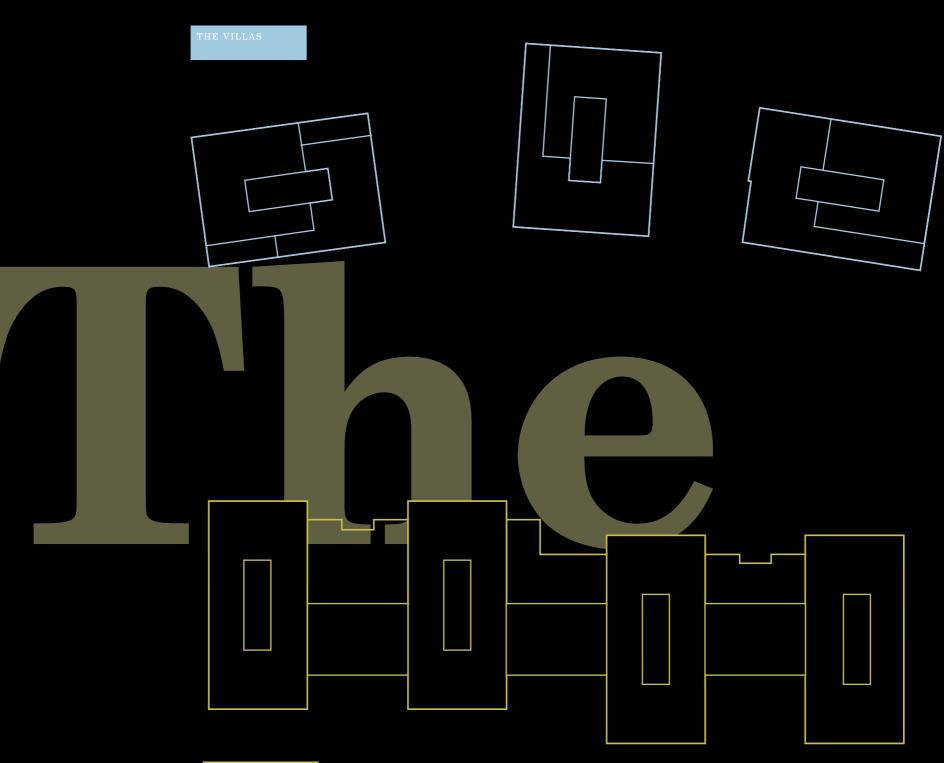
ensures that you have the right space to meet your exact needs.





BEST OVERALL DEVELOPMENT 2010

CIJ AWARDS



IQ BUILDINGS



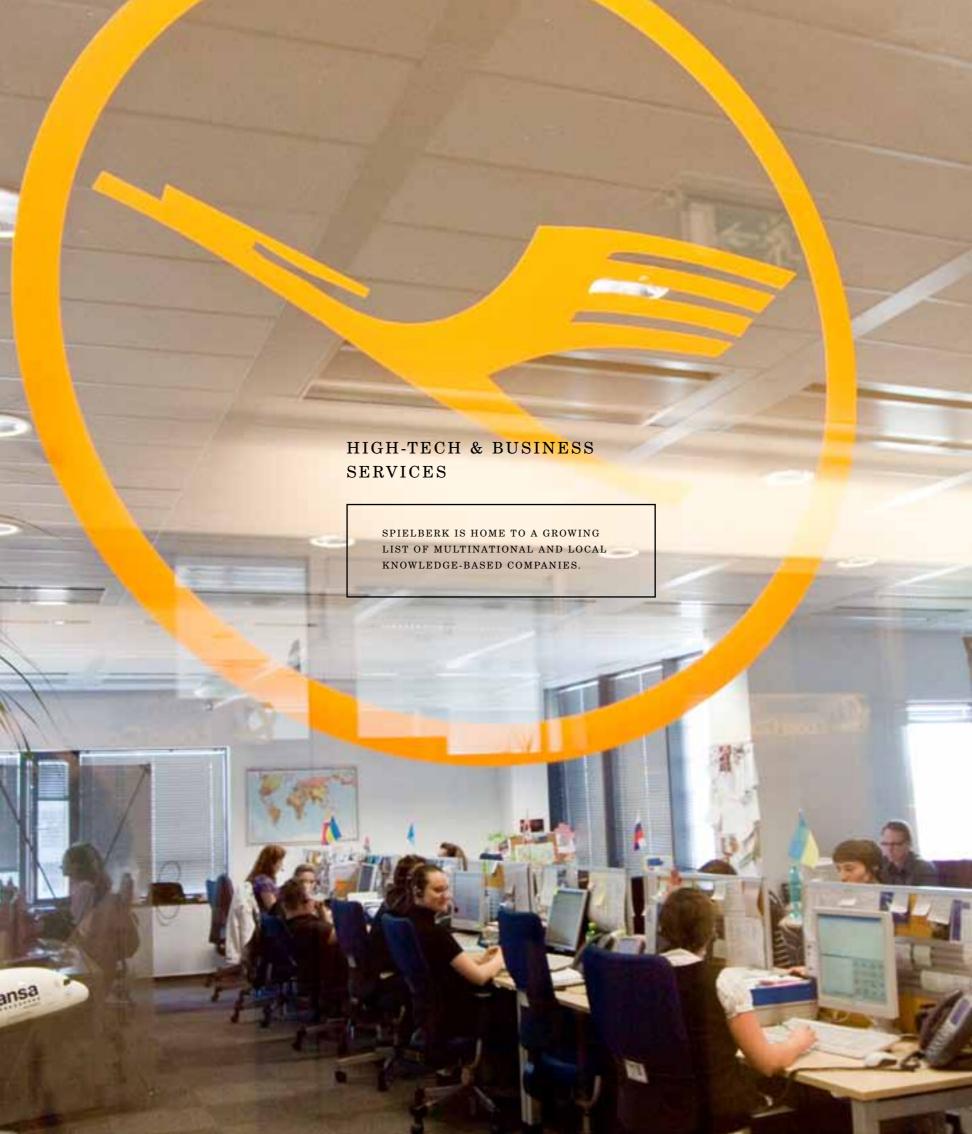
SPIELBERK COMMUNITY, WITH AN ADDITIONAL 28,607 m² OF OFFICE

SPACE AND AMENITIES.





Spielberk is a diverse and dynamic business community bringing modern companies together in Brno with a prestigious first-class address.



Czech architects, Spielberk











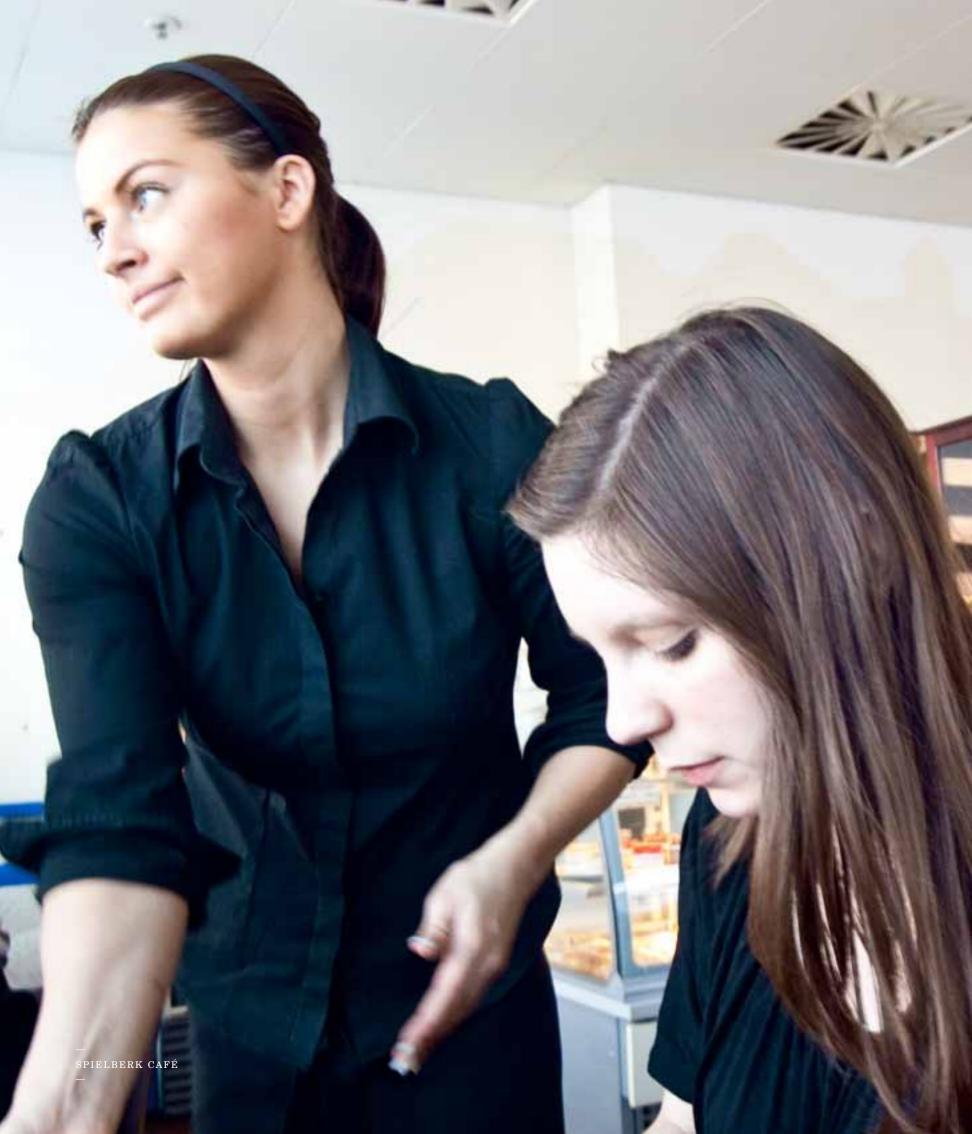


Spielberk's onsite services and amenities include restaurants, cafes, retail showrooms, kiosks, a fitness centre and day-care to help make work more convenient and enjoyable.













The carefully landscaped grounds include the Riverside Park and the central, fish-stocked Lake.

A WALK AROUND THE GARDEN

"The landscape design brings unity, comfort and elegance to Spielberk Office Centre. Unity is achieved through the continuous lawn, with an airy canopy of trees and the water flow. Comfort is found throughout the garden environment, with shade and peaceful colours and surroundings.

The flower gardens and intricate hedge patterns enhance the site's natural elegance and beauty."

Lodewijk Baljon

ANDSCAPE ARCHITECT













Spielberk is integrated with the city. It's just a fiveminute walk across the award-winning footbridge to Brno's historic centre. The specially-designed pedestrian underpass and footbridge are a popular part of Brno's bicycle and in-line skating routes.





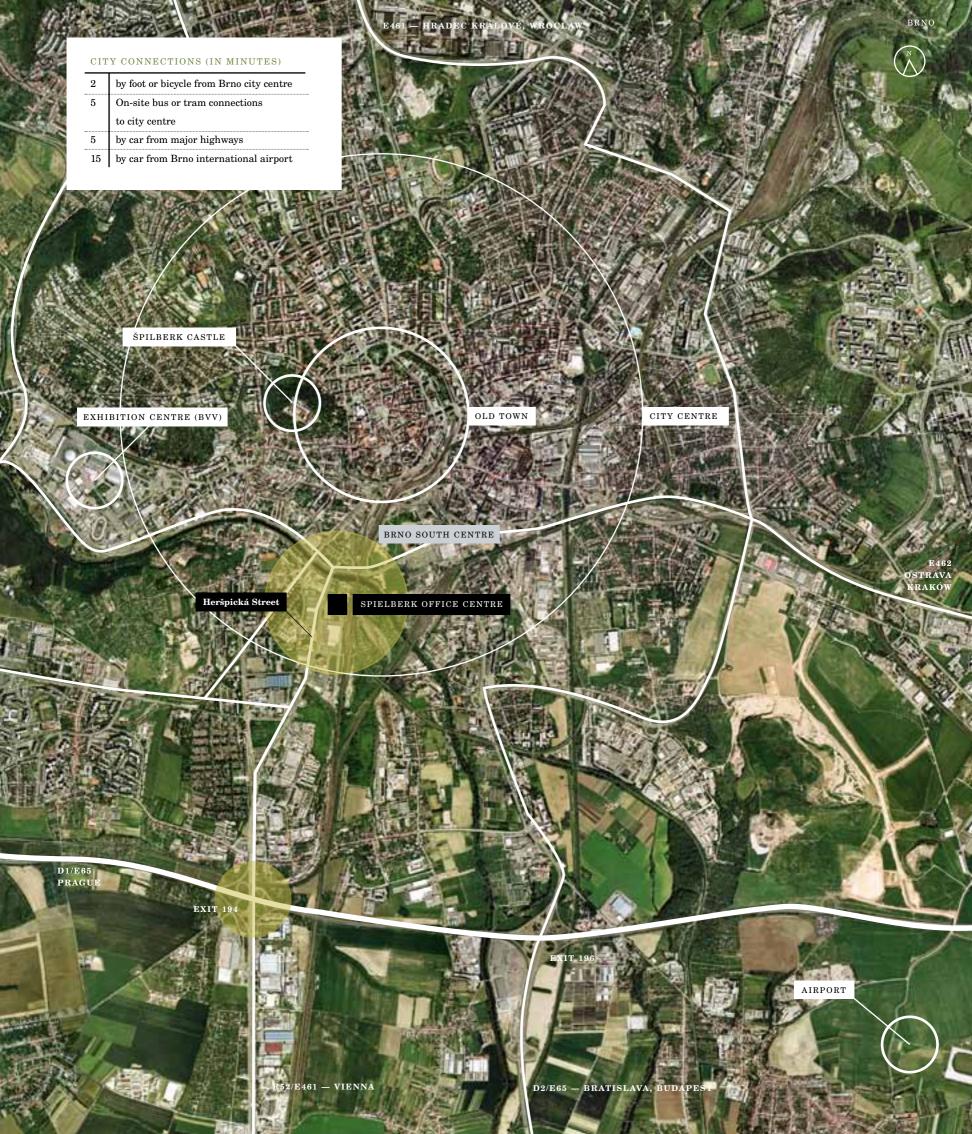








Brno is a fast-growing city of over 400,000 inhabitants, with a metropolitan population of 730,000 and over one million people within an hour of the city. Brno well deserves its reputation as a businessfriendly environment with an affordable lifestyle, making it a logical choice for both growing companies and wellestablished market leaders.





has to offer, Spielberk is just junction, Spielberk gives

Spielberk is adjacent to one of Europe's largest and most ambitious urban renewal development projects – Brno South Centre.



Brno South Centre

Spielberk is adjacent to an ambitious new urban development project, Brno South Centre, which involves unprecedented retail, office, and residential growth and promises to transform an abandoned warehouse district into a 21st-century new city centre. Spielberk will be directly connected to this new district via the extension of its main cross street as well as by improved foot and bike paths—part of a "greening" of the area which will see the addition of parks, footbridges, as well as sports and leisure facilities, all within easy reach.

High-speed connections

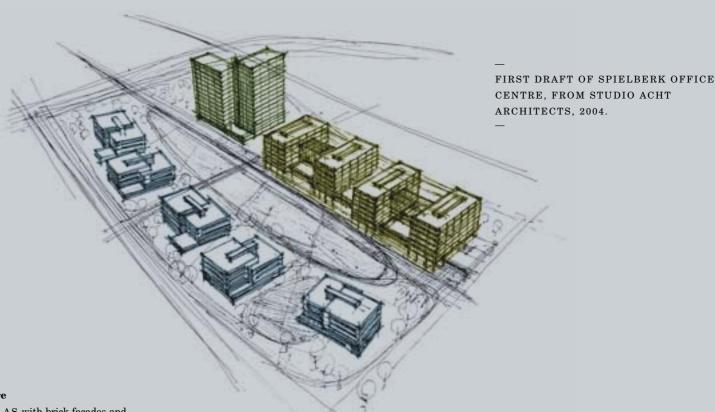
The centrepiece of the Brno South Centre project is the relocation of **Brno's main railway terminal** to a newly built state-of-the-art multi-use facility capable of handling high-speed pan-European rail links and large freight volumes.



300 m

Spielberk's site plan offers excellent accessibility and an enjoyable work environment. The campus-style layout makes Spielberk pedestrian friendly. Secure underground parking at each building makes Spielberk virtually car-free. Landscaped gardens, public meeting points and numerous onsite amenities create space for Spielberk's vibrant community.

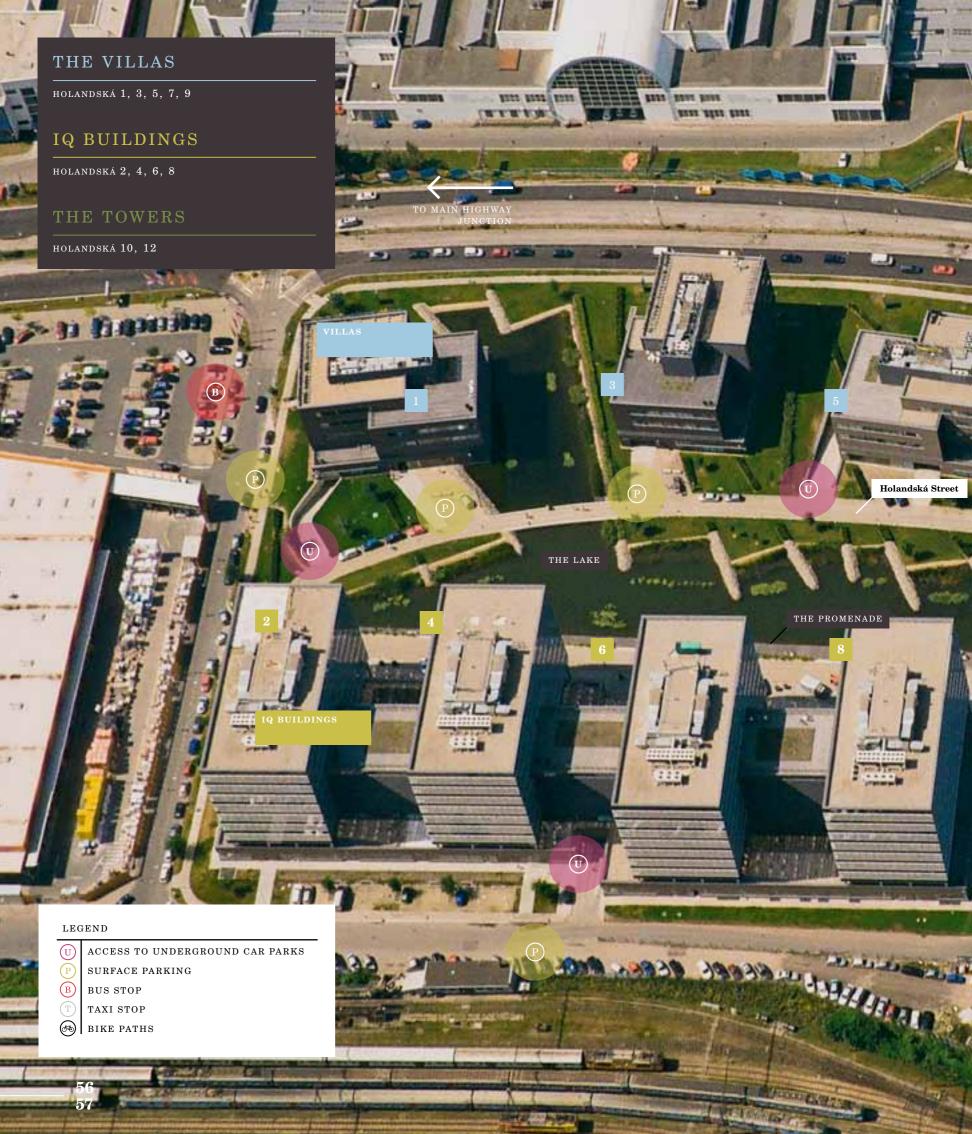
Spielberk combines efficient modern office space with a relaxed work environment, creating the right site for your business to grow.

