

# ESG

Report 2023

**PENTA**  
REAL ESTATE





Within this material, you will be able to discover a summary of our sustainable actions, activities and policies, which form an integral part of Penta Real Estate development strategy and are embedded within all of our projects. We are thrilled to present, for the first time, a complete picture of our ESG commitments.

ESG Report 2023





A wide-angle photograph of Churchill Square in Prague 2. The square is paved with dark grey rectangular stones and features several water fountains of varying heights. In the background, there are modern multi-story buildings with large windows and balconies. The sky is blue with scattered white clouds, and the sun is visible on the left side, creating a lens flare effect.

# Penta Real Estate

## Courage to Create

Penta Real Estate was formed by separating the real estate division from the company Penta Investments, whose origins date back to 1994. Penta Group entered the real estate sector in 2005 and has since become the leader in the real estate market in the Czech Republic and Slovakia, while also making a mark in Poland.

Our goal is to create landmark buildings that contribute to the urban development of a given location, revitalise formerly neglected parts of cities and deliver high quality architecture as well as public space. We therefore work together with top architects, urbanists, engineers and other respected professionals in the field.

Our experience, combined with their creativity and focus guarantees the highest quality and investment value of our real estate portfolio.

Discover more about Penta Real Estate at [pentarealestate.com](https://pentarealestate.com)





# ESG

## Report 2023

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1. Who are we? PRE in numbers.
2. Summary of sustainable activities
3. Green aspects of our projects
4. Being part of Penta Real Estate
5. Our governance
6. Future goals and visions



# Initial words

## by Marek Dospiva

Our team at Penta Real Estate has always behaved responsibly in our approach to things that really make sense, really make an impact on the environment, beyond the requirements of current regulations.

From our perspective this is primarily about our ability to transform complex neglected brownfields into new vibrant urban districts, about world-class architecture with the highest standards of modern sustainability, about achieved long-term energy savings within the built portfolio and consistent investing in blue-green infrastructure. But it is also about our ability to act and find compromises with municipalities, and to include public interests in the permitting and delivery process of our projects.

It is always better when the quality of our completed projects and architecture, rather than reports, make the statement with respect to our approach. However, in the current era of ESG reporting, we are ready to present our views, including our substantial achieved goals.

Come learn more about our approach towards ESG.



**Marek Dospiva**

Partner, Real Estate  
Penta Investments

# Penta Real Estate

## management team



**Petr Palička**

Managing Director  
Czech Republic

Petr has been working at Penta since 2007 and has gradually built a strong real estate team in the Czech Republic. Under his leadership, Penta projects continue to significantly contribute to the modernisation of the capital. This is exemplified by projects in the city centre, such as the revitalisation of the surroundings of Masaryk station (Masarykovo nádraží) and the Main station (Hlavní nádraží), and in the wider centre by the New Waltrovka district, 4th Quadrant of Victory Square and the Nusle Brewery (Nuselský pivovar). He joined Penta after working as the Director of Bovis Lend Lease for the Czech Republic and Slovakia.



**Juraj Nevolník**

Managing Director  
Slovak Republic

Juraj joined Penta in 2010 as a student. During his tenure in the real estate division he played a crucial role in several successful projects, including the development of the Bory residential zone, Rosum office project and SKY PARK Offices. Since 2017 he has been overseeing Penta Real Estate in Slovakia. Under his leadership the company's real estate portfolio continues to significantly expand with an aim to positively contribute to the overall development of Bratislava. He is a graduate of the Faculty of Architecture at the Slovak Technical University.





## David Musil

**Business Director  
Residential RE Prague**

David, who has been working at Penta since 2008, was responsible for the first development project of Penta Real Estate in the Czech Republic – Florentinum, which has won several prestigious awards, including the 2014 CEEQA Award for the Best Office Project in Central and Eastern Europe. He currently serves as the Deputy of the Country Managing Partner for the Czech market. All of Penta Real Estate's residential and hospitality developments in the Czech Republic are under his responsibility, and his goal is to make the company as strong in the residential segment as it already is in the commercial business line. Previous to working at Penta, David worked for Knight Frank in Prague, as well as PJ Hegarty & Sons and Laing O'Rourke in Dublin, Ireland. He's an occasional lecturer at the Czech Technical University in Prague, where he obtained his Masters and Ph.D. degrees.



## Pavel Streblov

**Dedicated ESG officer  
Business Director  
Commercial RE Prague**

Pavel leads the real estate commercial division in Prague and was leading the construction of several major office development schemes including Masaryk station redevelopment, Churchill office complex, Smíchov or the Waltrovka project in Prague 5, which won, among other awards, the CEEQA Award for the Best Development Project in Central and Eastern Europe. He is now responsible for several mixed-use schemes including the complete redevelopment of the Main Train Station or additional phases of the Masaryčka project. He joined Penta as an experienced real estate manager in 2012. In the past he has been a partner in the 3C real estate private equity fund and an advisor to financial institutions and the Ministry of Finance, while also having worked for the bond division of JP Morgan in London.



## Rudolf Vacek

**Development Director  
Prague**

Rudolf started at Penta Real Estate as a consultant in 2010. He is currently responsible for the overall preparation and execution of Penta Real Estate's commercial and residential projects in the Czech Republic. He is among the narrow group of experts whose signature underlines the exceptional Florentinum, the new Waltrovka district in Prague 5, the project for revitalisation of the land near Masaryk station (Masarykovo nádraží) and other projects. Prior to joining Penta, he worked for Bovis Lend Lease on a number of significant buildings in the Czech Republic and London.



## Michal Rehák

**Business Director  
Bratislava**

Michal joined Penta after his university graduation in 2011. He started working as a member of the Penta Real Estate division, primarily specialising in commercial real estate projects. Since 2018 he has broadened his horizons after entering the field of residential real estate. Since then he has continued to expand the Bory district development and is responsible for shaping the entire residential portfolio of Penta Real Estate in Slovakia.





# Penta Real Estate in numbers

|    |                             |                    |
|----|-----------------------------|--------------------|
| 41 | Completed projects          | GBA: 910,176 sqm   |
| 19 | Commercial                  | GBA: 499,272 sqm   |
| 22 | Residential                 | GBA: 410,904 sqm   |
| 14 | Projects under construction | GBA: 226,260 sqm   |
| 5  | Commercial                  | GBA: 86,375 sqm    |
| 9  | Residential                 | GBA: 139,884 sqm   |
| 20 | Projects in preparation     | GBA: 1,234,448 sqm |

Total number of brownfield rejuvenations: 23  
Total volume of GBA: 587,975 sqm  
  
More than 64% of our construction to date has rejuvenated a formerly neglected brownfield site!

Total number of new greenfield creations: 18  
Total volume of GBA: 322,201 sqm

Total number of historical reconstructions: 5

With an aggregate investment value of more than: EUR 93.7 mil.

Total number of employees: 193  
Number of offices: 2

Total portfolio value: EUR 1,235,059,000

*Note: GBA = Gross Building Area*







Florentinum, Prague 1

## Penta Real Estate in GREEN numbers

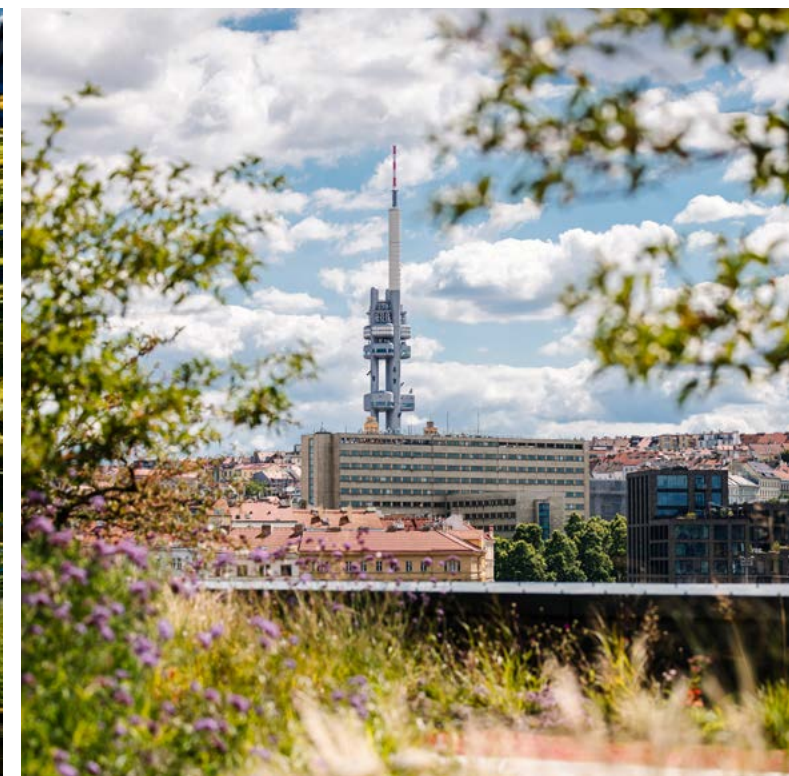
More than **20** office/hotel/retail property certifications achieved to date!  
(LEED, BREEAM)

**29** projects submitted for Environmental Impact Assessment (EIA)

**2** brand-new kindergartens constructed and delivered to the municipalities  
of Bratislava/Prague with an investment volume of **EUR 3,700,000**

More than **3,000** trees planted thus far!

More than **234,000** sqm of greenery, equivalent to five times the size  
of Wenceslas Square in Prague, and high quality public space delivered  
alongside PRE projects.





# Landmark projects awards

Penta Real Estate was recently awarded the **CEEQA Developer of the Year in 2022**. In the following year of the **CEEQA competition in 2023**, Marek Dospiva also received a Lifetime Achievement in Real Estate award. At the **ASB – Developer of the Year 2022 awards**, we won first place in the Office Projects category, and took third place in Residential Projects.