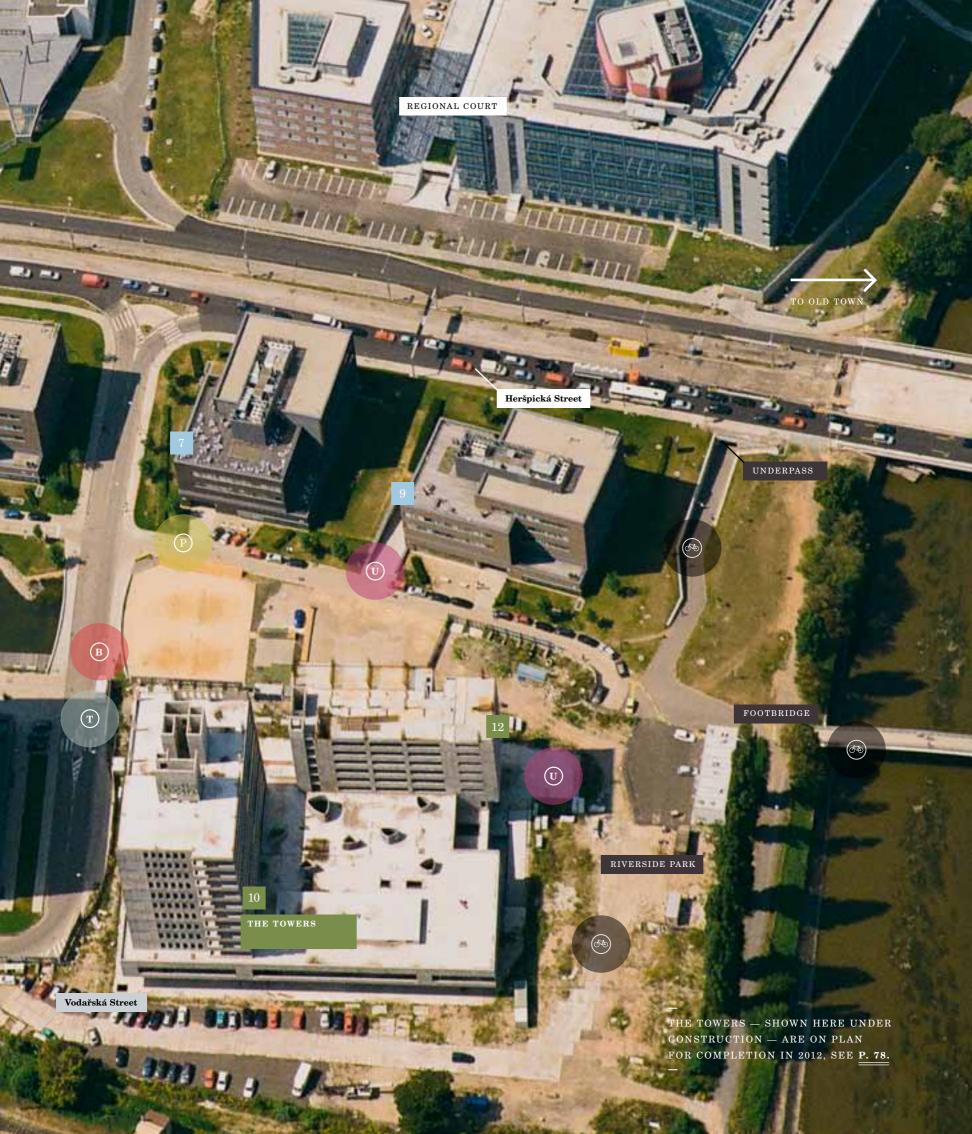


Spielberk architecture

Five low-rise office VILLAS with brick facades and rooftop terraces give your business a distinctive address, with prime visibility. The flexible design of the high-rise IQ BUILDINGS makes them the intelligent choice for a wide range of operations. Phase 3 of Spielberk is THE TOWERS, a multi-use complex that will enhance Spielberk's advantages and the Brno skyline.

The PROMENADE is the central pedestrian walkway along the natural, fish-stocked LAKE leading to the central SQUARE, with cafés, shops and gardens, and to the award-winning FOOTBRIDGE over the river and to the city centre. The LOOP (Holandska Street) is a cobblestone roadway that links all buildings together and provides both vehicle and pedestrian access.

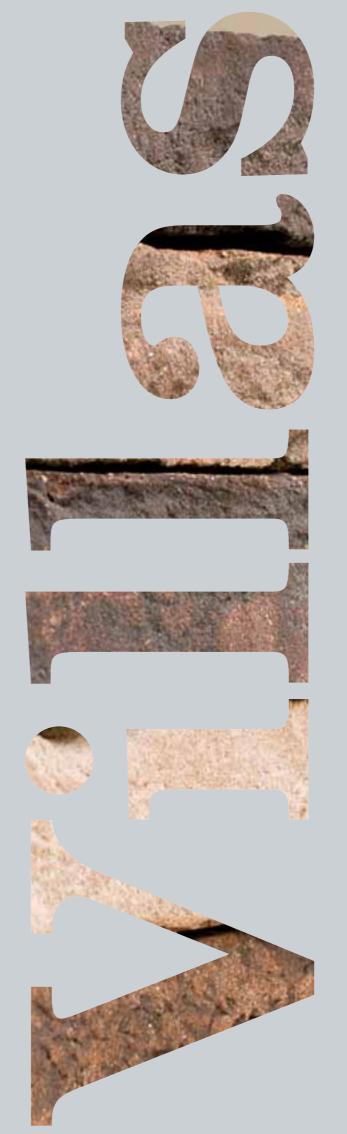








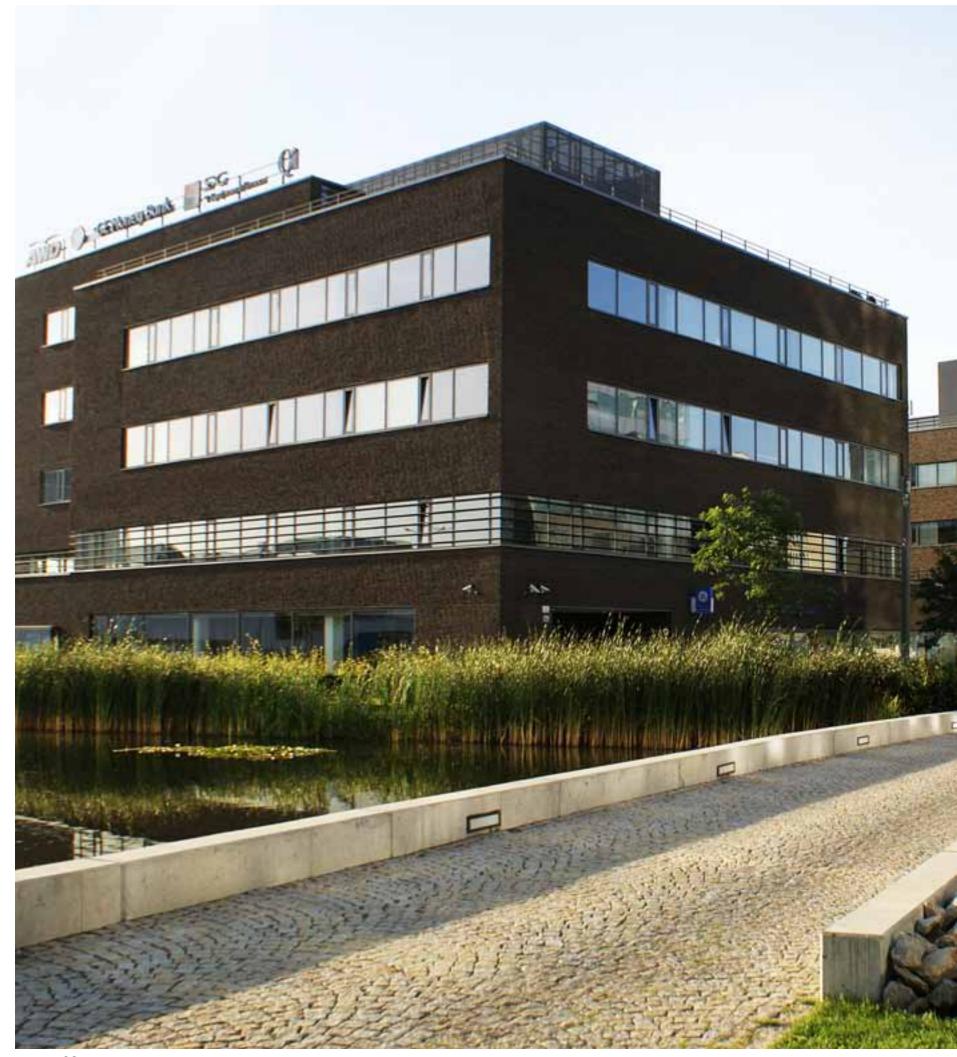






The brickwork

Villa facades are made from individually crafted Dutch brickwork, which gives each Villa address its own unique identity.







"We designed each
Villa to have its own
unique brick facade.
Organic materials and
traditional methods
give the bricks their
beautiful, rough skin
and the masonry its
velvet appearance."

Ben Hoek

STUDIO ACHT, ARCHITECTS



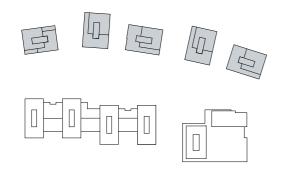


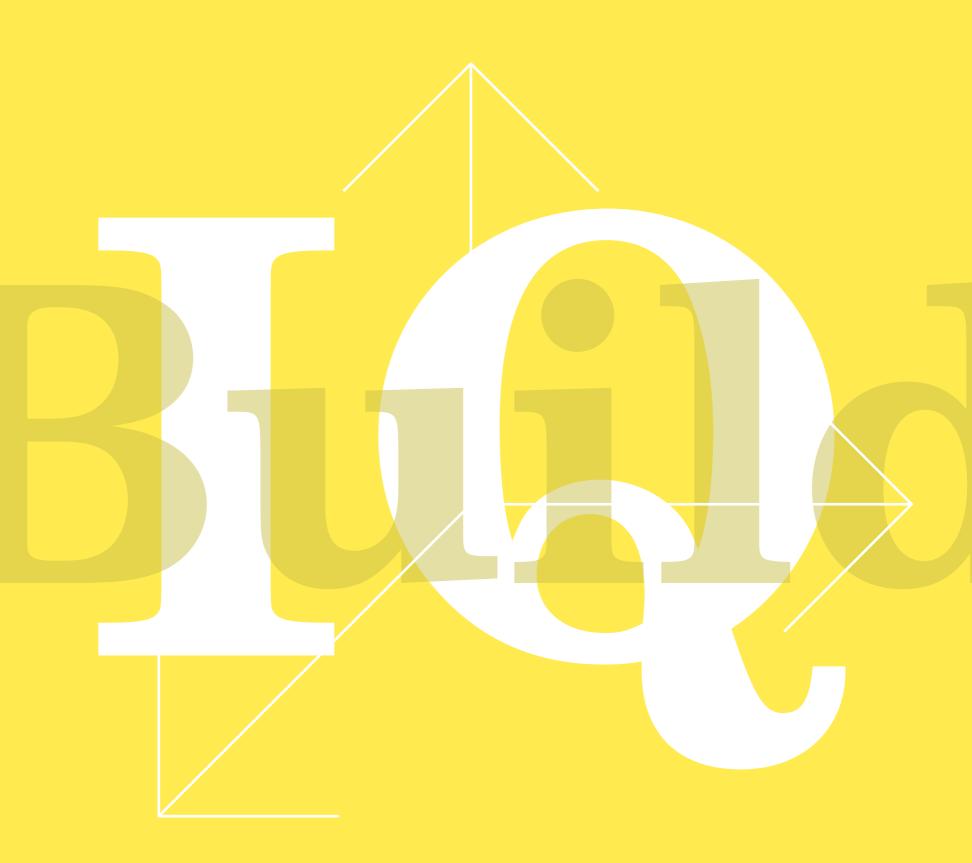




Five low-rise office Villas create a unique and distinctive business address. Loosely arranged within a gently rolling landscape, the lakeside Villas offer five floors of A-class office space, with floor plans ranging from 200–900 m². Villas can support single or multiple tenants per floor or building, with secure entrances and dedicated underground car parks. Location along Heršpická Street ensures prime visibility on the main thoroughfare to the city centre. Villa facades are finished in authentic Dutch brickwork. Rooftop terraces afford panoramic views of the Brno skyline.

FOR MORE INFORMATION ABOUT VILLA FLOOR PLANS AND SPACE PLANS, SEE P. 93.











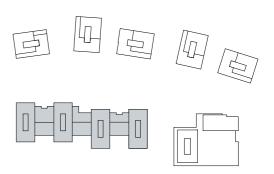


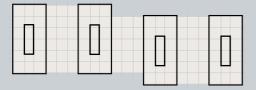


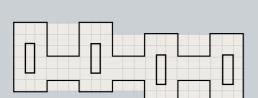


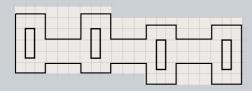


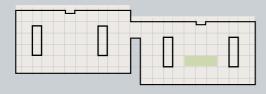
The flexible design of the IQ Buildings makes them the intelligent solution for a range of office operations, including call centres, research and development (R&D), regional headquarters, and client service centres. IQ Buildings are designed for maximum efficiency and enable you to create your optimal workspace, with the possibility to expand horizontally and vertically as your business grows.

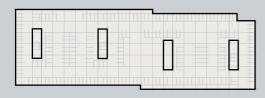












FLOORS 6, 7, 8

TOTAL RENTABLE AREA	3,744 m ²
TOTAL RENTABLE AREA / FLOOR	936 m ²
UNITS FROM	225 m^2

The upper floors are suited for corporate headquarters or representative offices offering vertical integration and spectacular city views.

FLOORS 2 3 4 5

TOTAL RENTABLE AREA	4,772 m ²
UNITS FROM	225 m^2

The basic building unit can be combined horizontally across buildings to create large 'teamspaces', or vertically, to accommodate different business functions.

FLOOR

TOTAL RENTABLE AREA	$3,908 \text{ m}^2$
UNITS FROM	120 m ²

Tailored for smaller operations, the first floor offers customisable space starting from $120\ m^2$.

GROUND FLOOR / RETAIL

OTAL	RENTABLE	AREA	5.186

The ground floor of each building features amenities such as retail shops, restaurants, cafes, day care for children and a fitness centre.

FLOORS -1 -2 / UNDERGROUND PARKING

TOTAL PARKING PLACES

497

Two floors of secure, underground parking accommodate up to 497 vehicles and additional storage.

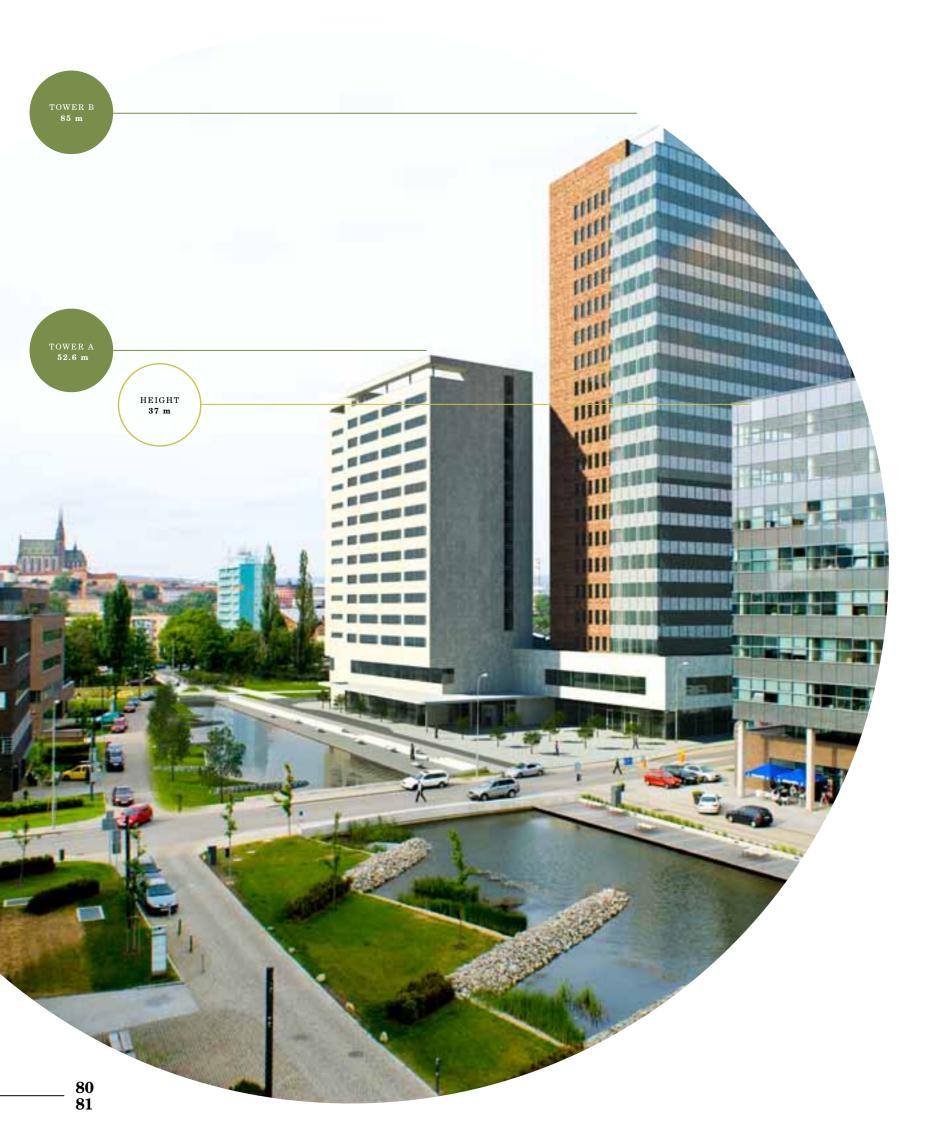


THE TOWERS

LANDMARK ADDRESS

The Towers are the third and final phase of Spielberk's development. The mixed-use landmark buildings will expand Spielberk's offer with an additional 28,607 m² of A-class facilities designed for office or hotel use, as well as a range of new amenities and conveniences. At completion in 2012, the 85-metre Towers complex will be the tallest building in Brno.



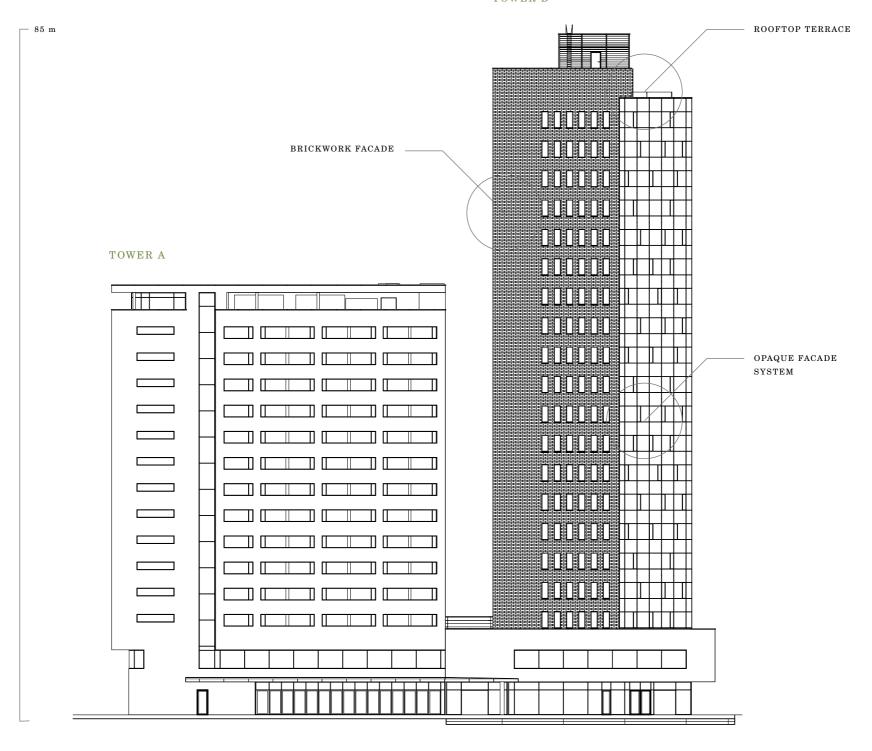


The Towers are Brno's new premium business address. Ideal for regional HQs and representative offices, Tower B offers 16,621 m² of A-class workspace, flexible floor plans and panoramic views of the city centre. Tower A offers an additional 11,986 m² of usable space, including 4,336 m² of conference area and other business services. Office sizes range from 150–829 m² per floor and can support single or multiple tenants. The built-in flexibility lets you choose between single-floor, multi-floor or multiwing configurations.