## FLORENTINUM

Prague 1, with 49,744 sqm of prime office and 7,819 sqm of retail space (exit in Q4 2016, completed).

**Best Of Realty – New Administrative Building 2013**

**CIJ Awards – Best Office Development 2013, Lease of the Year, Developer of the Year, ESSA (Environmentally, Socially and Sustainable Award)**

**Best of Realty CZ – Best Office Development 2013**

**CEEQA Awards – Best Office Development in CEE 2014, LEED Platinum certificate**

## WALTROVKA DISTRICT

Brownfield redevelopment in Prague 5 (exit of entire office scheme completed, residential part of +700 units sold-out).

**CEEQA Awards – Best Office Development in CEE 2016**

**CIJ Awards - Best Office Development 2015, Developer of the Year 2015, ESSA (Environmentally, Socially and Sustainable Award) 2015, Best Residential Development 2019, Grand Prix – Absolute Winner 2019**  
**Best of Realty CZ – New Administrative Building 2014, New Administrative Center 2017, Reader’s Award 2017, Residential projects of a larger scale 2017, Reader’s Award 2019, Residential projects of a larger scale 2019**

**International Property Awards – Office Development for Czech Republic 2017, Mixed-use Development for Czech Republic 2017, Residential Development for Czech Republic 2017**

**HOF Awards – Best of the Best (Hall of Fame) 2018**

**Real Estate Project of the Year CZ – Public Award for Residence Waltrovka 2017, Public Award for Residence**

**Waltrovka 2018, Expert Jury’s Award 2019, Public Award for Residence Waltrovka 2020**

## MAISON OŘECHOVKA

Luxurious residential project in Prague 6 (Phase I completed in 2021, Phase II completed in 2022).

**Best of Realty CZ – Residential project 2021**

**CIJ Awards – Best Residential Development 2021**

**Estate Awards CZ – Residential project 2021 - over 30 units, Residential project 2022 - over 30 units, CEEQA Award – Hotel, Leisure & Residential Development of the Year 2022**

**Real Estate project of the Year CZ – Absolute winner - Architects’ Award - The Best Project in the Czech Republic 2020, Architects’ Award - The Best Project in Prague 6 2020. Architects’s Award Prague 6**



## CHURCHILL SQUARE

Prague 3, two subsequent prime office buildings exceeding 30,000 sqm (exit in Q4 2020, completed). Next phases in preparation.

**CIJ Awards – Best Transaction 2018, Best project of the Year 2019, Best Fit-Out Deloitte 2019, Best Office Development 2021, Grand Prix – Absolute Winner 2021**

**HOF Awards – Best Office Lease Deloitte 2018, Best Fit-Out Deloitte 2020**

**Best of Realty CZ – New Administrative Center 2019, Reader’s Award 2019**

**Big See Interior Design Award – Deloitte Office Prague 2021**

## NUSELSKÝ PIVOVAR

Brownfield redevelopment in Prague 4. +400 apartments with complimentary retail (in construction, expected completion 2024-2025).

**Real Estate Project of the Year CZ – Architect’s Award Prague 4 2021, Absolute Winner 2021, Architect’s Award Prague 4 2022, Absolute Winner 2022, Public’s Award 2022**

**CIJ Awards – Best Residential Upcoming Development 2023**

## MASARYČKA – MASARYK TRAIN STATION

Development by Zaha Hadid in Prague 1, up to 90,000 sqm prime office, Cloud One Hotel and retail in multiple phases (in construction, Phases I and II expected completion in 2023-24).

**CIJ Awards – Best Office Upcoming Development 2022, Best Leading Green Development 2023, Best Prague Office Development 2023**

**TOP ESTATE & BUSINESS CZ – Exceptional Architecture of the Development Project 2023**

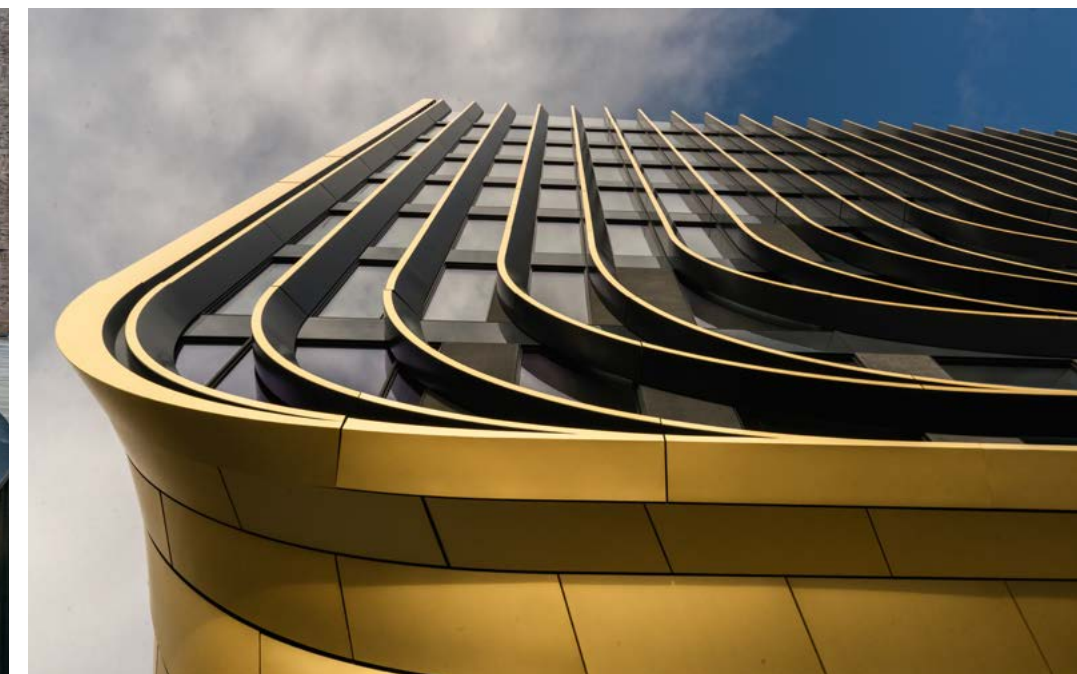
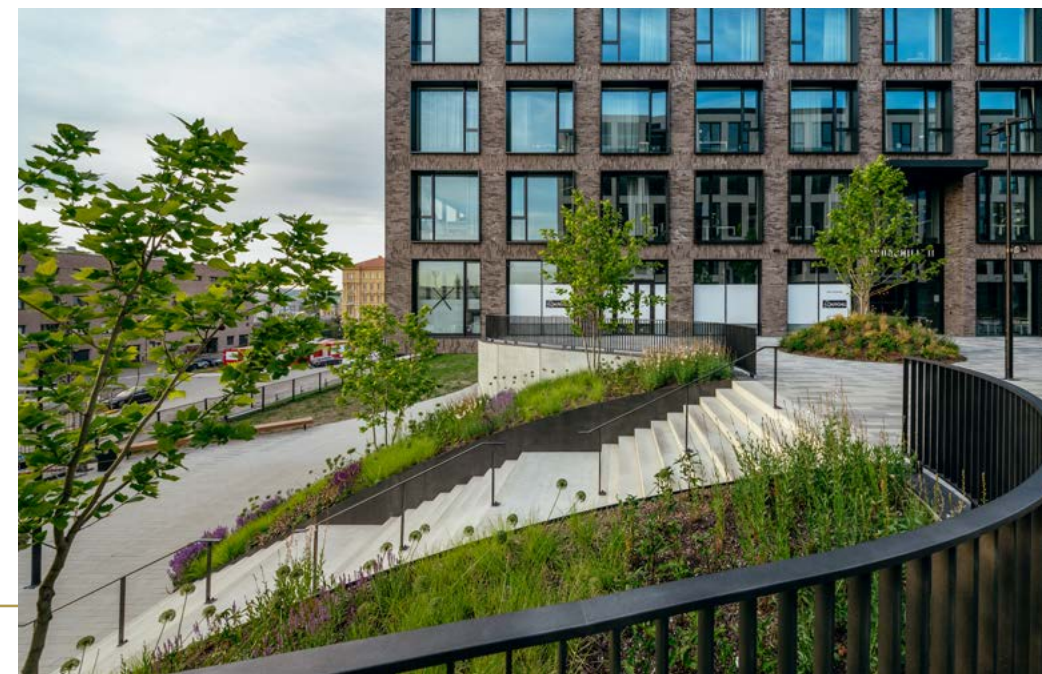
**Estate Awards CZ – Absolute Winner 2023, Commercial Office Project of the Year 2023**

**Best of Realty CZ – Administrative Building 2023**

## VICTORIA PALACE

Premium residential building (approx. 100 units) with retail partner on Vítězné náměstí, Prague 6 (in construction, expected 2024).

**Real Estate Project of the Year – Architect’s Award Prague 6 2022, Public’s Award 2022, Expert Jury’s Award 2022**





# Landmark projects awards

## DIGITAL PARK I + II + III

Office project in Bratislava that offers 74,000 sqm of office space (Phase 1 – completed in 2006, Phase 2 – completed in 2009, Phase 3 – completed in 2012, sold to ALTO Real Estate in 2022).

**CIJ Awards 2009 – Best Office Development (Digital Park II)**

**CIJ Awards 2012 – Best Office Development (Digital Park III)**

**Cena Dušana Jurkoviča 2009 – Award for the overall conceptual design of the new administrative complex (Digital Park II)**

**LEED Platinum certification**

## BORY

155-hectare mixed-use zone in the northwest of Bratislava comprising the Bory Byvanie residential zone, Bory Retail Zone, Bory Mall shopping centre and Bory Hospital (residential and retail zone under construction in multiple phases).

**CIJ Awards 2022 – Best Residential Development (Bory Promenáda)**

**Stavba roka 2022 – Main Award in Buildings Category (Bory Hospital)**

**Stavba roka 2022 – Award for Implementation of Science and Research in Design and Construction (Bory Hospital)**

**ASB Gala 2023 – ASB Special Award (Bory Hospital)**

**INSAID Awards 2023 – Public Interior (Bory Hospital)**

**Rethinking the Future Award 2023 (Bory Hospital)**

## PRI MÝTE

Residential project in Bratislava that offers 427 apartments, more than 1,500 sqm of commercial space and 934 sqm of office space (Phase 1 completed in 2017, Phase 2 completed in 2018, Phase 3 under construction – estimated completion in Q2 2024).

**CE ZA AR 2018 – Architecture category nomination**

## SOUTHBANK

Upcoming mixed-use zone in Bratislava, designed by Snøhetta in collaboration with Studio Egret West, that offers a GBA of 209,200 sqm (48% residential, 52% office and retail). The project is set to commence in 2026.

**CIJ Awards 2022 – Best Land Transaction**

## ROSUM

Office building in Bratislava that offers more than 22,000 sqm of leasable Class A office space (project completed in 2016, sold in 2020).

**CIJ Awards 2020 – Best Investment Transaction**



## SKY PARK

Iconic mixed-use zone in Bratislava designed by Zaha Hadid Architects comprising an office building and three residential buildings. The project also included a conversion of the Jurkovič Heating Plant National Cultural Monument (SKY PARK Residence completed in 2020, SKY PARK Offices completed in 2021, Jurkovič Heating Plant completed in 2021; sold to ALTO Real Estate in 2022).

**LEED Gold certification (SKY PARK Offices)**

**WELL precertification (SKY PARK Offices)**

**CIJ Awards 2020 – Best Office Development (SKY PARK Offices)**

**CIJ Awards 2021 – Best Legacy Development (Jurkovič Heating Plant)**

**BigSEE 2022 – Public and Commercial Architecture – Winner (Jurkovič Heating Plant)**

**Cena Dušana Jurkoviča 2022 (Jurkovič Heating Plant)**

**ICONIC Awards 2022 – Best of Best – Innovative Architecture (Jurkovič Heating Plant)**

**INSAID Awards 2022 – Public interior (Jurkovič Heating Plant)**

**International Property Awards – Best Commercial Renovation/Redevelopment Slovakia – 5 star winner (Jurkovič Heating Plant)**

**LOOP 2022 – Honourable mentions in Interior – Renovations & Architecture – Heritage Architecture categories (Jurkovič Heating Plant)**

**Pamiatky a múzeá 2022 – Award in Restoration – Adaptation (Jurkovič Heating Plant)**

**Architecture MasterPrize 2022 – Best of Best – Industrial Buildings (Jurkovič Heating Plant)**

**Stavba roka 2020&2021 – Award of the Ministry of Transport and Construction of the Slovak Republic for Society-wide Contribution in the Field of Architecture and Construction & Main Prize in the Building category (Jurkovič Heating Plant)**

**CIJ Awards 2021 – Best Standard Residential Development (SKY PARK Residence)**

**CIJ Awards 2021 – Best Architectural Development (SKY PARK Residence)**

**CIJ Awards 2021 – Grand Prix (SKY PARK Residence)**

## NOVÁ TERASA

Residential project in Košice consisting of three stages, offering 605 apartments and 48 houses (Stage 1 completed in 2013, Stage 2 completed in 2017, Stage 3 completed in 2020).

**Stavba roka 2017 – Best residential project**





# Introduction

## Pavel Streblov, ESG Officer

Commercial Director, Penta Real Estate  
Member of the Board of Directors, Dedicated ESG Officer

January 2024

It is my pleasure to present you with the first ESG report of Penta Real Estate. We believe that in today's world, the urgency of responsible, high-quality and sustainable development has never been more essential.

We have always strived for the highest environmental, social and governmental standards in our development projects by taking into consideration the latest international benchmarking criteria and certifications. As the next logical step, we have decided to summarize and publish our ESG efforts and commitments and make it available to the wider public. We hope that this initiative will help us monitor our progress, collect feedback and hopefully also inspire others in the real estate industry.

Our ambition remains to focus on complex urban development and re-development projects mostly located in former industrial brownfields. We believe that their transformation brings a higher potential and overall societal benefit, in comparison to standard greenfield development. Even though it carries additional cost and challenges, our past major re-development schemes such as Waltrovka and Masaryčka in Prague, or Sky Park in Bratislava are a great testament to our commitment to reintegrate such neglected locations back into the city. In addition, we enjoy bringing world-class architecture to the heart of Europe which benefits not only our clients and customers, but the whole community.

Our buildings are always equipped with modern technologies that lead to lower energy consumption, re-use of water and waste and create a healthy environment. However, we do not stop with the properties themselves. We are committed to creating mixed-use schemes that are alive 24/7. One should not be surprised to find not just residential and office buildings in our portfolio, but also hotels, kindergartens, accommodation for nurses and even one of the most modern hospitals in Europe. We believe, that due to the integration of several functions in our development schemes, we are able to create attractive public spaces that nurture cross-societal interactions and contain an abundance of greenery, playgrounds as well as modern art.

Within the following pages, we invite you to discover a summary of approaches, solutions and initiatives that we employ in order to achieve and maintain our ESG standards.





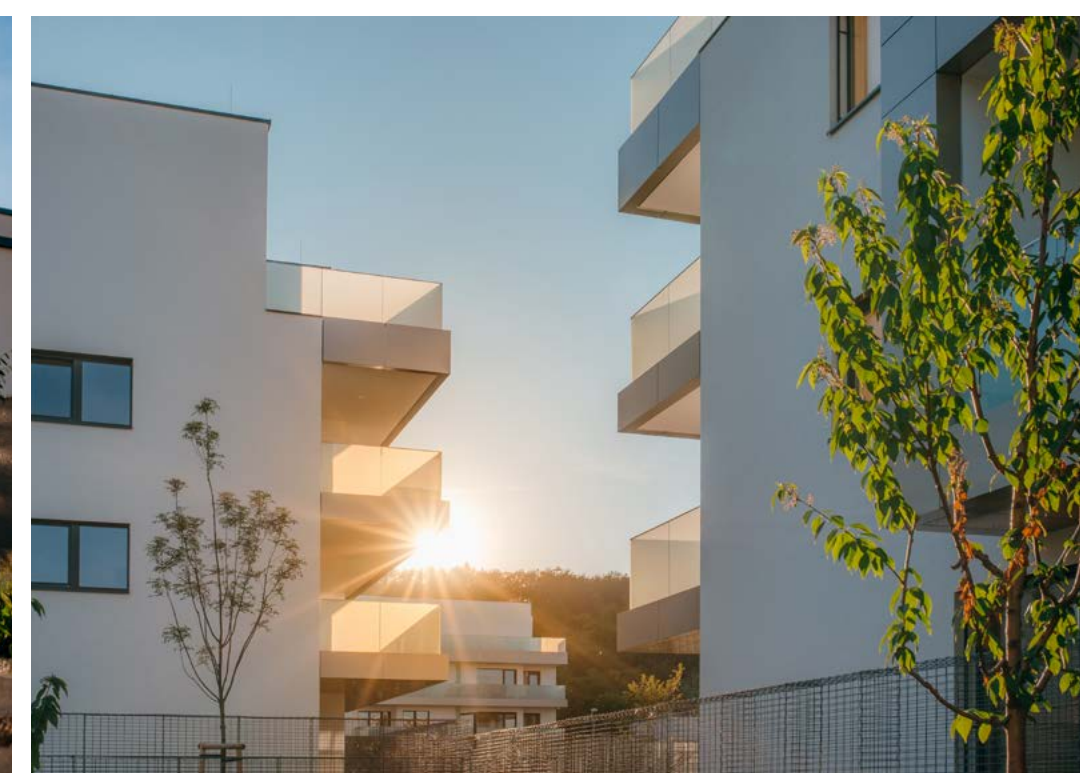
# Environmental

What are our core  
responsible principles?