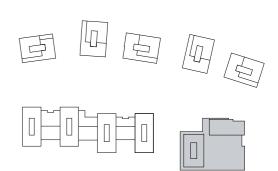
A-class style

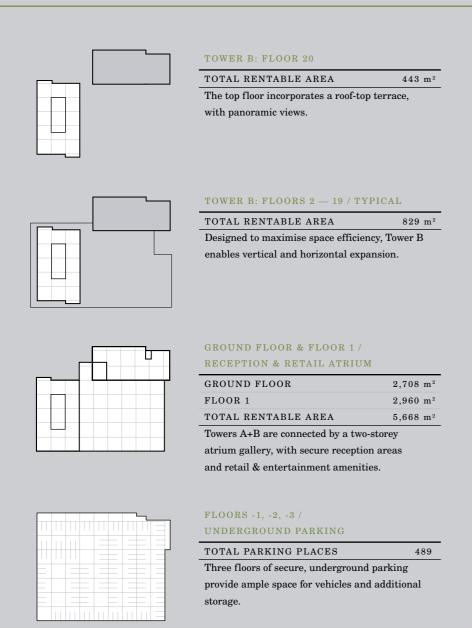
The Towers are connected by a two-storey atrium gallery, which features secure reception areas, conference rooms and a wide selection of amenities, including shops, restaurants and the LAKESIDE CAFÉ, all of which are easily accessible from the ground level. The range of new shops and conveniences helps make Spielberk a destination both during and after office hours.

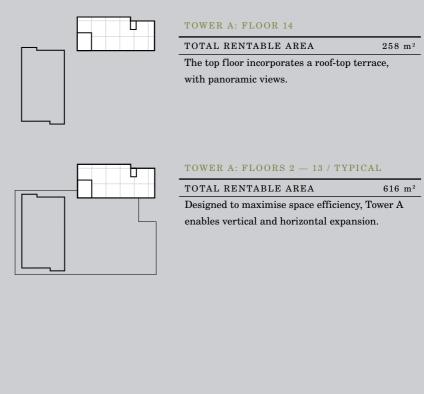
TOWER B



THE TOWERS
FACADE VIEW (WEST)







The secure and elegant reception provides controlled access to all offices, with high-speed elevators and safety staircases. The reception features client areas with restrooms for visitors, meeting rooms and workstations.





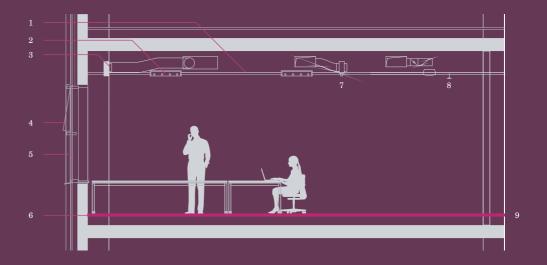
THE RIGHT STANDARDS

SPIELBERK'S A-CLASS STANDARDS MAKE YOUR WORKPLACE AN EFFI-CIENT, EFFECTIVE AND PLEASANT PLACE TO BE.

Built to perfection

Spielberk is built to maximise efficiency and flexibility. The interior grid enables custom positioning of partition walls to ensure optimal space usage. Suspended ceilings are made of acoustic tile with built-in lighting and air-conditioning. Clear height of 2.8 metres allows for raised floors for efficient organisation of cables and seating configurations. Each building is equipped with three elevators, including a service unit for furniture or large deliveries. Dual-flight, reinforced concrete stairwells serve as emergency exits and provide secure access to each floor.

- 1 ACOUSTIC SUSPENDED CEILING
- 2 LIGHT FIXTURES
- 3 FAN COIL UNIT
- 4 OPERABLE WINDOW
- 5 MULTI-PANED WINDOW
- 6 FLOOR BOX / POWER SUPPLY
- 7 FRESH AIR SUPPLY
- 8 SPRINKLERS
- 9 RAISED FLOOR



All interior finishings are first-class and are chosen for their quality, durability and stylishness. Offices feature raised floors and suspended ceilings. Building standards include a central IT and utilities core, a building management system to regulate energy consumption, high-speed elevators, modern ground-floor receptions, and panoramic views.







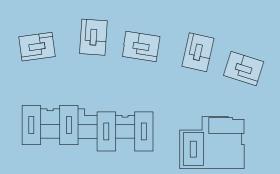




UNIQUE OFFICE ADDRESS

LOOSELY ARRANGED WITHIN A GENTLY ROLLING LANDSCAPE, THE LAKESIDE VILLAS OFFER FIVE FLOORS OF A-CLASS OFFICE SPACE, WITH FLOOR PLANS RANGING FROM 200-900 M².

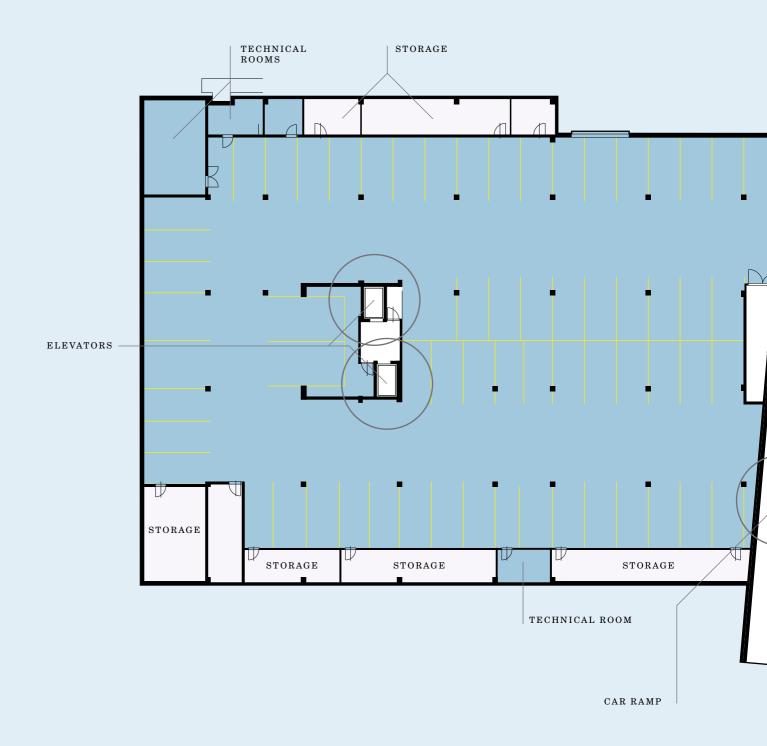


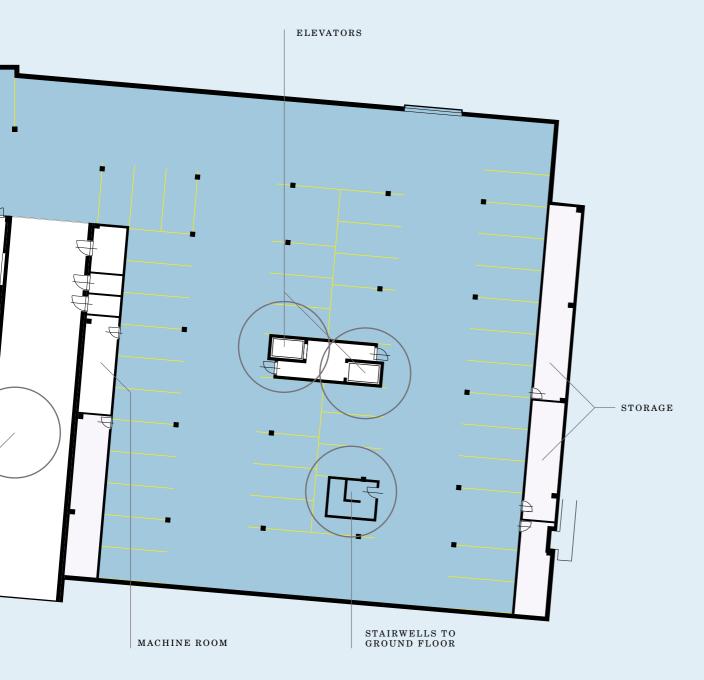


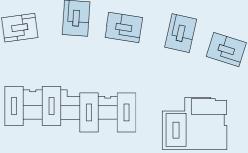
VILLA 3, 5 / 7, 9 FLOOR -1

UNDERGROUND PARKING

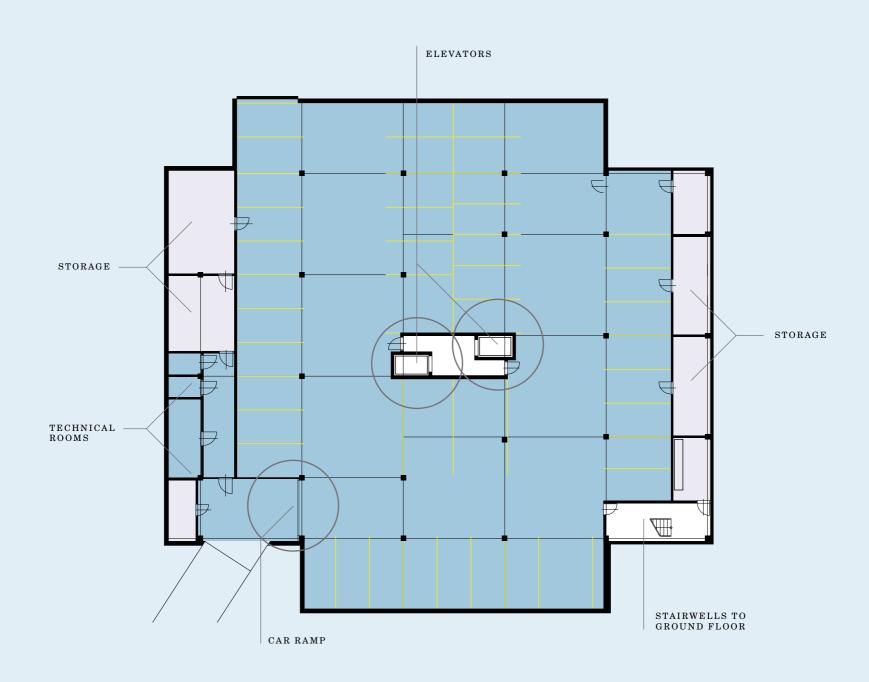
PARKING PLACES	96
STORAGES	306 m ²

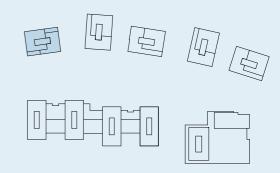






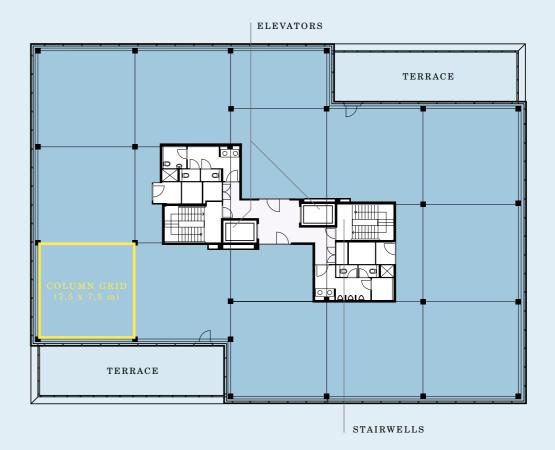
PARKING PLACES	41
STORAGE	138 m ²





THE VILLAS FLOORS 1 — 3 TYPICAL FLOOR 872 m²

TOTAL RENTABLE AREA	872 m²
UNITS FROM	50 m ²



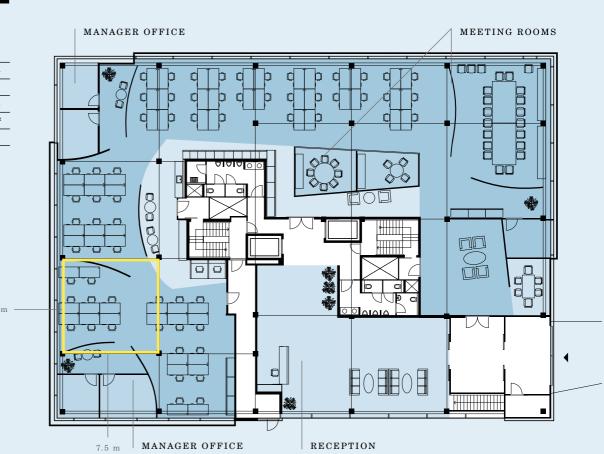
THE VILLAS
GROUND FLOOR

TYPICAL FLOOR **820 —942 m**²

ADVISORY & TAX CENTRE

SINGLE TENANT

MANAGERS OFFICE	4
OPEN-SPACE SEATING	65
MEETING (ROOMS) SEATS	(4)36
RATIO	8.12 m ²
DESKS	1.6 x 0.8 m





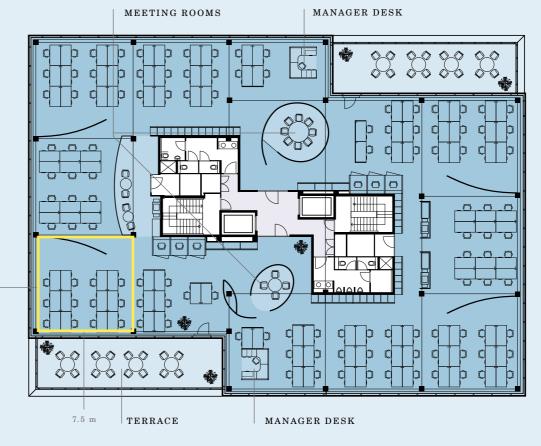
TYPICAL FLOOR 872 m^2

SHARED-SERVICE CENTRE

To meet the specific requirements of shared-service centres, this plan offers a carefully balanced combination of open-plan workspace, meeting rooms and designated areas for private telephone calls.

SINGLE TENANT

MANAGER OFFICE	2
OPEN-SPACE SEATING	126
MEETING (ROOMS) SEATS	(2)12
RATIO	6.32 m ²
DESKS	1.6 x 0.6 m



THE VILLAS FLOORS 1 - 3 TYPICAL FLOOR $872\ m^2$

7.5 m

6

37 (1)10 $9.28~m^{2}$

1.6 x 0.6 m

7.5 m

MULTI TENANT

TENANT I	
OFFICES	
OPEN-SPACE SEATING	
MEETING (ROOMS) SEATS	
RATIO	

TENANT II

DESKS

OFFICES	6
OPEN-SPACE SEATING	37
MEETING (ROOMS) SEATS	(1)10
RATIO	9.28 m ²
DESKS	1.6 x 0.8 m



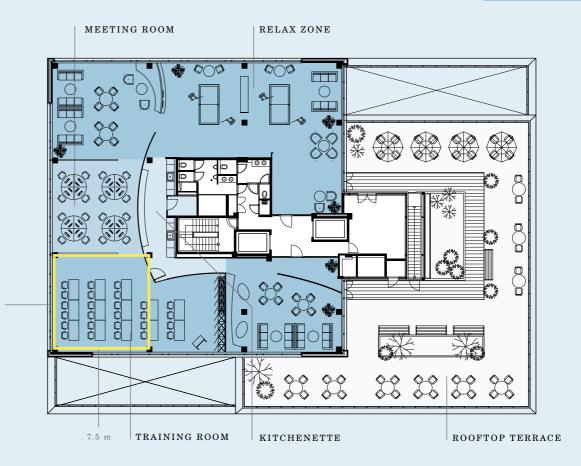
 $\begin{array}{c} \text{ROOFTOP FLOOR} \\ \textbf{508 m}^2 \end{array}$

LEISURE-TIME FLOOR

This plan creates space for break-out rooms, team building, training and other activities. The rooftop terrace with high-quality furniture is ideal for tenant receptions.

SINGLE TENANT

TRAINING ROOM	65 m ²
RELAX ZONE	351 m ²
WORK ROOM	57 m ²



THE VILLAS FLOOR 4

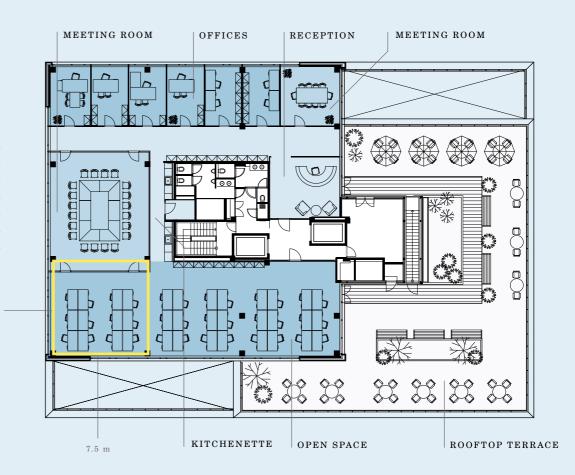
ROOFTOP FLOOR $508 \ m^2$

ADVISORY & TAX CENTRE

This mix of open-space, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the rooftop terrace give you a high-profile address.

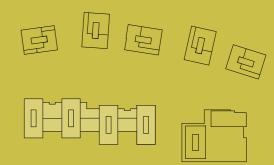
SINGLE TENANT

OFFICES	9
OPEN-SPACE SEATING	36
MEETING (ROOMS) SEATS	(1)32
RECEPTION HALL	86 m²
RATIO	7.5 m ²
DESKS	1.6 x 0.8/2 x 0.8 m



THE INTELLIGENT SOLUTION

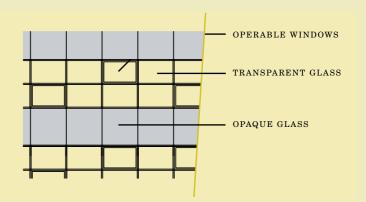
IQ BUILDINGS ARE BUILT TO MAXIMISE THE EFFICIENCY AND FLEXIBILITY OF YOUR OFFICE LAYOUT.

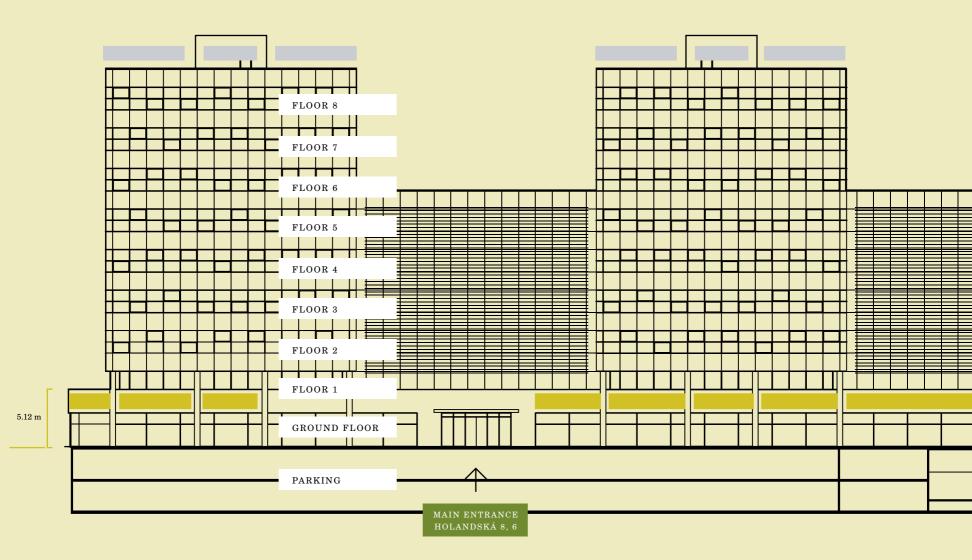




FACADE

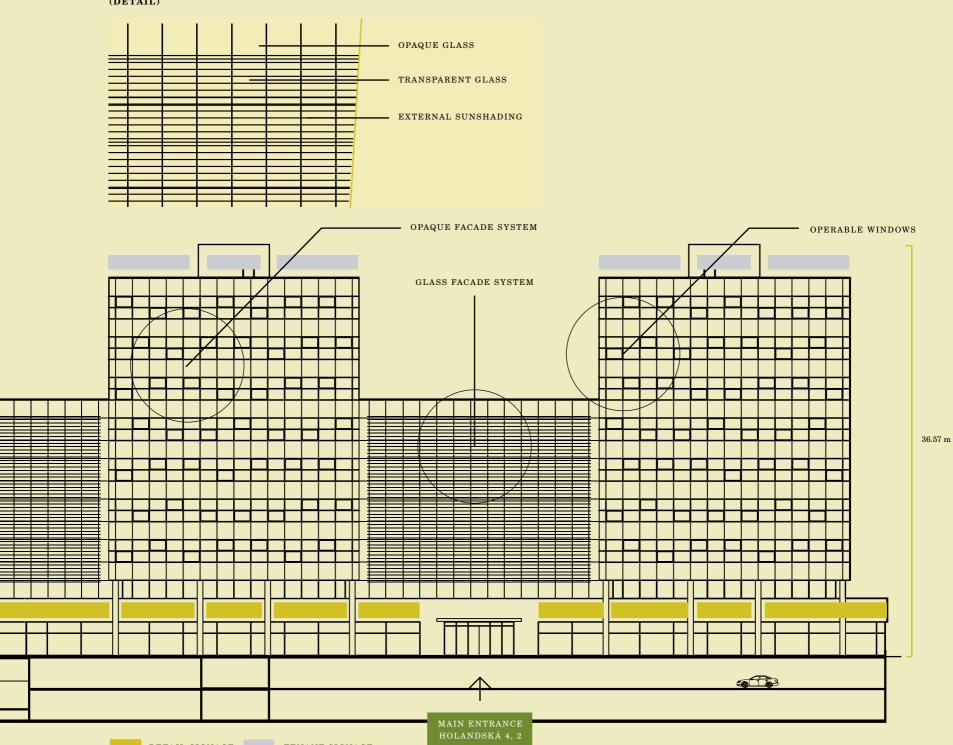
The attractive, modern facades feature a textured appearance consisting of alternating opaque and glassed walls, set against the warm Dutch brickwork of the ground floor. All facades comply with international acoustic and thermal insulation norms.





GLASS FACADE SYSTEM (DETAIL)

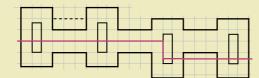
RETAIL SIGNAGE TENANT SIGNAGE



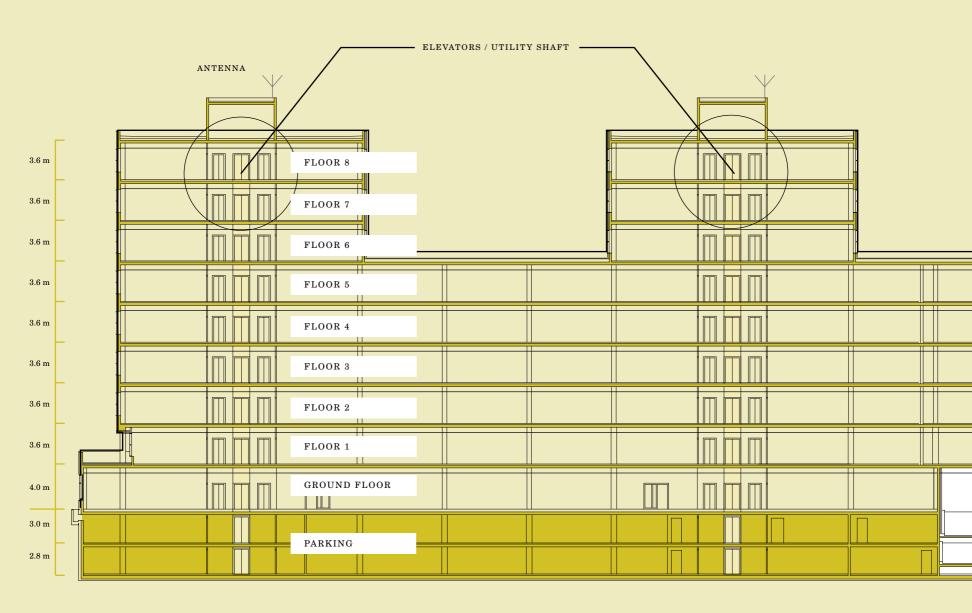
IQ BUILDINGS

ELEVATION VIEW

STAIRWELLS

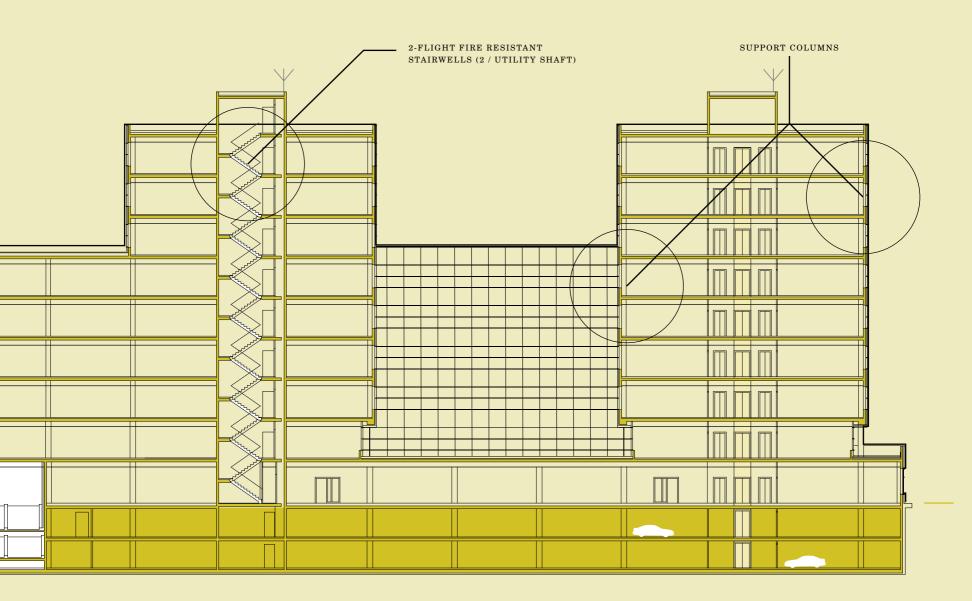


Dual-flight, reinforced concrete stairwells serve as emergency exits and provide secure access to each floor.



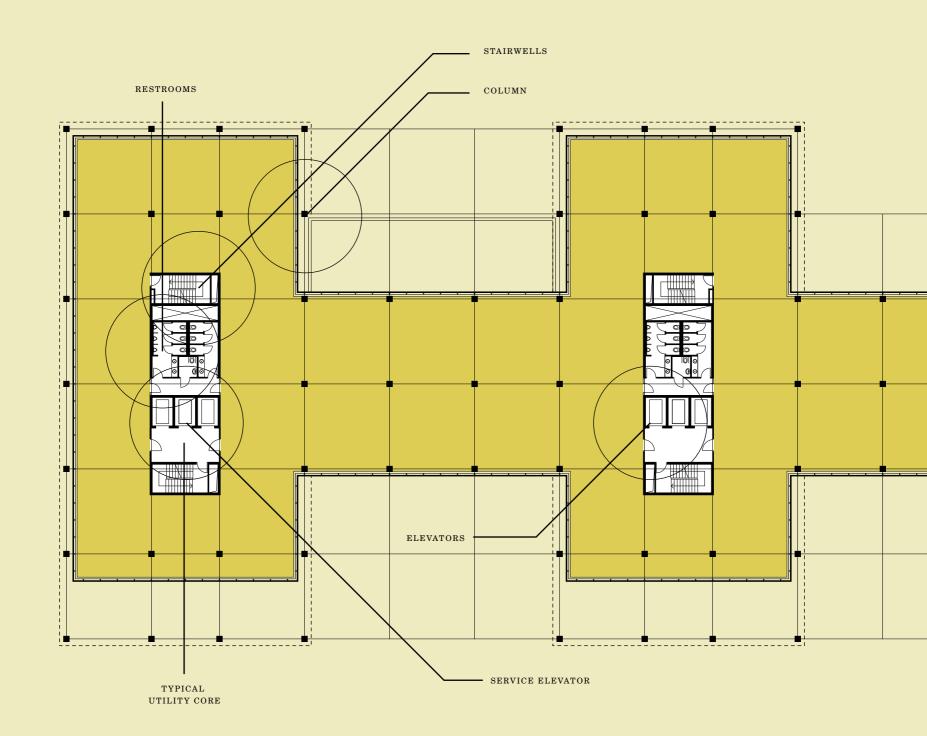
IQ BUILDING (C)	HOLANDSKÁ 8		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	1,164	0	1,164
FLOOR 1	882	50	832
FLOORS 2—5	1,107	50	1,057
FLOORS 6—8	936	50	886
TOTAL	9,282	400	8,882

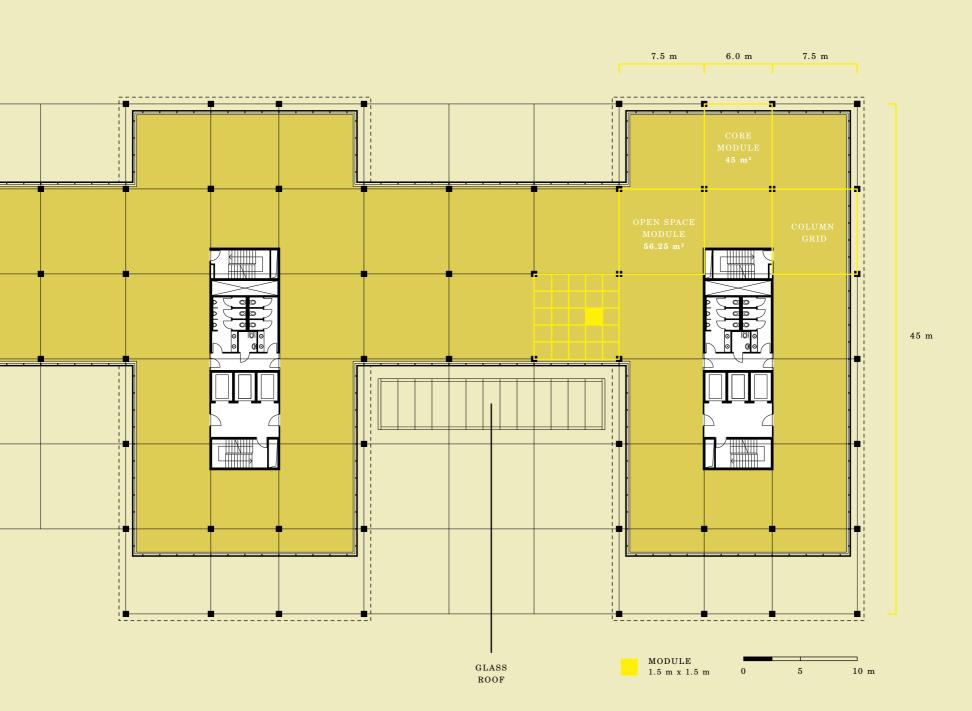
IQ BUILDING (D)	HOLANDSK	CÁ 6	
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR FLOOR 1 FLOORS 2—5 FLOORS 6—8	1,356 1,072 1,279 936	0 50 50 50	1,356 1,022 1,229 886
TOTAL	10,352	400	9,952

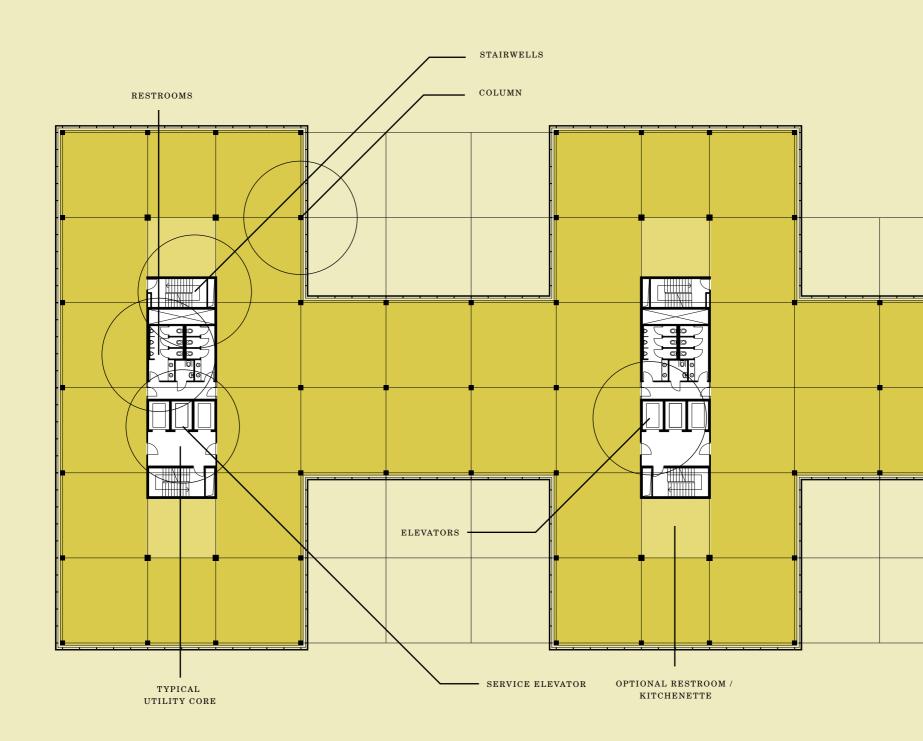


IQ BUILDING (E)	HOLANDSKÁ 4		
FLOOR	RENTABLE	HORIZONTAL	OFFICE
	AREA	COMMUNICATION	SPACE
GROUND FLOOR	1,442	0	1,442
FLOOR 1	1,072	50	1,022
FLOORS 2—5	1,279	50	1,229
FLOORS 6—8	936	50	886
TOTAL	10,438	400	10,038

IQ BUILDING (F)	HOLANDSK	(Á 2	
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	1,224	0	1,224
FLOOR 1	882	50	832
FLOORS 2—5	1,107	50	1,057
FLOORS 6—8	936	50	886
TOTAL	9,342	400	8,942







LAYOUT

The flexible design of the IQ Buildings allows you to create your ideal work environment, effectively balancing office and common spaces. Offices may be open plan, cellular, or a combination of the two.

OFFICE DEPTH

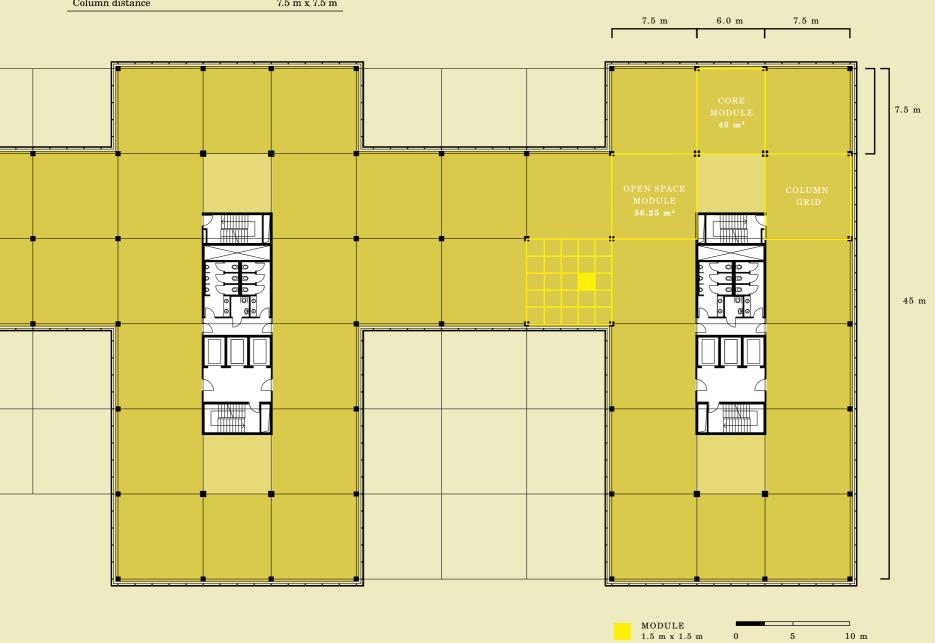
6 m (smallest module 3 m x 6 m)
7.5 m with possibility
to connect to larger units
1.5 m (standard)

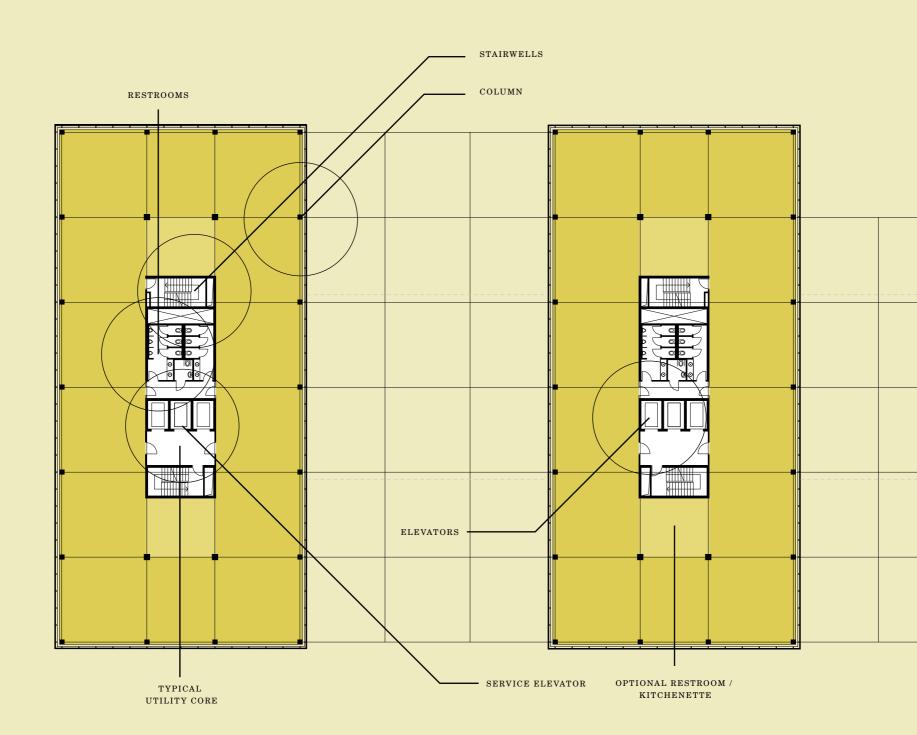
MODULE

The basic ceiling/floor grid	1.5 m
Column distance	75 m v 75 m

ELEVATORS

Each building is equipped with three elevators, including one service model suitable for moving furniture or handling large deliveries.





LAYOUT

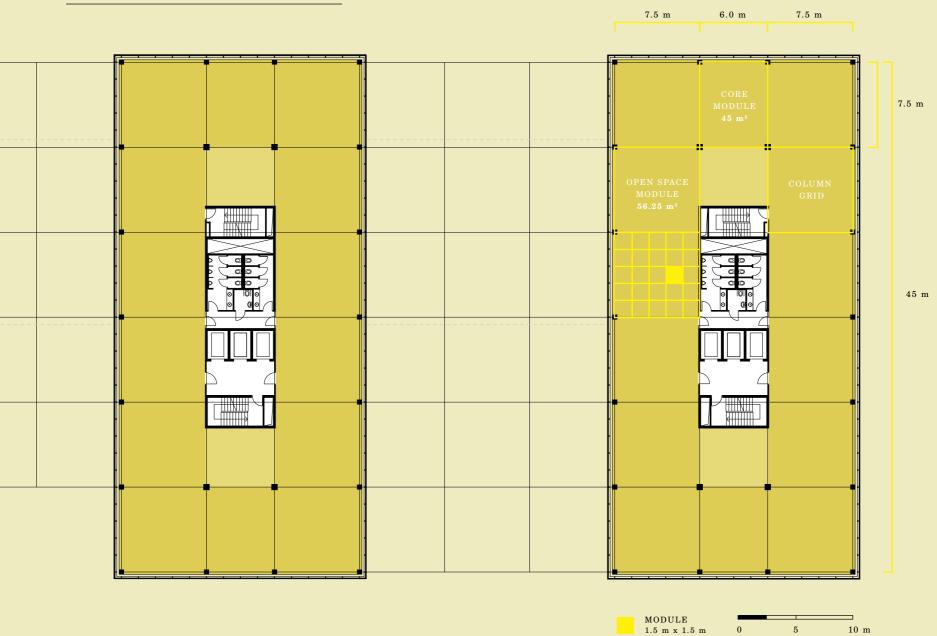
The flexible design of the IQ Buildings allows you to create your ideal work environment, effectively balancing office and common spaces. Offices may be open plan, cellular, or a combination of the two.