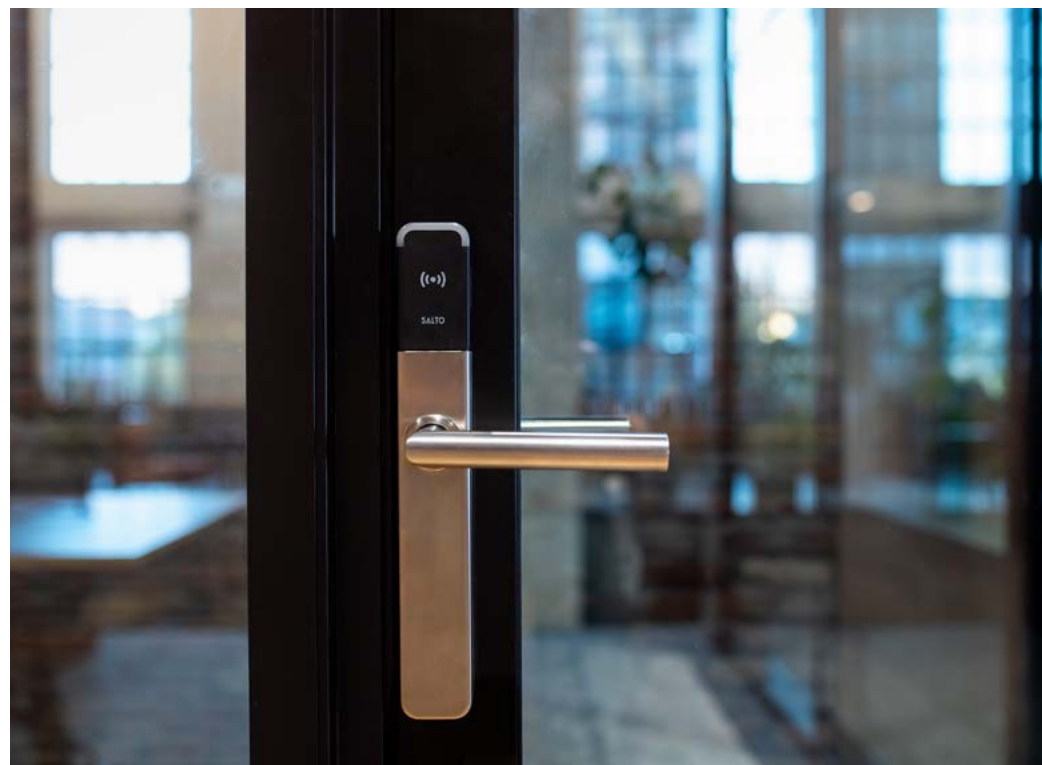
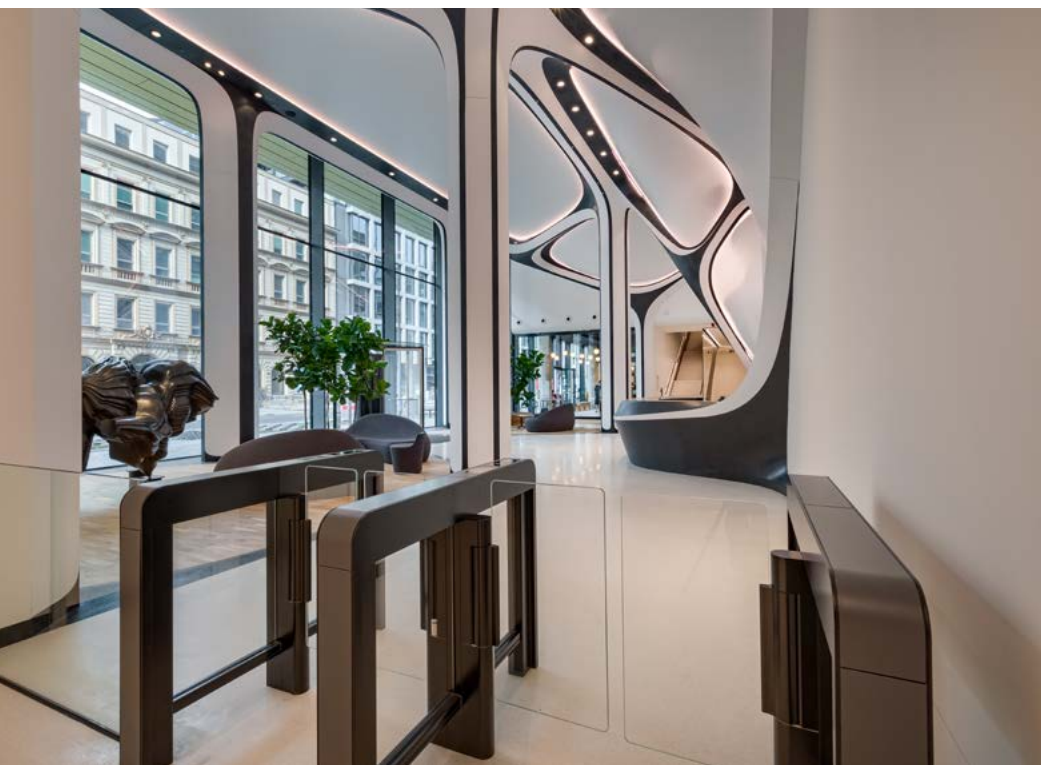
Waltrovka Residential, Prague 5



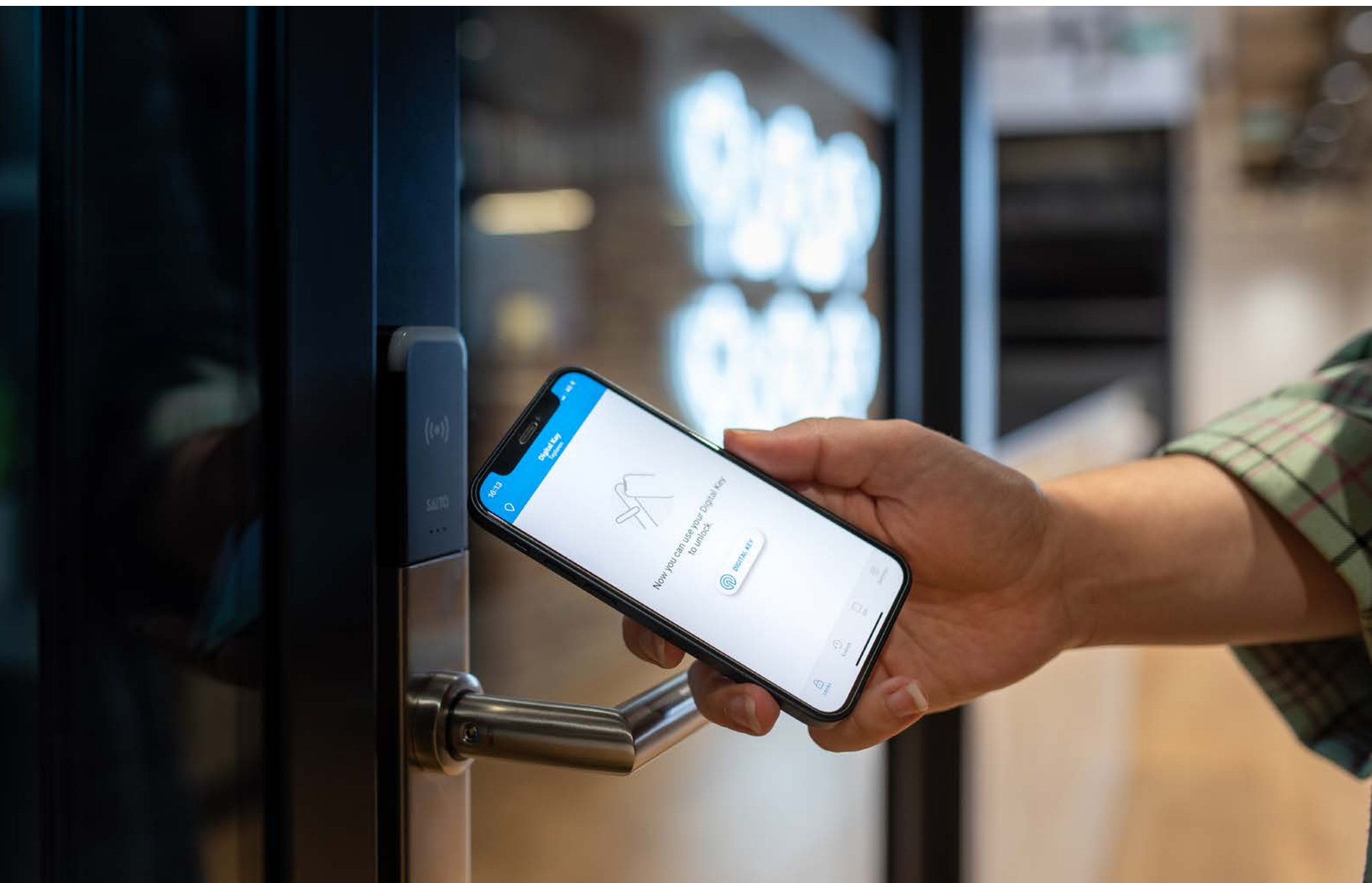


## We start with modern technologies, focusing on efficiency and sustainability

- Within our projects we save energy on heating and cooling – we automatically switch off heating/cooling with opened windows in our buildings;
- Depending upon location and exposure of the buildings within historically protected areas, we are gradually involving photovoltaics and green roofs in our prime office and hospitality projects;
- We implement the highest standards with respect to air filtration against dust and viruses. We will continue to go above and beyond to safeguard our colleagues, tenants and visitors;
- We include recuperation for our office/hospitality projects, as well as the higher residential scheme segment (based on client demand and noise requirements);
- We monitor and efficiently control the media and utilities infrastructure in our projects;
- We implement energy recuperation on all lifts in our portfolio, we include triple-glass windows, offer exterior blinds and smart home options – all with the intention of reducing energy usage while improving the standard of our projects;
- We are already pilot-testing the inclusion of heat pumps in new parts of our portfolio;
- Based on achieved highest-level certifications, our modern commercial and hospitality buildings regularly achieve superior performance in terms of energy use as compared to regular building stock.







## Waste management is not left unnoticed, and nothing is left to waste!

- We recycle a majority of our construction waste material (Our Proposed target is >70% for 2023-2025 ) and we require our subcontractors and business partners to recycle as well;
- Moreover, we supply and implement separate waste containers into ALL of our office/hospitality and residential schemes (including plastic, paper, glass, bio-waste segregation);
- Our offices make no exception, as we provide space for recycling and require that our staff comply with our waste management policies;
- Electronic signatures for documents – the less paper, the better. We are committed to maximising the amount of documentation (incl. apartment sales process, office leasing and internal procedures) conducted in a paperless form by 2024-2025.





# Proper water management matters to us, as well as to our clients and tenants

- We strive to save drinking/potable water within our built portfolio;
- We implement innovative systems for sanitation flushing, which actively save drinking water, incl. water-saving urinals;
- Our water taps are ‘double-phased’ in order to save the amount of water passing through, leading to a decrease in consumption;
- We implement the usage of rainwater for flushing and greenery care and also include retention tanks in our commercial and residential projects – this supports the micro-climate and water-usage needed to sustain the extensive greenery surrounding our buildings.