OFFICE DEPTH

Single office	6 m (smallest module 3 m x 6 m)
Open-space module	7.5 m with possibility
	to connect to larger units
Internal corridor	1.5 m (standard)

MODULE

The basic ceiling/floor grid	1.5 m
Column distance	7.5 m x 7.5 m

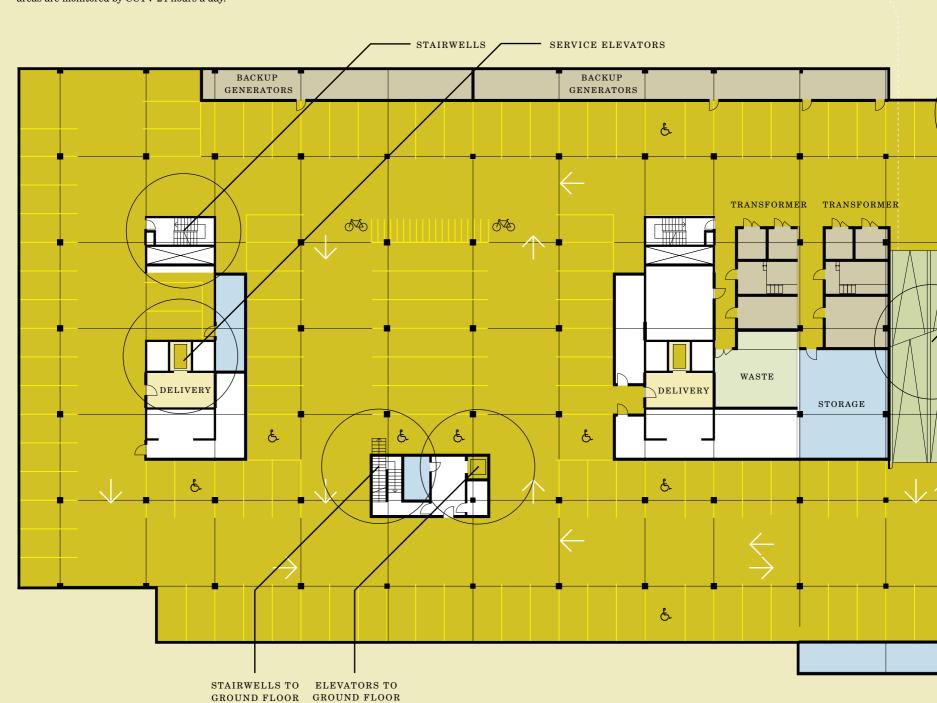


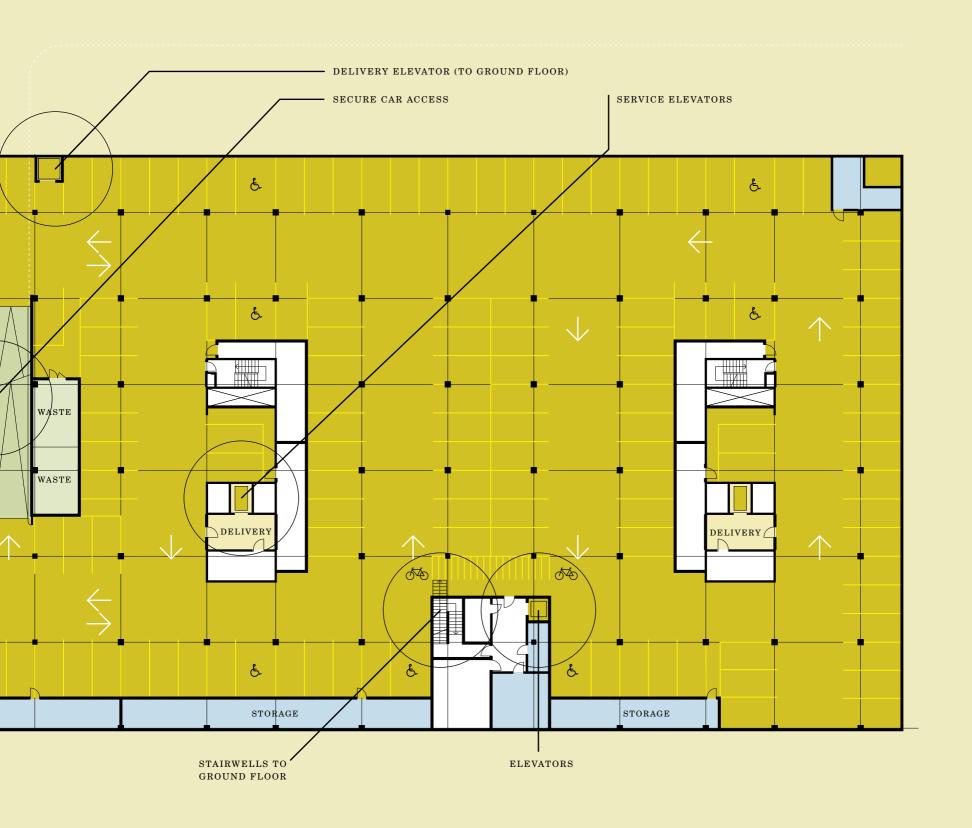
PARKING

The IQ Buildings offer secure underground parking for up to 497 vehicles, including reserved handicapped and visitor spaces. There are 50 above-ground parking spaces in front of the buildings, and an additional 150 secure spaces within easy walking distance. All parking areas are monitored by CCTV 24 hours a day.

EMERGENCY POWER SUPPLY

The building's backup generators supply power to both tenants and the emergency signalling system.

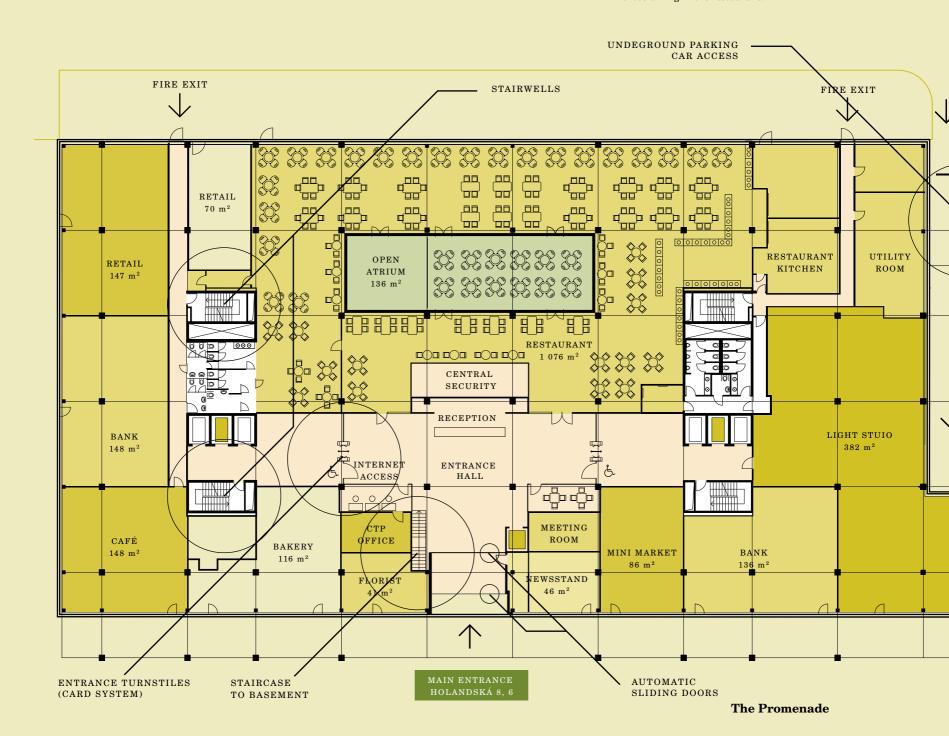




RETAIL / RECEPTION 5,186 m²

OPEN ATRIUM

The atrium in Holandská 8 and 6 is an open-air, landscaped courtyard containing both a play area for children from the day care centre and outdoor tables for those dining in the restaurant.



RETAIL ZONE

The ground-floor retail zone features amenities such as convenience stores, retail shops, restaurants, cafes, day care and a fitness centre.

RECEPTION

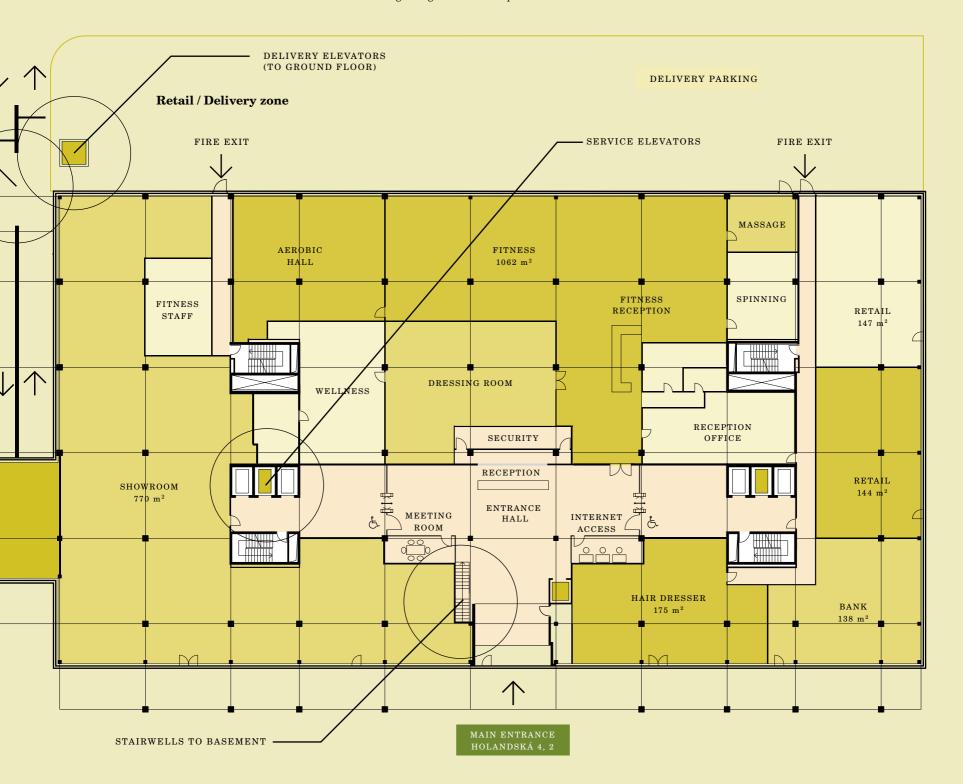
Reception desks are located at each of the two main entrances. The reception areas feature meeting rooms, work stations and refreshment areas for visitors.

DELIVERY ZONE

The special purpose delivery zone at the back of the buildings can be used for lorry and service deliveries. A delivery elevator carries goods to the basement where the main service elevators are accessed.

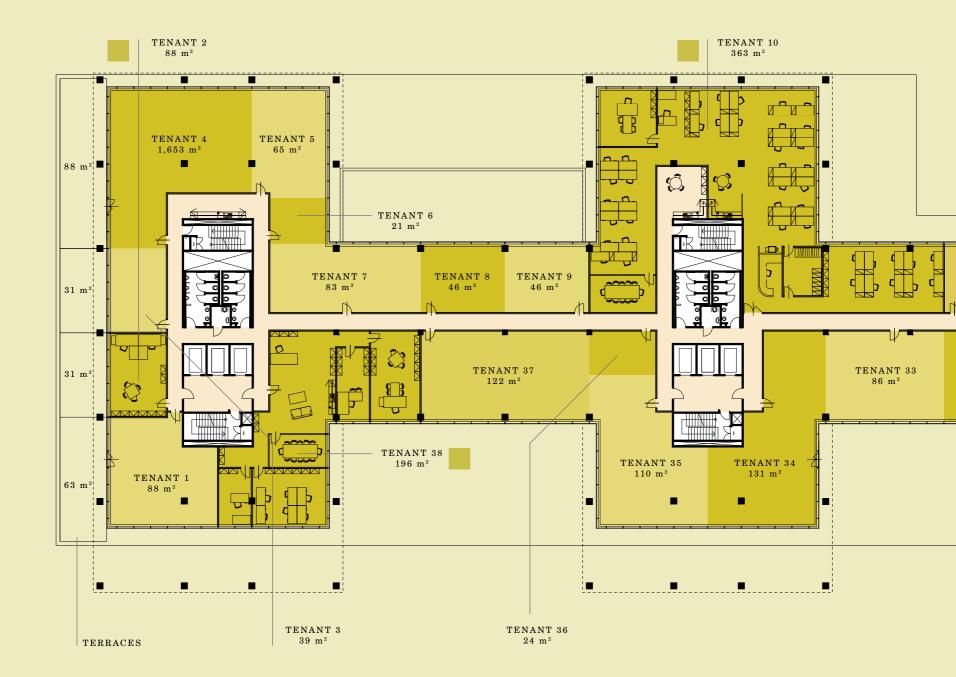
SECURITY

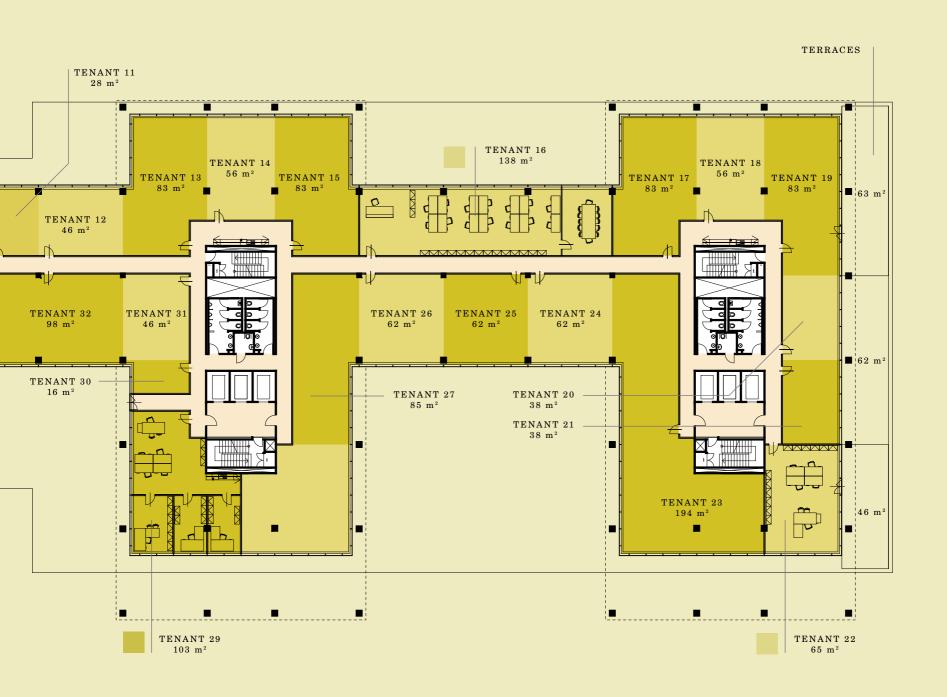
Site security is controlled from the central security desk in the Holandská 8,6 reception area, which monitors the CCTV and fire signalling systems. Access to the IQ Buildings, including floor access from staircases, is controlled by a card system; offices are only accessible through the ground-floor reception.



SMALL BUSINESS ZONE

The first floor is the ideal location for a variety of small businesses. Tenants are within easy reach of the reception area and all ground floor amenities, including shops and cafes.

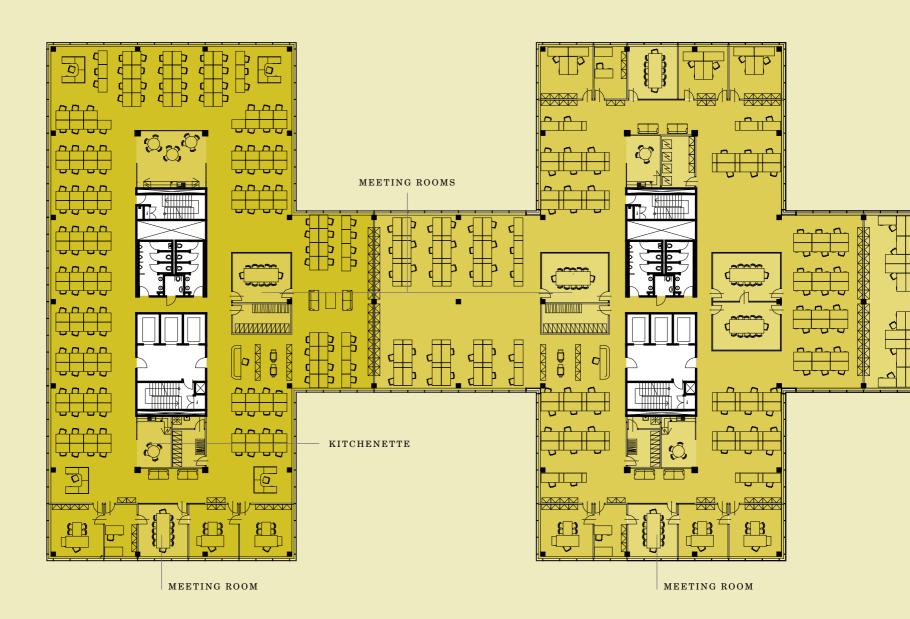




CALL CENTRE

To accommodate a large staff, special features include extra restrooms, a coffee room for operators on their breaks, and locker facilities where employees can safely store belongings. The call centre is also equipped with training areas and private offices for managers.

TENANT I	
TOTAL FLOOR AREA	1,048 m ²
OPEN-SPACE SEATING	173
MANAGERS SEATING	4
MEETING (ROOMS) SEATS	(2) 12
RATIO	5.54 m ²
DESKS	1.2 x 0.8 m



SHARED SERVICE CENTRE

This plan offers a carefully-balanced combination of private offices (suitable for small departments or teams), managers' offices, and open work areas to meet all the space requirements of the average business.

TENANT II	
TOTAL FLOOR AREA	1,272 m ²
OPEN-SPACE SEATING	91
MANAGERS SEATING	11
MEETING (ROOMS) SEATS	(4) 12
RATIO	11.15 m ²
DESKS	1.6 x 0.8 m

RESEARCH & DEVELOPMENT

The open-plan design allows for ease of communication between employees in lab and research areas, which are equipped with extended work tables. Meeting rooms of varying sizes can accommodate more formal presentations or group discussions; individual offices are suitable for managers.