# Electricity usage kept low by relentless focus on detail

We will continue our push to maximise buying electricity from renewable sources within the 2023-2025 energy cycles.

- All of the lights installed in our new projects are equipped with LED conductors;
- We strive to further save electric energy – lights in common areas of our buildings are equipped with movement sensors, preventing non-required electricity use;
- We enable our tenants / office users to further reduce their electricity footprint by offering the opportunity to purchase and install modern technologies for lighting control (daylight sensors, movements sensors / light intensity controllers);
- Electromobility – we actively support electromobility, as well as the creation of charging stations in our projects > we have defined a minimum % of parking spaces with electric charging by 2023, including the split and approach towards positioning of electric chargers outside and inside the underground garages;
- Moreover, we connect the properties into the electricity grid stability system through back-up generators.



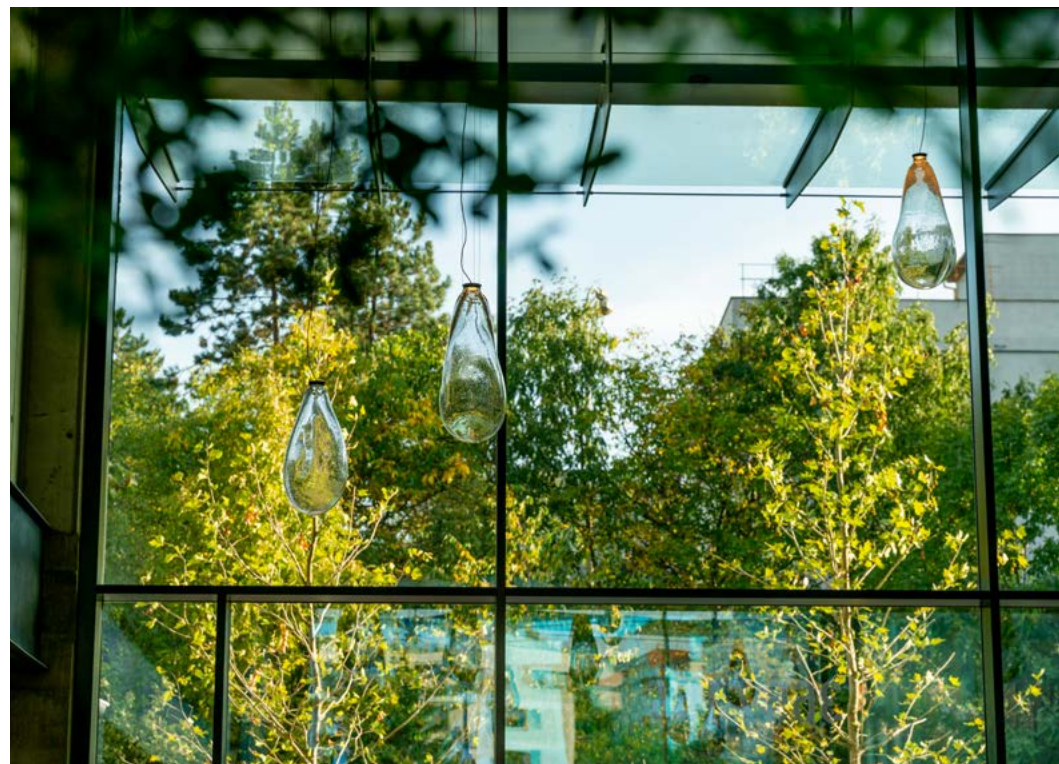
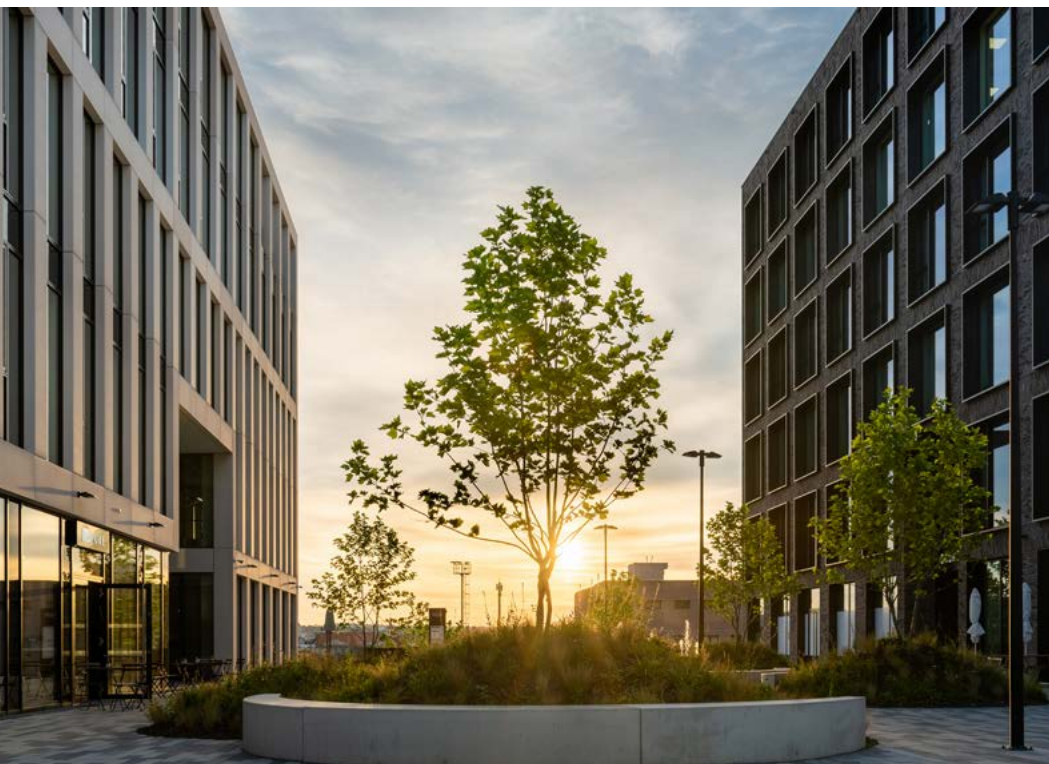


# Green certifications are our required standard. No compromises allowed.

For all of our **Office and Hospitality properties**, we aim for green certifications – at the minimum level of **LEED Gold**, in the city centre **LEED Platinum**:

- Furthermore, for modern hotels we consider BREAM Excellent;
- We have achieved over 20 building certifications and precertifications to date, which demonstrate our commitment to achieve leadership within our built portfolio;
- Moreover, we are exploring green certification possibilities with respect to our residential portfolio.

**"PENB"** – we strive for our properties to be greener > we go above the basic energy requirements in terms of the building energy classification system.





# Our work focuses on turning brownfield sites into attractive and enjoyable addresses

Brownfield rejuvenation – we enter difficult and neglected zones, including reconstruction of historically protected buildings > we bring desolate spaces back to life, decontaminate and rebuild damaged areas.

We have thus far restored 23 brownfield project areas, with almost 600,000 sqm GBA delivered within the renewed sites.

Amongst the greatest examples we are proud of are:

- Walter Building reconstruction;
- The finished and award-winning Jurkovič Heating Plant;
- On-going transformation of the Nusle Brewery historical building and Masaryk railway building;
- Further reconstructions include the planned restoration of the 'Slévarna' building within the Nová Waltrovka brownfield.

## NOT ONLY RESTORATION

We bring world-class architecture to Prague and Bratislava – we organise and promote open and internationally recognised architectural competitions, which receive support from the Czech and Slovak Chamber of Architects.

Examples we are truly proud of include the following landmark projects by renowned architectural studios: Masaryčka and SKY PARK by Zaha Hadid, Žižkov – Nákladové nádraží by Benthem Crouwel Architects, Mocca Vysočany by ADNS, Petrská by Pantograph, Southbank by Snøhetta, 4th Quadrant by the Netherlands Benthem Crouwel Architects together with Czech studio OVA, Transgas by JCA, Medze by Pantograph, Vajnorská by Bevk Perović.





# Community is for us an integral part of real estate development. Buildings without people would be just an empty space.

- We provide free wi-fi in communal areas both for visitors and tenants/residents;
- We consider WELL Being precertification (incl. WELL Health and Safety) on top of our standard certifications such as LEED/BREEAM;
- We provide community application/Facebook page/webpage to support the creation of community in the direct vicinity of our projects;
- We install book-sharing terminals / mini-libraries and art for users in our project reception areas;
- We provide community gardens (intended for relaxation/gardening/bee hives) and terraces for our office users (such as the creation of Delfourská zahrada within the Florentinum project, original Waltrovka park and community areas, Nová Waltrovka offices terraces, SmíchOFF communal garden, SKY PARK communal spaces, Bory playgrounds), far exceeding minimum requirements, in order to enhance the life quality of our tenants/residents/visitors. This further includes children's playgrounds, exterior workout-areas, bicycle racks, dedicated grilling areas, workout and shared-space rooms;



Masaryčka participace

- We frequently conduct satisfaction surveys amongst our tenants, providing us with regular evaluation and take-away lessons, including corrective feedback from our office users;
- We organise community and tenant meet-ups and events (such as Bory Fest), participate in numerous district activities and always welcome mingling with our residents;
- Many of our colleagues have chosen the places we have created as a place to live, raise families and enjoy their free time, which makes us truly proud.







## Our projects focus on delivering valuable and safe public space – where everyone can enjoy their days

- We also leave nothing to chance, plan for contingencies and formulate emergency plans for instances of crisis situations or unexpected circumstances;
- We engage in suppressing lighting smog through the implementation of tone down / shut-off external lighting and advertisements during preselected hours;
- We install plentiful inspiring exterior art within the public spaces of our projects;
- We go above and beyond in planting additional trees, greenery and mixed year-round plants in the vicinity of our projects, as well as in preserving current greenery. We are proud creators of more than 212,000 sqm of publicly accessible greenery with more than 3,000 trees planted to date;
- We support local manufacturers/companies and entrepreneurs – we lease spaces and organise events for local entrepreneurs incl. gastro and coffee shops.



## We support a Healthy and Active Lifestyle – both for our internal employees, as well as residents and tenants!

- We support physical activity – open staircases and their usage (burned kJ written on the stairs), work-out zones, playgrounds;
- We limit smokers – our buildings are non-smoking, with secluded dedicated smoking areas in exteriors to protect our non-smoking residents/tenants/visitors;
- We support non-diesel transportation and cycling > we deliver bike racks, showers, cycling rooms ('kolárny'), incl. tools;
- Virus friendly and contactless access to our buildings, using mobile phones;
- Virus friendly HVAC, the majority of which comprise an 'Econet' exchanger, so there is no possibility to mix the air > restricts transmissions of viruses and bacteria.



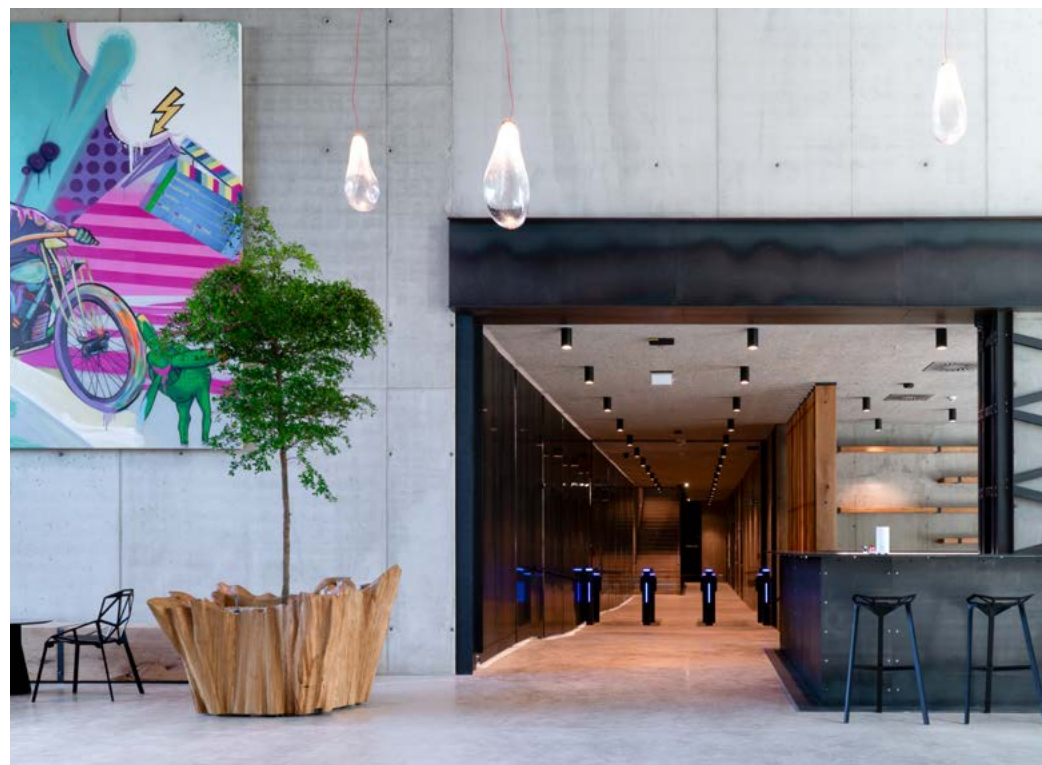


# Smart Buildings – SHARRY TECH

The Sharry Tech mobile app provides an exceptional workplace experience, enabling its users to access buildings, manage/invite visitors, book meetings rooms/parking/desks as well as get real-time office occupancy. Moreover, the app allows its users to stay in touch with the community and get updates on the most recent news about amenities. We have tendered and utilised this feature in our newest office projects, including the Masaryčka, Nová Waltrovka offices and SKY PARK Offices, contributing to their Smart Buildings status.

*"I greatly appreciate the fact that Penta Real Estate has chosen the Sharry platform to further elevate the comfort of tenants within the Masaryčka office building. This project develops the historic centre of Prague and enhances it with great architecture that office buildings often lack. I would like for people to feel exceptional, whenever they visit Masaryčka, and that our solution at least partially contributes to that feeling."*

**Josef Šachta**  
CEO & co-founder, Sharry





## GRESB company certification

With increasing emphasis on environmental, social, and governance (ESG) factors, it is crucial that the related standards and reporting be delivered with transparency and consistency. The GRESB (Global Real Estate Sustainability Benchmark) carries out independent assessments and sets benchmarks providing businesses with peer comparison as well as practical advice on ESG improvement. Penta Real Estate Holding Limited has undergone and successfully received its first GRESB ESG assessment in 2023. The process has greatly expanded our understanding and knowledge within the ESG area.







# Environmental

How do we approach our project  
creation from the very beginning?





# It all starts with stakeholder involvement

When designing the future of our projects, our teams start at the very beginning. Because we care about the opinion of all interested stakeholders.

We conduct participations for our projects – at Penta Real Estate we organise and create multi-disciplinary forums where stakeholders, professionals and the public may express their opinions, worries and ideas with regards to the subject area transformation. Our professionals believe that responsible development in the 21st century requires mutual dialogue.

We partner with third-party professional organisations to design these forums and include representatives of city councils, municipalities and planning institutions to unlock hidden information and opinions.

Despite cherishing every single project in our portfolio, we take exceptional pride in the following:

## FLORENC 21 – FUTURE BRIDGE BETWEEN PRAGUE 1 AND PRAGUE 8

- **Participation website:** Place: Florenc 21, searching for the master-plan vision, laying foundations for one of the biggest brownfields in central Prague
- **Included stakeholders:** public, investor representatives, representatives of the Main City of Prague, experts, professional jury panel
- **Invested costs:** more than CZK 1,350,000



Southbank



Florenc 21



IV.Q Dejvice



Masaryčka

## 4TH QUADRANT DEJVICE – A UNIQUE CHANCE TO FINISH VICTORY SQUARE

- **Participation website:** IV.Q (4kvadrant.cz), creating the baseline for international architectural competition, chance to finish the last part of Victory Square after more than 100 years, building on the legacy of Antonín Engel
- **Included stakeholders:** public, investor representatives, representatives of the Main City of Prague, experts, professional jury panel
- **Invested costs:** more than CZK 1,500,000

## MOCCA VYSOČANY – NEW RESIDENTIAL USE FOR NEGLECTED BROWNFIELD NEAR O2 ARENA

- **Project website:** MOCCA | Domov s vůní pohody (mocca-vysocany.cz), discovering preferences for the retail options, problems in public space, traffic and social relations in the area, during preparation of a transformative residential project
- **Included stakeholders:** public, investor representatives, representatives of city district, neighbours
- **Invested costs:** more than CZK 830,000

## MASARYKOVO NÁDRAŽÍ – REJUVENATION OF ONE OF THE OLDEST RAILWAY HUBS IN EUROPE

- **Project website:** Masaryčka spojuje (masarycka.com)
- **Included stakeholders:** public, investor representatives, representatives of the Main City of Prague, experts, professional public, city district representatives, Prague social initiatives
- **Invested costs:** more than CZK 1,300,000



# Penta Real Estate participation process

Participation is regarded as an important and necessary part of all our large-scale projects, especially revitalisation schemes. Through public participation we expand awareness with regards to the future of the location, inform the public about our procedures and processes, open discussions and jointly create the opportunity to influence the conceptual solution of our development, as well as identify current problems and needs of neighbours and everyday users of the location within the city (for example, about the use and form of public spaces, retail options, travel routes).

Generally, invited stakeholders include: the public, representatives of investors, city district, representatives of local government, Prague civic initiatives and associations, professional public, interest groups.

## CASE STUDY: MASARYČKA – LARGE SCALE PARTICIPATION

Form of participation: series of debate evenings – in cooperation with IPR Praha

- Designblok festival
- Design exhibitions, public design consultation
- 7,500 forms to the mailboxes of residents and companies around the railway station
- Involvement of the main actors in the area
- Establishment of the information centre
- Sociological investigation



- Benefits of participation:**  
Public awareness of the project and its benefits, early detection of problem points, strengthening of project awareness in public information about the needs, concerns and expectations of the public.
- Changes made based on participation:**
- Reduction of objects in Na Florenci Street by 2 m
  - Modification of the façade – more detail and variety of materials, incorporation of façade greenery
  - Inclusion of a residential function in the next stage of the project in the territory of Prague 8
  - Integration of water features into public spaces
  - Supplementing of bike racks

## CASE STUDY: NOVÁ WALTROVKA – MITIGATED SCALE PARTICIPATION

- Attended: the public, representatives of investors, the city district form of participation:
- Cooperation with ZŠ Radlická and Tyršova – the pupils had the task of drawing what they would imagine as leisure activities, artistic elements and other objects/accessories within the public spaces of the campus
  - Neighbourhood meeting ‘Zažij Waltrovku Jinak’

- Benefits of participation:**  
Initiatives and information about the perception and use of public space and leisure activities from primary school pupils as end users of the area.
- Changes made based on participation:**  
The use of the best feasible drawings in the framework of further planning and designing of the public space of the area.