TENANT III

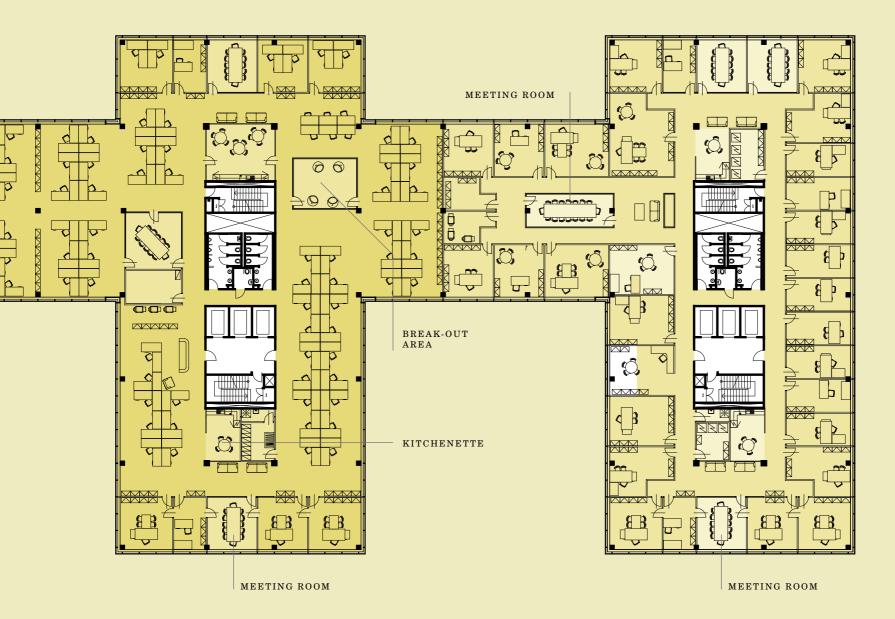
TOTAL FLOOR AREA	1,285 m ²
OPEN-SPACE SEATING	75
CELLURAL SEATING	11
MEETING (ROOMS) SEATS	(3) 12
RATIO	13.11 m ²
DESKS (L-SHAPE)	1.6 x 0.8/1.8 x 0.8 m

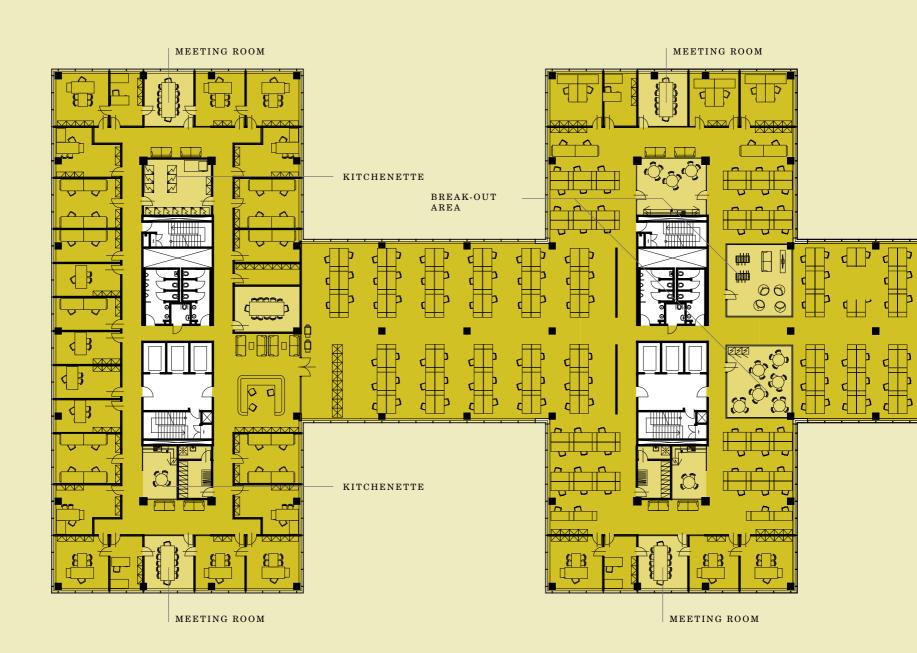
BUSINESS CENTRE

A cellular layout, with office sizes ranging from 13.7 $\rm m^2$ to 28.6 $\rm m^2$, provides for smaller meeting rooms and offices ideal for private consultations with clients. The design also incorporates storage areas for records and files.

TENANT IV

TOTAL FLOOR AREA	1,167 m ²
CELLURAL SEATING	30
MEETING (ROOMS) SEATS	(3) 12; (1) 16
RATIO	20.12 m ²
DESKS (L-SHAPE)	2 x 1/1.2 x 0.8 m

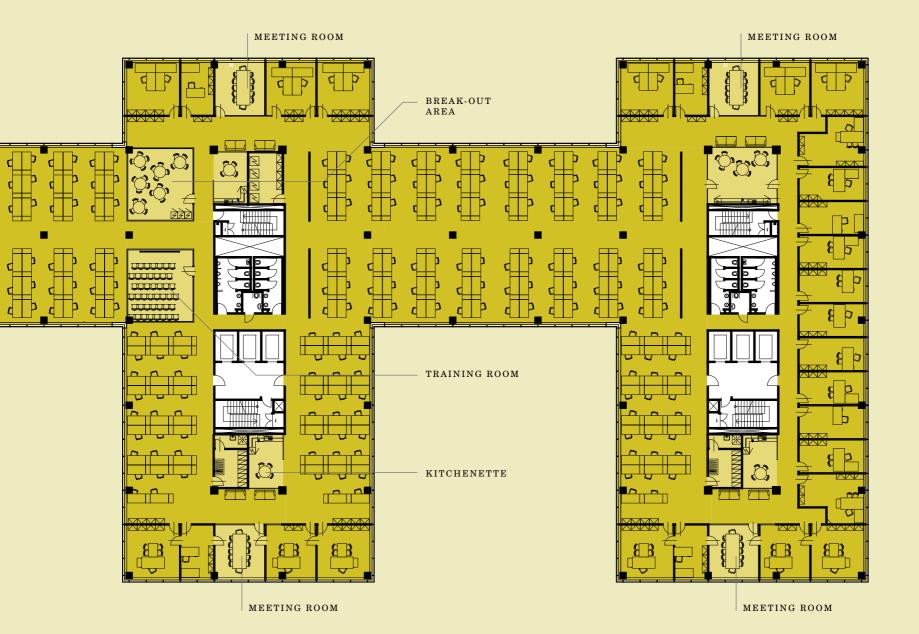




SOFTWARE DEVELOPER

Linking four buildings together results in a spacious and versatile working environment that can be organised to suit the needs of individual departments. All the elements of a state-of-the-art modern office are here—open work areas, private offices, meeting rooms, labs and research facilities—in virtually any combination.

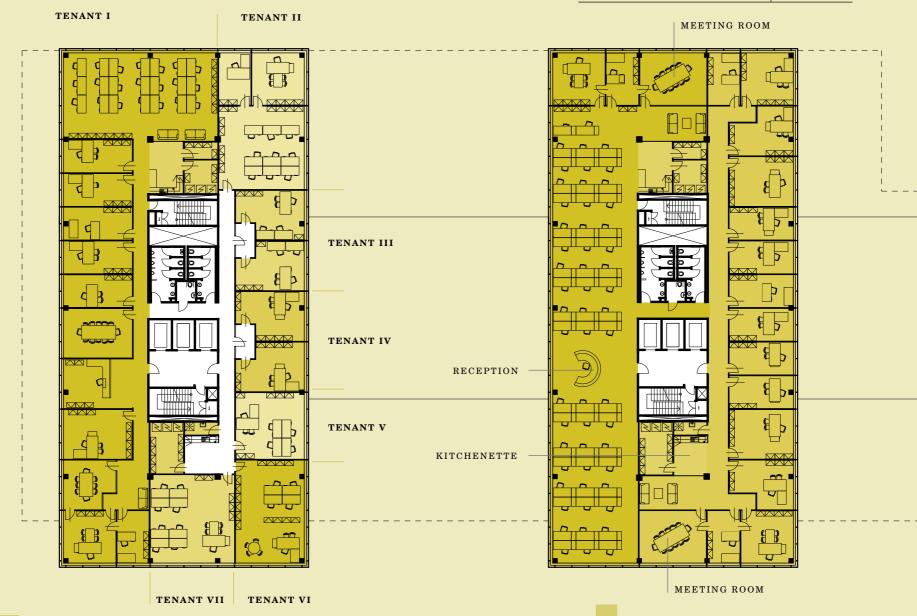
TENANT I	
OFFICE	80
OPEN-SPACE SEATING	360
MEETING (ROOMS) SEATS	(4) 90
TRAINING ROOM	42
RATIO	8.3 m ²
DESKS	1.8 x 0.8 m



SOFTWARE DEVELOPER

This layout includes spacious offices for regional managers while providing comfortable working areas for various administrative departments. Meeting rooms are large and enjoy panoramic city views.

TENANT I	
TOTAL FLOOR AREA	468 m ²
OFFICE	2
OPEN-SPACE SEATING	57
MEETING ROOM	12
RATIO	6.59 m ²
DESKS	1.6 x 0.8 m



SMALL BUSINESS FLOOR

This independent floor is the ideal location for a variety of small businesses, with a common kitchenette and toilets.

MULTIPLE TENANTS

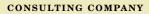
TOTAL FLOOR AREA	936 m ²

LAW OFFICE

The versatile environment can be organised to meet the needs of individual departments.

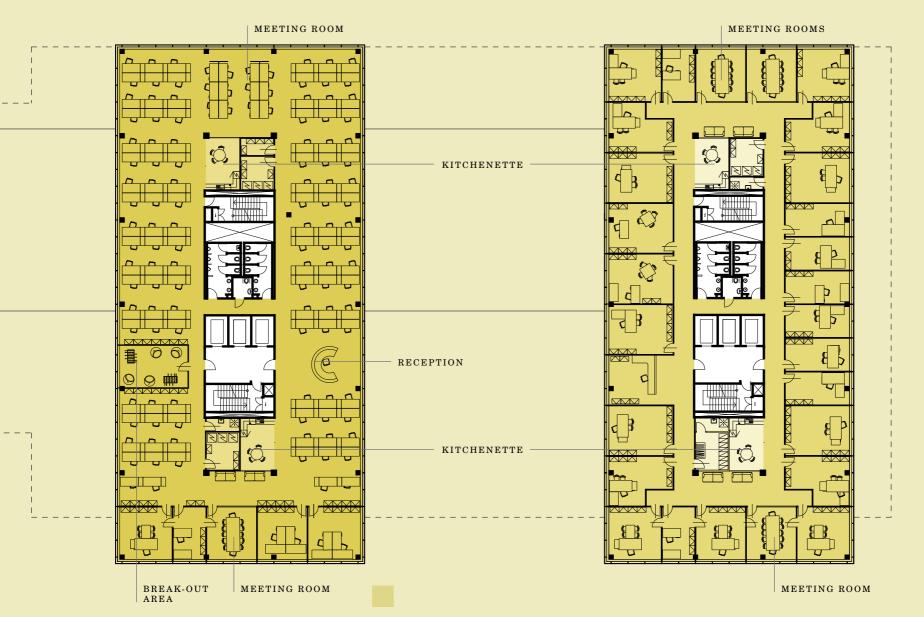
TENANT II

121111111111111111111111111111111111111	
TOTAL FLOOR AREA	468 m²
OFFICE	14
MEETING ROOM	12
RATIO	16.7 m ²
DESKS	2 x 1 m



This layout is best suited to businesses whose workers are mobile, spending as much time with clients as in the office. The "hot desk" system allows employees to share work stations, economising space. Also included are more traditional elements like meeting rooms and private offices.

SINGLE TENANT	
TOTAL FLOOR AREA	936 m ²
OFFICE	6
OPEN-SPACE SEATING	125
MEETING ROOM	13
RATIO	6.5 m ²
DESKS	1.6 x 0.8 m



HEAD FINANCIAL OFFICE

This layout accommodates administrative staff, placing entire departments together for easy communication. Board rooms, meeting rooms, and spacious private offices complete the design, providing all the facilities necessary for head office operations.

SINGLE TENANT	
TOTAL FLOOR AREA	936 m²
OFFICE	25
MEETING ROOM	36
RATIO	15.3 m ²
DESKS	2 x 1 m

LANDMARK ADDRESS, VERTICAL EXPANSION

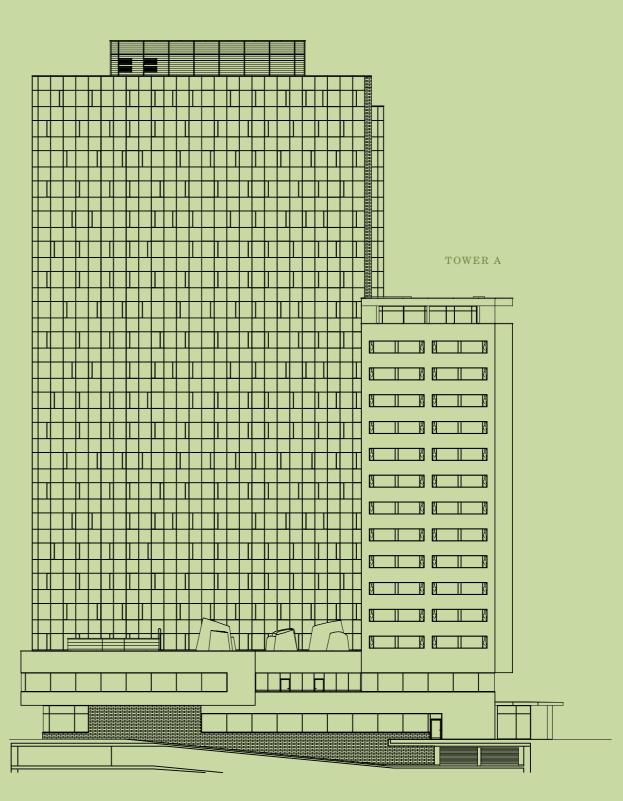
THE TOWERS ARE THE THIRD AND FINAL PHASE OF SPIELBERK'S DEVELOPMENT.



FACADE

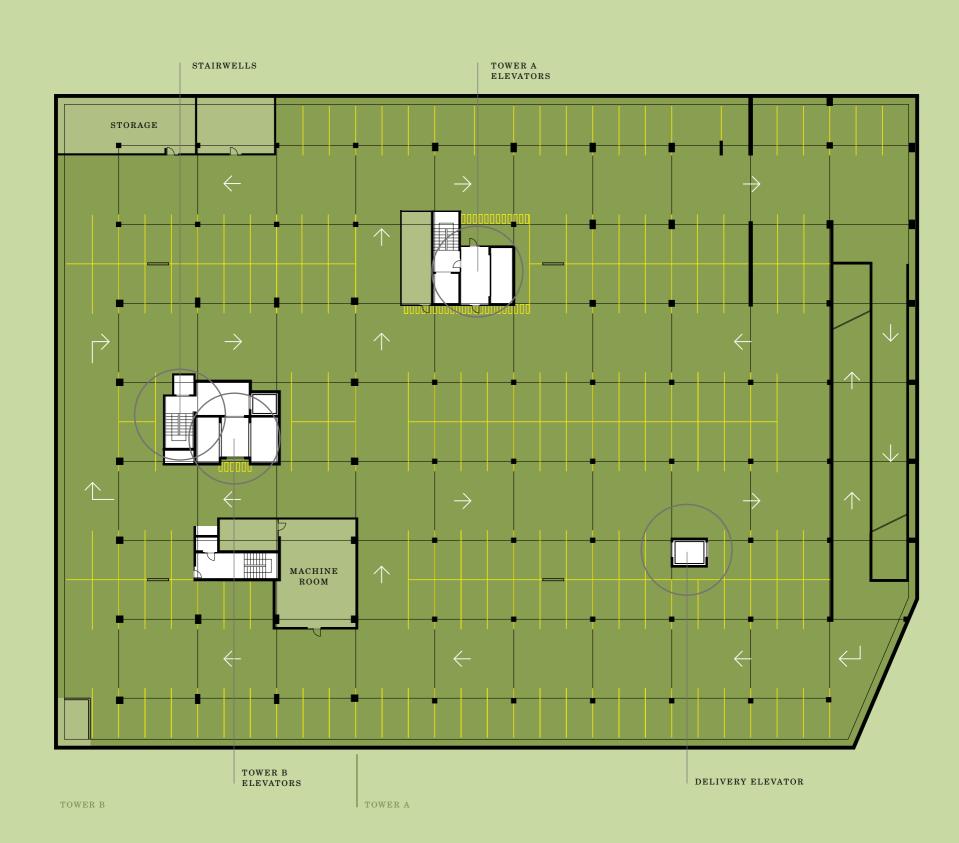
The attractive, modern facades feature a textured appearance consisting of alternating opaque and glassed walls, set against the warm Dutch brickwork of the ground floor. All facades comply with international acoustic and thermal insulation norms.

TOWER B



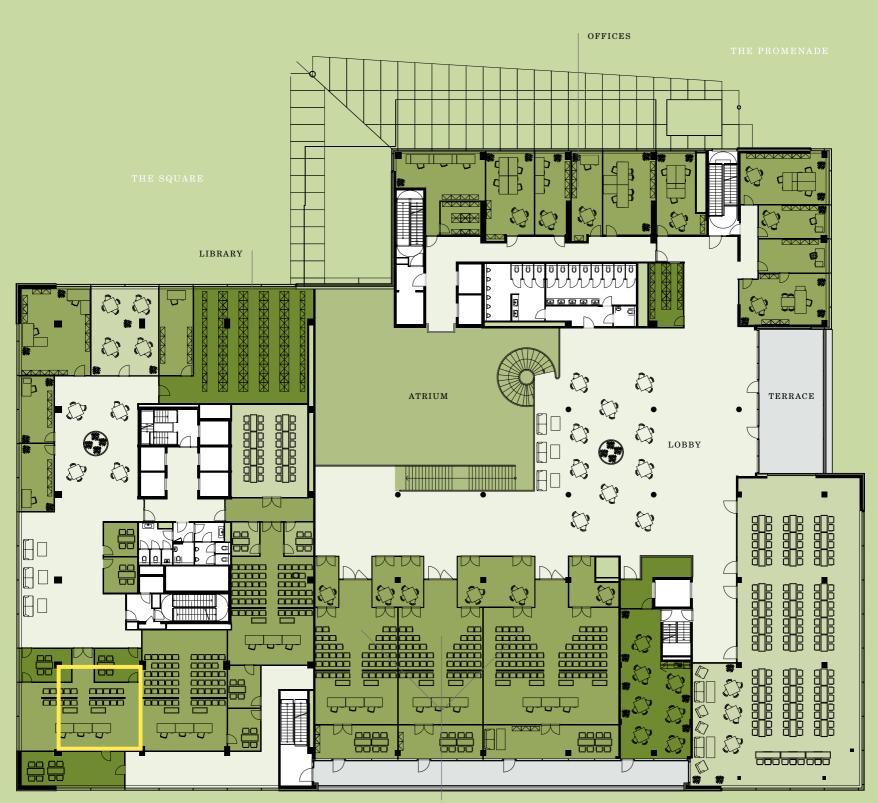
THE TOWERS

FACADE VIEW (NORTH)



THE DROMENADE





CONFERENCE ROOMS



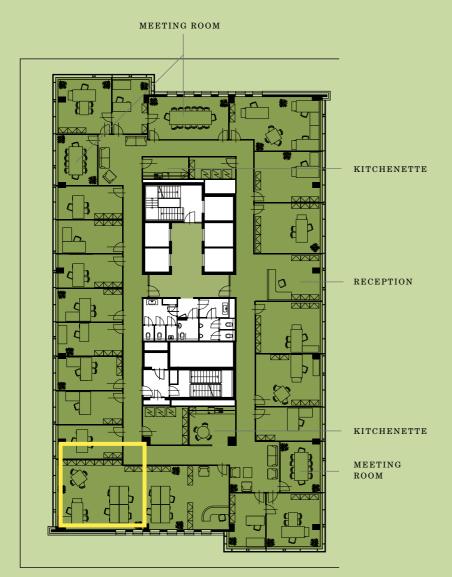
TYPICAL FLOOR **829 m**²

REGIONAL HEADQUARTERS

This layout includes spacious offices for regional managers while providing comfortable working areas for the various administrative departments. Meeting rooms are large and enjoy panoramic city views.

SINGLE TENANT

OFFICES	20
OPEN-SPACE SEATING	6
MEETING (ROOMS) SEATS	(3) 36
RATIO	13.4 m ²
DESKS	2 x 1 m



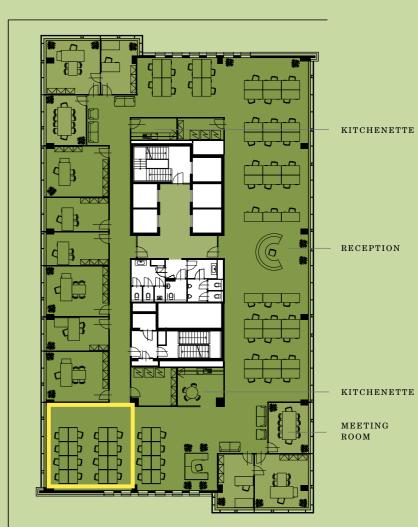
TOWER B FLOORS 2 — 19 $\begin{array}{c} \text{TYPICAL FLOOR} \\ \textbf{829} \ \textbf{m}^{2} \end{array}$

SHARED-SERVICE CENTRE

This plan offers a carefully-balanced combination of private offices (suitable for small departments or teams), managers' offices, and open work areas to meet all the space requirements of the average business.

SINGLE TENANT (COMBI LAYOUT)

OFFICES	10
OPEN-SPACE SEATING	70
MEETING (ROOMS) SEATS	(2)20
RATIO	8.29 m ²
DESKS	1.6 x 0.8 m



TOWER B FLOORS 2-19

CALL CENTRE

To accommodate a large staff, special features include extra restrooms, a coffee room for operators on their breaks, and locker facilities where employees can safely store belongings. The call centre is also equipped with training areas and private offices for managers.

SINGLE TENANT (OPEN SPACE)

MANAGER OFFICE	2
OPEN-SPACE SEATING	135
MEETING (ROOMS) SEATS	(2)8
RATIO	5.7 m ²
DESKS	1.2 x 0.6 m

BUSINESS CENTRE

A cellular layout, with office sizes ranging from $13.7\ m^2$ to $28.6\ m^2$, provides for smaller meeting rooms and offices ideal for private consultations with clients.

TENANT I

OFFICES	11
MEETING (ROOMS) SEATS	(2)24
RATIO	13.4 m ²
DESKS	2 x 1 m
OFFICE AREA	335 m ²

TENANT II

OFFICES	33
OPEN-SPACE SEATING	21
MEETING (ROOMS) SEATS	(3)38
RATIO	5.56 m ²
DESKS (L-SHAPE)	2 x 1/1.6 x 0.8 m
OFFICE AREA	434 m²



MANAGERS

TOWER A FLOORS 2 — 13 TYPICAL FLOOR **616 m**²

SOFTWARE DEVELOPER

A spacious and versatile working environment that can be organised to suit the needs of individual departments. All the elements of a state-of-the-art modern office are here—open work areas, private offices, meeting rooms, labs and research facilities—in virtually any combination.

SINGLE TENANT

OFFICE	9
OPEN-SPACE SEATING	72
MEETING (ROOMS) SEATS	12
RATIO	6.6 m ²
DESKS (L-SHAPE)	1.4 x 0.8/2 x2.2 m

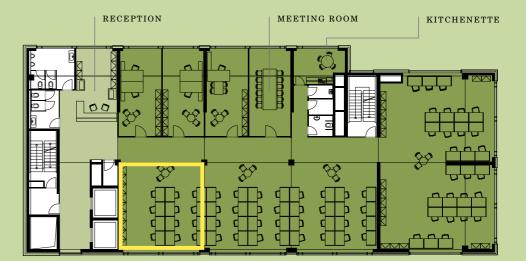
TOWER A FLOORS 2 — 13 TYPICAL FLOOR **616 m**²

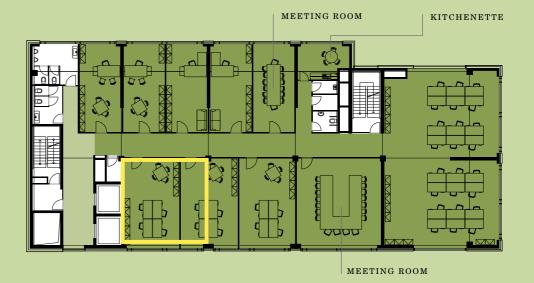
FINANCIAL & TAX ADVISORS

This mix of open-space, meeting rooms and private offices is ideal for tax & advisory services.

SINGLE TENANT

OFFICES	16
OPEN-SPACE SEATING	24
MEETING (ROOMS) SEATS	32
RATIO	8.5 m ²
DESKS (L-SHARE)	1.4 x 0.8/2 x2.2 m





TECHNICAL SPECIFICATION

THE VILLAS

HOLANDSKÁ 1, 3, 5, 7, 9

BASIC DATA

BUILDING	Holandská Street Cadastral office Brno – city Cadastral area Styrice
NUMBER OF FLOORS	5 floors above ground 1 floor below ground
PARKING	235 underground parking spaces, with security 3 parking spaces in front of each building

GENERAL TECHNICAL DATA

STRUCTURAL SYSTEM	Pre-cast concrete frame.
MODULE	1.5 m
	COLUMN DISTANCE:
	7.5 x 7.5 m
	WIDTH OF PARKING SPACE:
	2.5 m (axis to axis of module)
FLOOR-TO-FLOOR HEIGHT	3.55 m
LOAD	TYPICAL FLOORS:
	250 kg/m^2
	RESERVE FOR LOAD OF PARTITIONS:
	150 kg/m^2
FLOOR-TO-CEILING	OFFICE AREA AND LIFT LOBBIES: 2.8 m
HEIGHT	BATHROOMS: 2.4 m
	CLEARANCE LIMIT - PARKING: 2.1 m
	CONCRETE TO CONCRETE: 3.3 m
OFFICE LAYOUT	Highly efficient offices with a balanced proportion of
	common areas. Highly flexible division into opera-
	tional units.
	OFFICE DEPTH:
	SINGLE OFFICE:
	6 m (smallest module of 3 x 6 m)
	INTERNAL CORRIDOR:
	1.5 m for standard layout space

RECEPTION / ENTRANCE HALL	The reception is located on the ground floor.
STAIRCASE	Two main 2-flight staircases for internal communication between the ground floor and top floor, which also serve as emergency exit routes. STAIRCASE STRUCTURE: Pre-cast concrete stairway and landings.
LIFTS	Two lifts in the central core, one of which is used for moving furniture and is equipped with protection. TECHNICAL SPECIFICATION: MAXIMUM LOAD: 1,000 kg SPEED: 1.0 m/s SIZE OF CABIN: 1,100 x 2,100 cm SIZE OF DOOR: 800 x 2,100 cm MACHINE ROOM: No machine room — engine inside the shaft NUMBER OF STOPS: 1 x 5, 1 x 6 (only one lift to the basement). For security reasons, key access installed from the basement. CABIN INTERIOR: WALLS: Walls and door are covered with stainless steel sheets with polished surface. The back wall is entirely covered with a mirror. CEILING: Straight suspended ceiling from stainless steel. LIGHTS: Indirect light around the ceiling. FLOOR: Stone floor.
FACADE	External facade consists of pre-cast concrete panels, thermal insulation and clay brickwork on stainless anchors. Combination of all-glass walls and window strips. Possibility for operable parts in a 3.0 m module. STANDARD: Wicona
SUN PROTECTION	Glass walls are equipped with fixed external blinds. Window strips (in the interior) are equipped with mechanical horizontal blinds.
EXTERNAL AREAS	All external areas, i.e. access communications, platforms, pavements etc., meet the general requirements for safety and disabled access. Particular attention is devoted to architecture of the parterre, with large water areas and natural green areas. The landscaping includes high-quality natural materials (granite, wood) for surfaces on solid areas.
INTEDIOR - FINAL STRUCTURES & MATERIALS (FINISHING)	

INTERIOR - FINAL STRUCTURES & MATERIALS (FINISHING)

SUSPENDED CEILING	OFFICE: Bandraster system suspended ceiling in 1.5 m module; mineral acoustic tiles with in-built lights and induction units. STANDARD: Rockfon LIFT LOBBIES & BATHROOMS: Plasterboard suspended ceiling
FLOOR	OFFICE: Double floor in raster 600 x 600 mm STANDARD: System comparable to Lindner – Ligna S38

PARTITIONS Gypsum partition wall doorframes, anchored ing structure. Acoustic achieve standard value acoustic damping. Oth (at a special rate). KITCHENETTE On each floor, equipped dish-washer, refrigerations and the standard value acoustic damping. Oth (at a special rate). KITCHENETTE On each floor, equipped dish-washer, refrigerations and the standard value acoustic damping. Other (at a special rate). KITCHENETTE On each floor, equipped dish-washer, refrigerations. AIR TEMPERATURE ELECTRICAL POWER CURRENT GARAGE VENTILATATION AIR TEMPATURE: FRESH AIR: 50 m³/h REQUESTED HUMI SURFACE AREA PETO HANDLE INTER 4-pipe induction units zones, which can be restricted by the standard value and the standard value and the standard value and the standard value acoustic damping. The standard value acoustic damping and the standard value acoustic damping. Office in the standard value acoustic damping standard value acoustic damping. Office is supply. GOLING: Water cooks and the standard value acoustic damping in the standard value acoustic damping. Other connection to its own to con		
doorframes, anchored ing structure. Acoustic achieve standard valuacoustic damping. Oth (at a special rate). KITCHENETTE On each floor, equippe dish-washer, refrigeration of the property of	ality heavy-duty carpet (500 g/n glue (tiles 500 x 500 mm). To Tenant requirements.	
INTERIOR TECHNOLOGY AIR-CONDITIONING / AIR HANDLING OFFICE: Fully air-coo ESTIMATED EXTER AIR TEMPERATURI RELATIVE HUMIDI FOR AIR HANDLIN INTERNAL CONDIT AIR TEMPATURE: FRESH AIR: 50 m³/h REQUESTED HUMI SURFACE AREA PE TO HANDLE INTER 4-pipe induction units zones, which can be re STANDARD: Trox Independent ventilative kitchenettes. GARAGE VENTILAT AIR FLOW: 200 m³/h SERVER AREAS: In — provision for indepent EMERGENCY EXIT signalling mechanism HEATING & COOLING HEATING: Heat exch heat supply. COOLING: Water coo SPRINKLERS Not installed. ELECTRICAL POWER CURRENT Each building is connection to its own to	Gypsum partition walls with door wings in steel doorframes, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void to achieve standard values for acoustics. High-quality acoustic damping. Other partition types on request (at a special rate).	
AIR-CONDITIONING / AIR HANDLING AIR TEMPERATURE RELATIVE HUMIDIT FOR AIR HANDLIN INTERNAL CONDIT AIR TEMPATURE: FRESH AIR: 50 m³/h REQUESTED HUMI SURFACE AREA PE TO HANDLE INTER 4-pipe induction units zones, which can be re STANDARD: Trox Independent ventilative kitchenettes. GARAGE VENTILAT AIR FLOW: 200 m³/h SERVER AREAS: In - provision for indepent EMERGENCY EXIT signalling mechanism HEATING & COOLING HEATING: Heat exch heat supply. COOLING: Water coo SPRINKLERS Not installed. ELECTRICAL POWER CURRENT CURRENT CONNECTION TO STAND THE ATTORNOOF		
AIR TEMPERATURI RELATIVE HUMIDI FOR AIR HANDLIN INTERNAL CONDIT AIR TEMPATURE: FRESH AIR: 50 m³/h REQUESTED HUMI SURFACE AREA PE TO HANDLE INTER 4-pipe induction units zones, which can be re STANDARD: Trox Independent ventilation kitchenettes. GARAGE VENTILAT AIR FLOW: 200 m³/h SERVER AREAS: In - provision for indepent EMERGENCY EXIT signalling mechanism HEATING & COOLING HEATING: Heat exch heat supply. COOLING: Water coo SPRINKLERS Not installed. ELECTRICAL POWER CURRENT Each building is connection to its own to		
AIR TEMPATURE: FRESH AIR: 50 m³/h REQUESTED HUMI SURFACE AREA PE TO HANDLE INTER 4-pipe induction units zones, which can be re STANDARD: Trox Independent ventilation kitchenettes. GARAGE VENTILAT AIR FLOW: 200 m³/h SERVER AREAS: In - provision for indeper EMERGENCY EXIT signalling mechanism HEATING & COOLING HEATING: Heat exch heat supply. COOLING: Water coo SPRINKLERS Not installed. ELECTRICAL POWER CURRENT Each building is connection to its own to	Winter Summer 5: -12°C 32°C TY: 50% 30%	
AIR FLOW: 200 m³/h SERVER AREAS: In - provision for indeper EMERGENCY EXIT signalling mechanism HEATING & COOLING HEATING: Heat exch heat supply. COOLING: Water coo SPRINKLERS Not installed. ELECTRICAL POWER CURRENT Connection to its own to	Winter Summer 22°C 24.5°C r/person DITY: min. 35% R PERSON: 9 m²/person NAL MICRO-CLIMATE: , raster 1.5 m, controlled in gulated individually.	
heat supply. COOLING: Water coo SPRINKLERS Not installed. ELECTRICAL POWER CURRENT Each building is connection to its own to	r/parking space. designated areas for servers dent server ventilation. ROUTES: Depending on fire	
ELECTRICAL POWER Each building is connection to its own to	anger connected to central	
CURRENT connection to its own t		
 in independent, fireper captures CABLING IN OFFICE under suspended cee through double floor EQUIPMENT CONN 	Each building is connected through an independent connection to its own transformer station in the basement. Cabling from the main switchboard – in independent, fireproof vertical shafts. CABLING IN OFFICES: — under suspended ceiling for light distribution — through double floor for socket distribution. EQUIPMENT CONNECTED TO FIRE SIGNALLING: Fed by fireproof cables.	
BACK-UP Diesel-generator possi	ble in the basement.	

LIGHTING	LIGHTING REQUIREMENTS: — OFFICE: 500 lx — HALLS: 225 lx — RECEPTION: 300 lx — PARKING: 75 lx Lights are embedded in the suspended ceiling (except in garages and design lighting). STANDARD: Philips.
SOCKETS	Sockets are located in floor boxes situated in accordance with the floor plan, 1 floor box/20m². STANDARD SOCKETS IN FLOOR BOX: STANDARD: 2 sockets 230 V FOR PC: 2 sockets 230 V
TELEPHONES	External connection from two independent points, min. two operators.
INTERNAL EMERGENCY SYSTEM	Fire alarm, in accordance with local code. Control panel located at reception.
SECURITY SYSTEM	CCTV in common areas. Monitoring is located at the security control desk and is recorded and stored for approx. three days. Burglar alarm on the ground floor. Internal communication in lifts is directly connected with reception.
SECURITY CONTROL DESK	Located in IQ building, in operation 24 hrs a day, year round. CENTRAL CONTROL: — fire signalling — CCTV — access control

ACCESS OF EMPLOYEES & VISITORS

LOCATION	Direct access from Holandská Street — 5 min. from highway network (Brno – Prague, Brno – Bratislava, Brno – Vienna, Brno – Olomouc (Ostrava) — 5 min. from Brno city centre — Bus stop in front of BUILDING C on Vodařská Street
MAIN ACCESS	ACCESS FROM PARKING: — from underground parking, through internal stairs to reception — from outside parking, through main entrance to reception.
PARKING	ACCESS CONTROL: EMPLOYEES: Card system. VISITORS: Visual and audio connection with reception and security control desk.

IQ BUILDINGS

HOLANDSKÁ 2, 4, 6, 8

BASIC DATA

BUILDING	Holandská Street Cadastral office Brno – city Cadastral area Styrice
NUMBER OF FLOORS	9 floors above ground 2 floor below ground
PARKING	EMPLOYEES: 497 (250 + 247) underground parking spaces, with security. RESERVED PARKING (VISITORS): 50 parking spaces on the parterre in front of the building on Holandská Street, with security. ADDITIONAL VISITOR PARKING: 150 parking spaces on the parterre, approx. 100 m from the building, with direct access from Holandská Street.

GENERAL TECHNICAL DATA

STRUCTURAL SYSTEM	In-situ reinforced concrete frame.
MODULE	1.5 m COLUMN DISTANCE: 7.5 x 7.5m WIDTH OF PARKING SPACE:
	2.5 m (axis to axis of module)
FLOOR-TO-FLOOR HEIGHT	3.6 m
LOAD	TYPICAL FLOORS: $250 \; kg/m^2$ RESERVE FOR LOAD OF PARTITIONS: $150 \; kg/m^2$
FLOOR-TO-CELING HEIGHT	OFFICE AREA & LIFT LOBBIES: 2.8 m BATHROOMS: 2.4 m CLEARANCE LIMIT - PARKING: 2.1 m SERVER: 3.3 m in building carcass - in suitable places
OFFICE LAYOUT	Highly efficient offices with a balanced proportion of common areas. Highly flexible division into operational units. OFFICE DEPTH: SINGLE OFFICE: 6 m (smallest module of 3 x 6 m). OPEN-SPACE MODULE: 7.5 m, with connectivity to larger units. INTERNAL CORRIDOR: 1.5 m for standard layout space
RECEPTION / ENTRANCE	The main receptions are located on the ground floor in two Entrance Halls (1 Entrance Hall for BUILDINGS C, D; 1 Entrance Hall for BUILDINGS E, F).

	The Entrance Halls can be accessed from the Main Entrance on the parterre or from the internal staircase leading from the underground parking. Both Reception Halls consist of a reception desk, security control desk, control room and reception facilities.	
	Particular attention is dev which features top-quality owner, such as: equipped of casional meetings; equipped use, with Internet access; Finishes in the Entrance I materials; designer furnity	s services provided by the conference room for oc- ed workstations ready for art gallery. Hall are from high-quality
STAIRCASE	Two main 2-flight staircases for internal communication between the ground floor and top floor, which also serve as emergency exit routes. STAIRCASE STRUCTURE: Ferro-concrete prefab stairway and landings; fair-face concrete.	
LIFTS	Three lifts in the central conformoving furniture and is TECHNICAL SPECIFIC MAXIMUM LOAD: SPEED: SIZE OF CABIN: SIZE OF CABIN: SIZE OF DOOR: MACHINE ROOM: NUMBER OF STOPS: For security reasons it is pure access from the basement. CABIN INTERIOR: WALLS: Walls and door a steel sheets with polished entirely covered with a minum CEILING: Straight suspelless steel. LIGHTS: Indirect light ar	s equipped with protection. ATION: 1,000 kg 1.6 m/s 1,100 x 2,100 cm 900 x 2,100 cm No machine room – engine inside the shaft 1 x 9, 1 x 9, 1 x 11 (only one lift to the basement) cossible to install card/key are covered with stainless surface. The back wall is error. Inded ceiling from stain-
SHELL FACADE	OPAQUE PART: External sandwich consisting of ferro-concrete bearing structure with suspended sandwich facade system with thermal insulation – steel cladding with high-quality design. GLASS PART: Combination of all-glass walls and window strips. Possibility for operable parts in module 3.0 m. STANDARD: Wicona facade system	
SUN PROTECTION	Glass walls are equipped with stable external blinds. STANDARD: Wicona horizontal aluminium system. Window strips (in the interior) are provided with mechanical horizontal blinds. STANDARD: Elox aluminium.	
ATRIUM	Tenants have access to the Entrance Hall.	e open atrium from the

EXTERNAL AREAS	All external areas, i.e. access communications, platforms, pavements etc., meet the general requirements for safety and disabled access. Particular attention is devoted to architecture of the parterre, with large water areas and natural green areas. The		SERVER AREAS: In designated areas for servers – provision for independent server ventilation. EMERGENCY EXIT ROUTES: Depending on fire signalling mechanism.
	landscaping includes high-quality natural materials (granite, wood) for surfaces on solid areas.	HEATING & COOLING	HEATING: Heat exchanger connected to central heat supply. COOLING: Water coolers installed on the roof.
INTERIOR - FINAL STRU	JCTURES & MATERIALS (FINISHING)	SPRINKLERS	Sprinkler system is installed on all office floors.
SUSPENDED CEILING	OFFICE: Suspended ceiling, bi-directional system – raster 1.2 m. Mineral acoustic tiles 600/600 mm with in-built lights and airco units. STANDARD: Rockfon system LIFT LOBBIES & BATHROOMS: Plasterboard suspended ceiling.	ELECTICAL POWER CURRENT	The building is connected through an independent connection to its own transformer station in the basement. Cabling from the main switchboard – in independent, fireproof vertical shafts. CABLING IN OFFICES: — under suspended ceiling for light distribution
FLOOR	OFFICE: Double floor in raster 600 x 600 mm STANDARD: Lindner system – Ligna S38 FINISHES: High-quality heavy-duty carpet (500 g/m ²). Fixed-in tiles with glue (tiles		— through double floor for socket distribution EQUIPMENT CONNECTED TO FIRE SIGNALLING: Fed by fireproof cables.
PARTITIONS	500 x 500 mm). COLOUR: According to Tenant requirements. Gypsum partition walls with door wings in steel	BACK-UP	Diesel-aggregate is installed in the basement. Capacity is for fire requirements. Final capacity of the back-up generator can be determined according to Tenant requirements (at extra cost).
	doorframes, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void to achieve standard values for acoustics. High-quality acoustic damping. Other partition types on request (at a special rate).	LIGHTING	LIGHTING REQUIREMENTS: — OFFICE: 500 lx — HALLS: 225 lx — RECEPTION: 300 lx — PARKING: 75 lx
KITCHENETTE	Provision for kitchenettes in designated areas. Four places around central cores. Possible connection for: microwave, dishwasher, coffee machine, refrigerator.		Lights are embedded in the suspended ceiling (except in garages and design lighting). STANDARD: Philips.
INTERIOR - TECHNOLOG	GY	SOCKETS	Sockets are located in floor boxes situated in accordance with the floor plan, 1 floor box/20m ² . STANDARD SOCKETS IN FLOOR BOX:
AIR-CONDITIONING / AIR HANDLING	OFFICE: Fully air-conditioned ESTIMATED EXTERNAL CONDITIONS: Winter Summer		STANDARD: 2 sockets 230 V FOR PC: 2 sockets 230 V
	Winter Summer AIR TEMPERATURE: -12°C 32°C RELATIVE HUMIDITY: 50% 30% FOR AIR HANDLING VZT: -15°C	SERVER	In the building there are recommended areas for servers (main server and auxiliary servers). THESE AREAS CAN MEET THE FOLLOWING TECHNICAL REQUIREMENTS:
	INTERNAL CONDITIONS (+/-1.5°C): Winter Summer AIR TEMPERATURE: 22°C 24.5°C FRESH AIR: 50 m³/hr/person REQUESTED HUMIDITY: min. 35% SURFACE AREA PER PERSON: 9 m²/person		TYPICAL FLOOR: 4.5–65 m ² GROUND FLOOR: 4.5–approx. 200 m ² HEIGHT: In recommended areas, the floor-to-ceiling height in the frame is 3.3 m. ACCESSIBILITY: Distance between the most remote workstation and the server room should not exceed 100 m.
	TO HANDLE INTERNAL MICRO-CLIMATE: 4-pipe fan-coil units, 2FCU/7.5 m. Fan-coil units regulated into zones and can be regulated individually. STANDARD: Gea DISTRIBUTION EQUIPMENT: Trox Independent ventilation systems for WC, kitchenettes, refreshment areas on ground floor. GARAGE VENTILATION: Standard AIR FLOW: 200 m³/hr/parking space.		GENERALLY Server room may on request be equipped with: — independent cooling system; — raised floor with acoustic top layer; — provision for optic cable connection. Server room does not contain automatic fire-extinguishing system (at extra cost).