As a natural and thought-through next step, coming out of the participations we continue the process by organising a challenging local, or international architectural competition – structured in order to find the most suitable and beneficial design proposal for the future of the selected locality.

Within the competitions we already implement non-negotiable environmental requirements covering the following areas:

- Overall sustainability and timelessness of the proposed architecture
- Energy efficiency of the design – shape of the building, orientation to the cardinal points, heat island prevention/mitigation
- Design must be reflective upon current building trends in modern construction solutions, with the direct aim of saving energy and water
- Focus on long service life – ability to adapt to different types of operation, as we believe that the most sustainable buildings are the ones that serve its inhabitants and users for a substantial and prolonged amount of time
- Minimal negative impact on the environment and the surroundings – incl. users/inhabitants of current buildings in vicinity
- Focus on economic efficiency in terms of feasibility and operation that satisfies the needs of users now and in the future
- Clear requirements on healthy living environments within the interior of proposed buildings – incl. use of environmentally friendly renewable materials
- As previously mentioned, certifications are a key and standard component – for the office part, the requirement to achieve certification is minimally set at the LEED Gold level, ideally LEED Platinum / BREEAM Excellent – as we forecast lower operating costs, production of less waste, lower energy consumption, lower water consumption

Furthermore, we also require fulfilment of the PRE-Approved ESG policy within the primary areas of:

- Use of ecological solutions, technologies, inclusion of renewable resources
- Application of blue-green architecture solutions
- Rainwater management, use of roof areas for greenery or FVE panels
- Proposal compliance with the Building Energy Performance Certificate (PENB) requirements







Jurkovič Heating Plant, Bratislava I

## The Open City

*As professionals dedicated to shaping the built environment we often ask: what should a 21st-century city embody? How can we transform our urban centres into spaces that are more liveable, energy-efficient, but also prosperous and sustainable? The Open City concept offers an answer.*

*In the Open City buildings and neighbourhoods are both flexible and resilient. Inclusivity is at the forefront of urban design, and physical spaces are intentionally created to promote social interaction and co-existence. The circle of production and consumption can happen in one place fostering cultural and economic activities that ultimately create a strong sense of community.*

*At the heart of the Open City is a finely meshed, porous street pattern that encourages active street fronts. By increasing the total façade length of the buildings and creating semi-open blocks, vibrant and engaging urban environments can be generated.*

*I am proud that in our cooperation with Penta Real Estate on the Florenc 21 Master Plan and the 4th Quadrant of Victory Square project, we could assist in finding design solutions that fully embody the Open City principles and will contribute to the greater resilience of Prague and shape inclusive and prosperous communities. Perhaps they become models for other cities in the CEE region.*

**Petr Návrát, MRTPI**  
Managing Partner, ONplan



# Architectural competition with focus on highest quality

Our project and design teams have thus far had the honour of organising more than 20 architectural competitions, during which we have received more than 370 proposed architectural/urban submissions.

Based on the dialogues and evaluation of all aspects of future development, we are able to discover and unlock hidden potential and truly choose the most value-added solutions throughout the multi-round competitions.

We are fortunate to partner and collaborate with international architectural studios of the highest-tier, bringing world-class architecture to Prague and Bratislava, including:

:

Zaha Hadid Architects

Snøhetta

Bentham Crouwel Architects

Jakub Cigler Architekti

Vietzke & Borstelmann

Bevk Perović

CMC

ADNS

Chybik + Kristof Associated Architects

Quarta Architektura

Pantograph

BOD Architekti

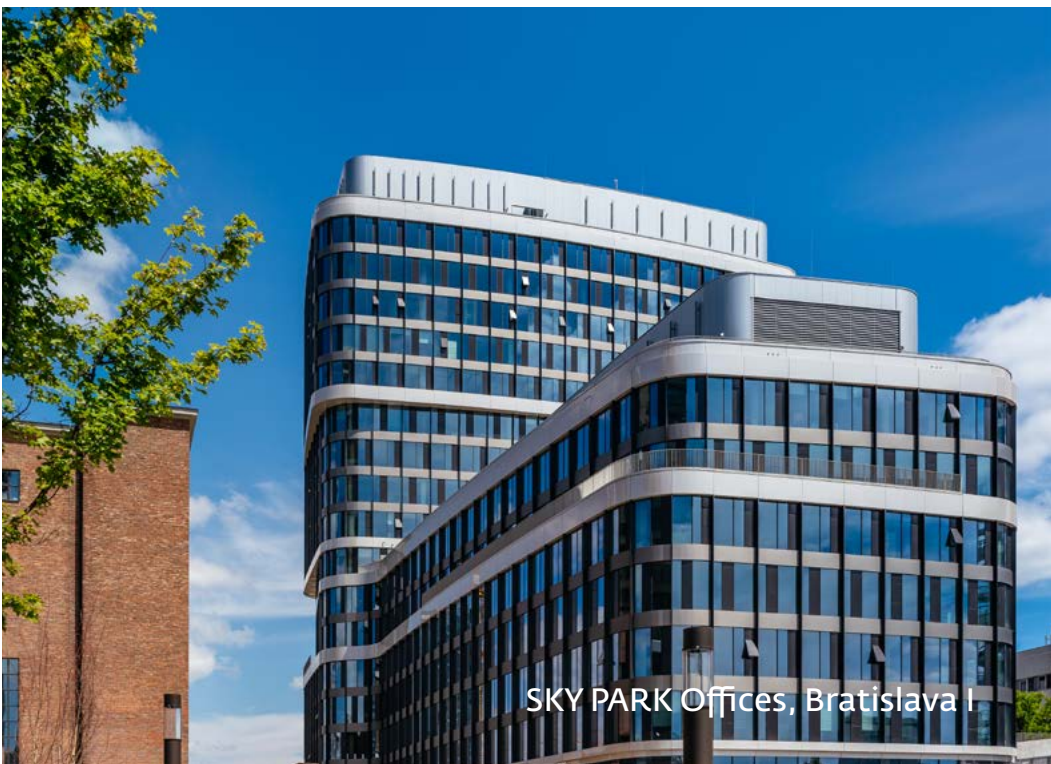
...and many other talented studios



Vila Chittussi, Prague 6



Masaryčka, Prague 1



SKY PARK Offices, Bratislava I





Social

## Being part of Penta Real Estate

If our projects are to achieve the desired highest quality,  
we recognise the need to collaborate, motivate each other  
and work as the most cohesive and supportive team.



# Every year is full of new challenges

At Penta Real Estate we go from within outwards! If we want to be excellent and consistent in our collaborations with leading architects, multinational clients, demanding apartment buyers and public authorities, we recognise that **quality work starts at home**.

Therefore, we regularly undertake the following activities together with all of our in-house professionals:

- **Annual inspiring Penta Real Estate Conference** designed to bring all team-members together to inform, engage and build big-picture understanding of the direction of our firm, foster relationships between countries and discover new trends
- **Annual company-wide international outings** to bring different departments from both countries together to create team-spirit through activities and lessons
- **Share-Ups and Lunch and Learn** sessions related to individual projects, in order to offer additional informal training and excellence sharing, incl. lessons learned
- We further compliment these initiatives by **company-wide presentations** twice a year to update everyone on the progress of our portfolio
- We are continuously engaging in structured professional education, tailored to the individual needs of our employees based on mutually agreed Personal Development Plans
- We also look for the brightest young talent through demanding student competitions, such as the popular **Smart-Deal Challenge**

We do not hold-back in any of these areas and it pays off – Penta Real Estate has been recognised for our professional staff initiatives by being voted the **Best Employer** for the real estate sector in 2022 and 2023. Moreover, we are proud to have received the **Kincentric Best Employer 2022 award**.



KINCENTRIC  
Best Employers





The quality of our collective truly matters to us – that is the reason why we invest a substantial amount of time into the hiring process, where we keep a minimum of 3-5 hiring rounds, including in-person meetings with the upper-management of Penta Real Estate. We believe that this is the best tool for the candidate to understand the company and for us to get to know the candidate better on personal level – because the quality of our culture is crucial to our performance.