WEAK CURRENT	Optic cabling runs for connection of at least two independent operators.
TELEPHONES	External connection from two independent points; back up. Provision for optic connection on each floor. Other connections (satellite, microwave, etc) available.
TELEVISION / RADIO	Aerials on the roof. Connection on each floor.
INTERNAL EMERGENCY SYSTEM	FOR FIRE ALARM: EPS, in accordance with fire standards and norms. Control panel to be located in the control room of the main reception.
SECURITY SYSTEM	Ensures security in selected areas. The system is supported by CCTV camera system in common areas and parking. Monitoring is located at security control desk and is recorded. Internal communication in lifts is directly connected with reception (security control desk).
SECURITY CONTROL DESK	In operation 24 hrs a day, year round. CENTRAL CONTROL: — fire signalling — CCTV — access control

ACCESS OF E	MDIOVEES	& VICITORS

LOCATION	Direct access from Heršpická Street. — 5 min. from highway network (Brno – Prague, Brno – Bratislava, Brno – Vienna, Brno – Olomouc – Ostrava). — 5 min. from Brno city centre. — Bus stop in front of BUILDING C on Vodařská Street.
MAIN ACCESS	ACCESS FROM PARKING: From underground parking, through internal stairs to reception; from outside parking, through main entrance to reception.
RECEPETION	In operation 24 hrs a day, year round. DAY OPERATION: Control over access behind installed turnstiles, provision for card system. NIGHT OPERATION: Within the scope of services provided by security control desk; control over access behind main entrance door, provision for card system.
OFFICE FLOORS	Three lifts from ground floor to typical floors. Two independent entrances on typical floors. ENTRANCE DOOR: — secured, solid — fire-rated — provision for card system — info system — CCTV system on request
PARKING	ACCESS CONTROL: EMPLOYEES: Card system. VISITORS: Optic and audio connection with reception and security control desk.

DELIVERIES	From outside designated parking spaces, through lift from the basement. Organised by the reception and building management. DELIVERY ZONE on Pražákova Street – organised place for lorries. Direct connection for deliveries and moving to the basement. Direct connection to ground floor.
SERVICES	
AMENITIES	The office park includes amenities such as a restaurant, café, fitness centre, newsstand and banking services. Small refreshment for visitors in the reception areas.
OTHER	Top-quality services for visitors in the reception area and Entrance Hall.

THE TOWERS

HOLANDSKÁ 10, 12

BASIC DATA

BUILDING	Holandská Street Cadastral office Brno – city Cadastral area Styrice
NUMBER OF FLOORS	21 floors above ground 3 underground floors
PARKING	489 underground parking spaces in two underground levels, with security.
	RESERVED PARKING FOR VISITORS: 10 parking spaces on the parterre in front of the building on Holandská Street, with security. ADDITIONAL VISITOR PARKING: Additional 29 parking places behind the building on Pražákova Street.

GENERAL TECHNICAL DATA

STRUCTURAL SYSTEM	In-situ reinforced concrete frame.
MODULE	1.5 m COLUMN DISTANCE: 7.5 x 7.5 m, 7.5 x 7.5 m at building core. WIDTH OF PARKING SPACE: 2.5 m (axis to axis of module).
FLOOR-TO-FLOOR HEIGHT	3.6 m (ground floor + 1 st floor 4.98 m)
LOAD	TYPICAL FLOORS: 300 kg/m² (locally 370 kg/m²) RESERVE FOR LOAD OF PARTITIONS: 150 kg/m²

FLOOR-TO-CEILING	OFFICE AREA & LIFT LOBBIES:				
HEIGHT	2.8 m (3.9 m on the ground floor)				
	BATHROOMS: 2.6 m				
	CLEARANCE LIMIT - PARKING: 2.1 m				
OFFICE LAYOUT	Highly efficient offices with a balanced proportion of common areas. Highly flexible division into opera- tional units.				
	OFFICE DEPTH: Single office 6 m (smalles	t modulo of 2 v 6 m)			
	Open-space module 7.5 m				
	larger units.	, with connectivity to			
	INTERNAL CORRIDOR	:			
	1.5 m for standard layout	space			
RECEPTION / ENTRANCE	The Main Reception is loc	J			
		ntrance on the parterre or			
	from the internal staircas	-			
	ground parking. Reception				
	desk, security control desi facilities.	k, control room, reception			
STAIRCASE		al communication between			
	the ground floor and top f	loors, which also serve as			
	emergency exit routes.				
LIFTS	Five lifts in the central core.				
	STANDARD: e.g., OTIS				
	One of the lifts is used for	One of the lifts is used for moving furniture and is			
	equipped with protection.				
	TECHNICAL SPECIFIC	CATION:			
	MAXIMUM LOAD:	1,000 kg			
	SPEED:	2.5 m/s			
	SIZE OF CABIN:	1,100 x 2,100 cm,			
	aran on noon	1,450 x 1,500 cm			
	SIZE OF DOOR:	900 x 2,100 cm Stainless steel			
	SURFACE:				
	NUMBER OF STOPS:	4 x 21, 1 x 24 (only one lift to the basement).			
	For security reasons it is	possible to install card/key			
	access from the basement	-			
	Additional lift serves und	erground floors from			
	reception.				
	STANDARD: e.g., OTIS TECHNICAL SPECIFIC	NATION:			
	MAXIMUM LOAD:	630 kg			
	SPEED:	050 kg 1 m/s			
	SPEED: SIZE OF CABIN:	1,100 1,400 cm			
	SIZE OF DOOR:	900 x 2,100 cm			
	NUMBER OF STOPS:	4			
	SURFACE:	Stainless steel			
SHELL FACADE	BRICK PART: Brickwork	c on stainless anchors			
with mineral wool insulation.					
	GLASS PART: Combination of all-glass wa				
		and window strips. Possibility for operable parts in module 3.0 m.			
	and window strips. Possib	pility for operable parts			
SUN PROTECTION	and window strips. Possib				
SUN PROTECTION	and window strips. Possib in module 3.0 m.				

SUSPENDED CEILING	OFFICE: Suspended ceiling, mineral acoustic tiles 600/600 mm with in-built lights, sprinkler heads and airco units. STANDARD: e.g., Rockfon Dekkor E15 Ultraline LIFT LOBBIES & BATHROOMS: Plasterboard suspended ceiling
FLOOR	OFFICE: Double floor in raster 600 x 600 mm STANDARD: e.g., Lindner – Ligna S38 FINISHES: High-quality heavy-duty carpet. Fixed-in tiles with glue (tiles 500 x 500 mm). STANDARD: e.g., Heuga/Desso COLOUR: According to Tenant requirements
PARTITIONS	Moveable partition walls with door wings in Al door

refrigerator.

frames, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void in order

to achieve standard values for acoustics.

Provision for kitchenettes in designated areas. Two places around central cores. Possible connection for: microwave, dishwasher, coffee machine,

INTERIOR - FINAL STRUCTURES & MATERIALS (FINISHING)

INTERIOR - TECHNOLOGY

KITCHENETTE

INTERIOR - TECHNOLOGY					
AIR-CONDITIONING /	OFFICE: Fully air-conditioned				
AIR HANDLING	ESTIMATED EXTERNA	ESTIMATED EXTERNAL CONDITIONS:			
		Winter	Summer		
	AIR TEMPERATURE:	-12°C	$32^{\circ}\mathrm{C}$		
	RELATIVE HUMIDITY:	50%	30%		
	FOR AIR HANDLING V	ZT: -15°C			
	INTERNAL CONDITION	NS (+/-1.5°	°C):		
		Winter	Summer		
	AIR TEMPATURE:	$22^{\circ}\mathrm{C}$	$24.5^{\circ}\mathrm{C}$		
	FRESH AIR: 50 m³/hr/per	rson			
	REQUESTED HUMIDIT	Y: min. 35	5%		
	SURFACE AREA PER P	ERSON: 9	m²/person		
	TO HANDLE INTERNAL 4-pipe fan-coil units. 2 pcs. units regulated into zones individually. Independent for WC, kitchenettes. SERVER AREAS: In desi – provision for independent EMERGENCY EXIT ROI signalling mechanism	7.5 m mod and can b systems of gnated are t server ve	dule. Fan-coil e regulated f ventilation eas for servers entilation.		
SPRINKLERS	Sprinkler system is install	ed on all o	office floors.		
ELECTICAL POWER	Each building is connected through an independent				
CURRENT	connection to its own transformer station in the				
	basement. Cabling from the main switchboard				
	– in independent, fireproof vertical shafts.				
	CABLING IN OFFICES:				
	— under suspended ceiling	g for light	distribution		

— through double floor for socket distribution

BACK-UP	Back-up generator in the basement. Share on capacity at extra cost.
LIGHTING	LIGHTING REQUIREMENTS: — OFFICE: 500 lx — HALLS: 225 lx — RECEPTION: 300 lx — PARKING: 75 lx STANDARD: e.g., Philips
SOCKETS	Sockets are located in floor boxes situated in accordance with the floor plan, 1 floor box/20m². STANDARD SOCKETS IN FLOOR BOX: STANDARD: 2 sockets 230 V FOR PC: 2 sockets 230 V Space for 4 other modules (8 data connections; at extra cost).
SERVER	There are recommended areas for servers. SERVER ROOM MAY ON REQUEST BE EQUIPPED WITH: — independent cooling system — raised floor with antistatic top layer — provision for optic cable connection — gas extinguishing system.
WEAK CURRENT	Optic cabling runs for connection of at least two independent operators.
TELEPHONES	External connection from two independent points; back up. Provision for optic connection on each floor. Other connections (satellite, microwave, etc) available.
TELEVISION / RADIO	Aerials on the roof. Connection on each floor
INTERNAL EMERGENCY SYSTEM	FOR FIRE ALARM: EPS, in accordance with fire standards and norms. Control panel located in the control room of the main reception. Public address system – PAS.
SECURITY SYSTEM	CCTV: colour cameras overlooking external facade of the ground floor, main entrance, entrance to the garage and elevator lobbies on each floor. Monitoring is located at security control desk and is recorded and stored for approx. three days. ACS: card system installed, provided on entrance door on each floor, for access to garages and on tourniquets in main reception lobby. INTRUSION ALARM: monitoring of escape doors in facade. The system is supported by CCTV camera system in common areas and parking. Monitoring is located at the security control desk and is recorded. Internal communication in lifts is directly connected with reception (security control desk).
SECURITY CONTROL DESK	In operation 24 hrs a day, year round. CENTRAL CONTROL: — fire signalling — CCTV — access control

OVERVIEW OF BUILDING TYPES

SPIELBERK OFFICE CENTRE OVERVIEW OF AREAS, BY BUILDING

	HOLANDSKÁ 1		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4	875 872 872 8 72 508	61 55 55 55 42	814 817 817 817 466
TOTAL	3,999	268	3,731

	HOLANDSKÁ 3		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	820	55	765
FLOOR 1	872	55	817
FLOOR 2	872	55	817
FLOOR 3	872	55	817
FLOOR 4	508	42	466
TOTAL	3,944	262	3,682

	HOLANDSKÁ 5		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	942	55	887
FLOOR 1	872	55	817
FLOOR 2	872	55	817
FLOOR 3	872	55	817
FLOOR 4	508	42	466
TOTAL	4,066	262	3,804

	HOLANDSK	CÁ 7	
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	820	55	765
FLOOR 1	872	55	817
FLOOR 2	872	55	817
FLOOR 3	872	55	817
FLOOR 4	508	42	466
TOTAL	3,944	262	3,682

	HOLANDSKA 9		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	942	55	887
FLOOR 1	872	55	817
FLOOR 2	872	55	817
FLOOR 3	872	55	817
FLOOR 4	508	42	466
TOTAL	4,066	262	3,804

IQ BUILDING (F)	HOLANDSK	Á 2	
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	1,224	0	1,224
FLOOR 1	882	50	832
FLOORS 2-5	1,107	50	1,057
FLOORS 6-8	936	50	886
TOTAL	9,342	400	8,942

IQ BUILDING (E)	HOLANDSKA 4			
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE	
GROUND FLOOR	1,442	0	1,442	
FLOOR 1	1,072	50	1,022	
FLOORS 2-5	1,279	50	1,229	
FLOORS 6-8	936	50	886	
TOTAL	10,438	400	10,038	

IQ BUILDING (D)	HOLANDSKÁ 6		
FLOOR	RENTABLE	HORIZONTAL	OFFICE
	AREA	COMMUNICATION	SPACE
GROUND FLOOR	1,356	0	1,356
FLOOR 1	1,072	50	1,022
FLOORS 2-5	1,279	50	1,229
FLOORS 6-8	936	50	886
TOTAL	10,352	400	9,952

IQ BUILDING (C)	HOLANDSKA 8		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	1,164	0	1,164
FLOOR 1	882	50	832
FLOORS 2-5	1,107	50	1,057
FLOORS 6-8	936	50	886
TOTAL	9,282	400	8,882

TOWER B	HOLANDSKÁ 10		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE
GROUND FLOOR	330	0	330
FLOOR 1	1,002	51	951
FLOOR 2	825	28	797
FLOORS 3-7	829	28	801
FLOOR 8	757	28	729
FLOORS 9-19	829	28	801
FLOOR 20	443	28	415
TOTAL	16,621	583	16,038

TOWER A	HOLANDSKÁ 12	
FLOOR		RENTABLE AREA
GROUND FLOOR FLOOR 1 FLOORS 2-13 FLOOR 14		2,378 1,958 616 258
TOTAL		11,986





Onsite amenities enhance the Spielberk community and make work more convenient and enjoyable.

LIST OF TENANTS

A Acision

Apprise Software

Atlas Software

ARQE AutoCorp

AVG Technologies

AWD

Business Lease

Blue Elephant Company

Brilum.cz

C Cleverlance

Computer Press

CS Property Services

CzechInvest

D DC Concept

Deloitte Advisory

Digi TV

DSG International

E Edwards Services

Euchner Electric

F Financial Express

Flow Eastern Europe

G GE Money Bank

Grant Help

Gűdel

н Hydro Building Systems

I ING Bank

Infosys

Istro Moravia

ITEG

Juwi

K Vladimíra Kostřicová Law Office

L Lear Corporation

Logica Systems

Loprais Daniel

Lufthansa – Global Tele Sales

M Miele

Minimax

Monster Worldwide

MP Corporate Finance

News Outdoor

o Office Home

P Paju

Partners For Life Planning

Kateřina Pavlíková Law Office

PNO Consultants

PPG Industries

Rebio Sun

Regus

Renomia

S SAP

SG Equipment Finance

Solarwinds

SPX Flow Technology

v Valmont

LIST OF SERVICES

FINANCIAL SERVICES

ČSOB

GE Money Bank

Komerční Banka

UniCredit Bank

GASTRONOMY

Bakery

IQ Restaurant

OKAY Mini Market

Rebio Restaurant

Spielberk Café

SPORT, LEISURE & WELLNESS

Beach Volleyball

Luxury Salon Hairdressers

Star Trac Health Club

SHOPPING

Florist

Miele Showroom & Café

Light Studio

Tabacconist & Newsstand

SPIELBERK EVENTS & MILESTONES

GROUNDBREAK CEREMONY (MAY 2005)

One year after groundbreak, Spielberk celebrated the official opening of the first three Villas. The ceremony was attended by VIP guests, including Ida L. van Veldhuizen-Rothenbücher, the Dutch ambassador to the Czech Republic, and Miroslav Hošek, Deputy Mayor of Brno.



Members of the Brno community, the press, and VIP guests attended Spielberk's official groundbreak ceremony and were treated to a day of festivities including music by locally acclaimed singer Yvonne Sanchez. HOLANDSKÁ STREET AND VILLAS OPENING (JUNE 2006) DUTCH DAYS
(JULY 2009)



Spielberk hosted a special event promoting Czech-Dutch cultural and business connections. The programme included a fish catch at Spielberk's central Lake, followed by a fish-fry and rooftop terrace reception.

SPIELBERK EVENTS & MILESTONES

ING put on an eye-catching display to celebrate the opening of their office at Spielberk Office Centre. To mark their landmark decision to base themselves at one of the CEE's most valuable locations, Spielberk looked more like the set of a James Bond film than a business park, as delegates such as Rolf-Jan Zweep, CEO ING Bank CR were treated to a night to remember, which included an evening of entertainment and drinks. The highlight of the show came when the ING sponsored, multi-million euro Renault F1 car was dropped down to the scene by a military style helicopter, wowing guests.



ING OPENING AT SPIELBERK (OCTOBER 2008)

CIJ AWARDS CEREMONY (DECEMBER 2010)

CTP CEO Remon Vos accepts the Best Overall Development award for Spielberk Office Centre, awarded by ${\bf Construction\ Investment\ Journal.}$

SPIELBERK CELAEBRATES FIVE YEARS (JUNE 2010)





Spielberk Office Centre celebrated its fifth anniversary on June 24th, 2010. The occassion also marked the construction start of The Towers, Spielberk's third and final phase. The event was attended by Spielberk tenants, members of the local council, the media, and Mr. Jan C. Henneman, the Dutch ambassador to the Czech Republic.

A-class and cost-effective, Spielberk delivers value for money to give your company strategic advantage in Central Europe. Spielberk combines the right location with a flexible choice of office sizes and configurations to create the right address for your business to grow.







SPIELBERK

LIST OF AWARDS

2010

—

CIJ AWARDS 2010

BEST OVERALL DEVELOPMENT

SPIELBERK OFFICE CENTRE

AWARDS FOR OUTSTANDING CONCRETE STRUCTURES

INTERNATIONAL FEDERATION FOR STRUCTURAL CONCRETE

 1^{ST} PLACE

THE SVRATKA RIVER FOOTBRIDGE, 2010

2009

—

BEST CONCRETE STRUCTURE 2009

CZECH CONCRETE SOCIETY

THE SVRATKA RIVER FOOTBRIDGE

2008

—

FOOTBRIDGE AWARDS 2008

BRIDGE DESIGN & ENGINEERING

 $\mathbf{1}^{\mathtt{ST}}\ \mathtt{PLACE}\ -\ \mathtt{TECHNICAL}\ \mathtt{MEDIUM}\ \mathtt{SPAN}$

THE SVRATKA RIVER FOOTBRIDGE

FOOTBRIDGE AWARDS 2008

BRIDGE DESIGN & ENGINEERING

 $1^{\mathtt{ST}}$ PLACE – AESTHETICS MEDIUM SPAN

SVRATKA RIVER FOOTBRIDGE

2006

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