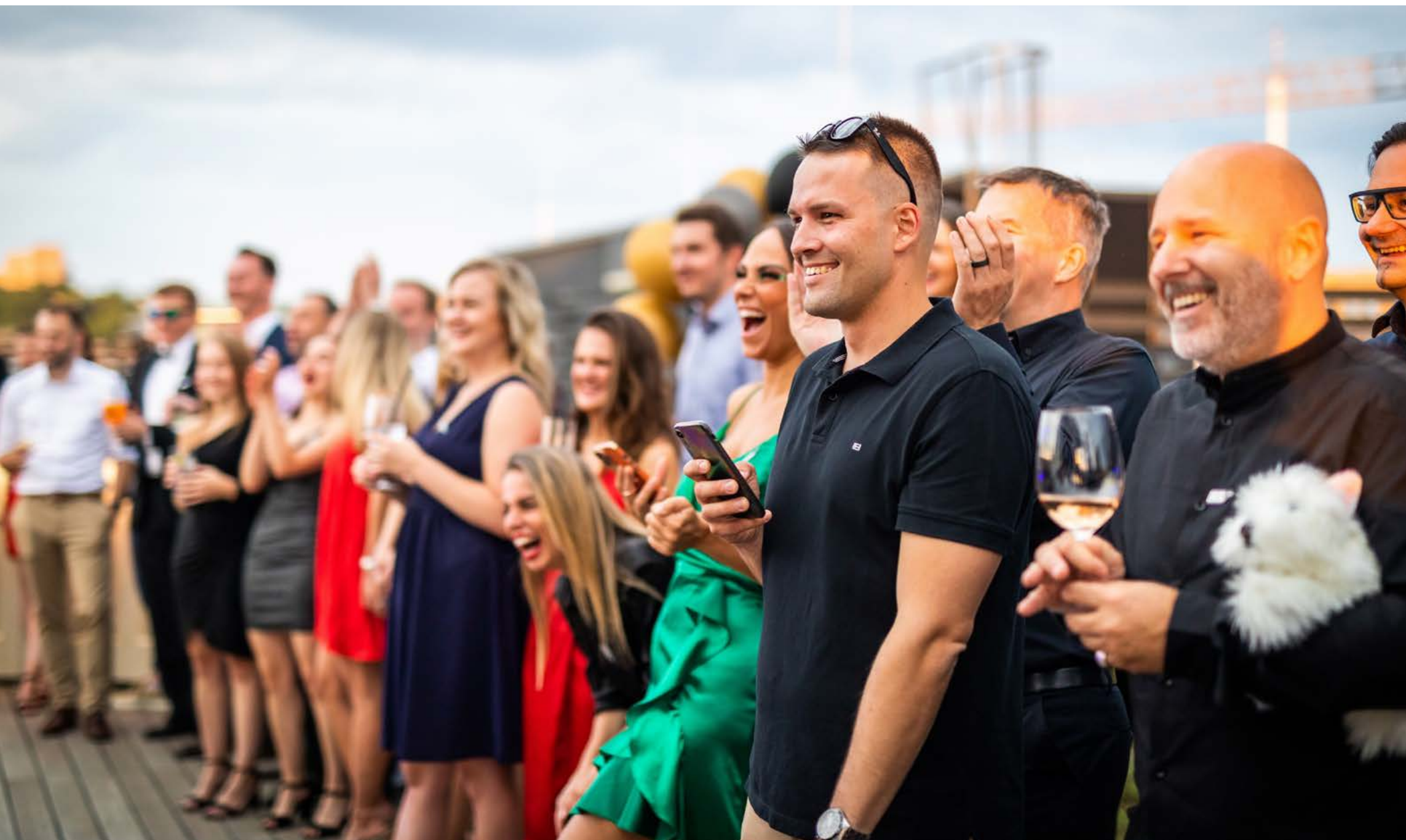
Our firm is highly dynamic, and so are our colleagues. We support natural internal competitiveness and drive through:

**Sport days:** at Penta Real Estate everyone is engaged during annual sport days both in Czechia and Slovakia to take the chance – compete with each other, unwind and enjoy the summer atmosphere.

**Ski Trips:** in winter we do not hesitate to set out for the mountains during country-wide ski trips.

**Tournaments and competitions:** we are focused within our business as well as on the sports court – we participate in numerous races such as Pražská Padesátka, Real Estate Volleyball Tournaments and the Stavební regatta.

We are also active participants within the districts we build and communities that live in them – such as the Waltrovka district in Prague or Bory District in Bratislava.



As a company we understand the need for building a strong culture and to inform, educate and motivate our employees.

We work on incredibly complex projects in multiple urban locations, engage with hundreds of stakeholders and combine multiple disciplines to deliver real estate projects of the highest-quality, where we bring world-recognised architecture to Prague and Bratislava.

We believe that this requires:

Team-spirit, determination, professionalism, patience, willingness to learn continuously, courage and skill.

Therefore, apart from previous internal initiatives, we aim to share and improve our knowledge through:

- Our memberships in Czech and Slovak Green Building Councils
- Active participation in multiple premier domestic and international real estate conferences and events, such as: **MIPIM, FOR ARCH expo, TOP EXPO conference, Property Forum, Expo Real Munchen, REM conference, Reality & Development Trend Conference, e15 RESummit, CEDES – Slovakia Conference**
- We discuss the newest trends and share our stories in the **Penta Podcast**
- We sponsor multiple cultural events, sports events and excursions to our projects, such as the **Annual JLL Charity Badminton event, Architecture Week in Prague, Architecture and Design Days, Slovak Technical University Career Day**







# Governance

Governance within Penta Real Estate  
as a leading development company

Digital Park, Bratislava V

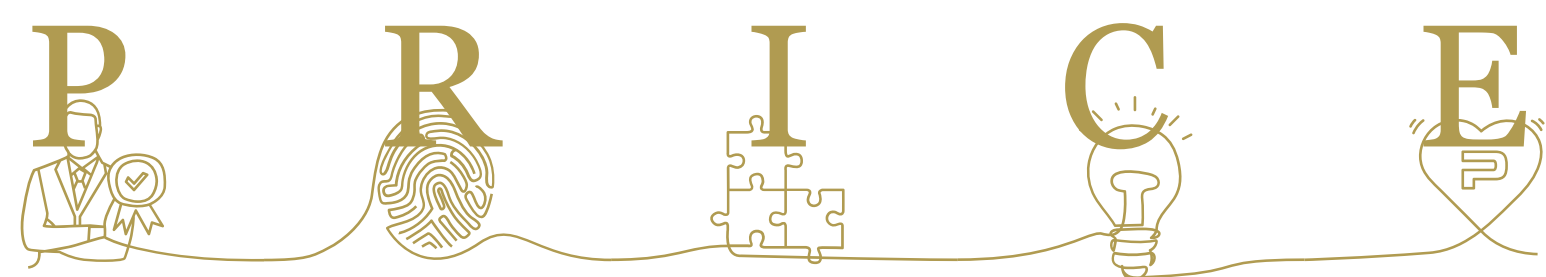


# Governance and values

The quality and integrity of Penta Real Estate operations and engagements as a company is further upheld through a clear set of vision, mission and internal policies.

- As a stand-alone investment company falling within the Penta Investments Group, we are governed by a clear Corporate Policy (COP) and Standard Operating Procedures (SOP). All staff are required to be familiarised with and conduct business according to the professional and ethical standards summarised within these binding documents.
- All staff are trained with respect to the Penta Real Estate Anti-bribery Policy, safety procedures and sensible information technologies use.
- As a responsible developer, we engage in selecting the most suitable business partners and suppliers through the structured Penta Real Estate Tender portal:
 

Supplier selection through tender portal – fair and trustworthy approach towards the process;
- The company is governed by a seasoned and experience Real Estate Board of Directors (with over 34 years of combined board tenure experience)
- At Penta Real Estate, we are proud to have a gender balanced workforce comprising a balanced 53/47% gender ratio within our offices.



**Professionalism**  
We demonstrate professionalism at all levels

**Responsibility**  
We are reliable, take ownership and always go the extra mile

**Integrity**  
We are honest, credible and accountable

**Creativity**  
We are flexible, open-minded and come up with improvements

**Engagement**  
We are enthusiastic, passionate team-players





# Projects

## Penta Real Estate residential and commercial projects

Adhering to our basic principles, Penta Real Estate has been the proud creator of ambitious and award-winning projects from the very beginning. Our leading values driving each development are represented by professionalism, responsibility, integrity, creativity, engagement.

Let's start by exploring our historical realisations, which have gathered more than 100 awards, including Best Office Development, Best Residential Development, Best Developer of the Year, among other awards from multiple CEE panels and conferences.

Southbank, Bratislava V



# Florentinum Praha

**Certified:** LEED Platinum  
**Awards:** CEEQA 2014  
CIJ Awards 2013: Best Office Development 2013  
ESSA – Environmentally, Socially and Sustainable Award  
Lease of the Year – for Lease Agreement signed with Ernst & Young company  
Developer of the Year  
BEST OF REALTY 2013 – New Administrative Building category

Prague 1, Florenc  
• 49,000 sqm of gross leasable area  
• 7,500 sqm of retail premises

Florentinum is the twelfth project of the Penta investment group and the first one in the Czech Republic. Florentinum was seen as an indivisible part of the rebirth of the area, and this vision meant the project was a major step towards bringing the historic urban district of Florenc back to its rightful status as an interesting and important edge of the very centre of historical Prague.



# Digital Park Bratislava

**Certified:** LEED Platinum  
**Awards:** Cena Dušana Jurkoviča 2009 – Award for the overall conceptual design of the new administrative complex (Digital Park II)  
CIJ Awards 2009 – Best Office Development (Digital Park II)  
CIJ Awards 2012 – Best Office Development (Digital Park III)

Office space: 74,000 sqm of leasable area

Digital Park is an exceptional set of office buildings for companies looking for a comfortable working environment, while also appreciating the original and unmistakably conspicuous design located in Bratislava. Digital Park was the very first project in Central and Eastern Europe to be issued LEED Platinum certification. The project offers more than 74,000 square metres of leasable, Class A commercial office space. Both buildings offer panoramic views of the Old Town. Completion: 2006, 2009, 2012. The project was sold to ALTO Real Estate in 2022.



# Waltrovka Praha

**Awards:** Best of Realty 2015  
CIJ Awards  
Winner: Best Office Development  
Winner: Developer of the Year  
Winner: ESSA Green Developer of the Year  
CEEQA: 2016 Building of the Year CEE, 2016 Office Development of the Year – AVIATICA  
Investor and Building Property of the Year – Winner 2015:  
Property of the Year for Technology Centres and Services

Administrative buildings: MECHANICA 31,500 sqm, AVIATICA 27,000 sqm, DYNAMICA 16,000 sqm  
Residences: 700 housing units

Aviatica, Mechanica and Dynamica are modern A-class office buildings. The project offers the highest possible standard in relation to materials used and the quality of all finishes throughout the interior. The latest technologies have a positive impact on the operation and environmental efficiency of the building.  
**All buildings fulfil the conditions of green building certification, with LEED Gold rating level.**



# SmíchOFF Praha

**Certified: LEED Gold**  
Completion date: 2019

SmíchOFF ranks among very advanced buildings with environmentally friendly technologies with an impact on energy savings. Heating of the object is solved by air-water heating pumps with an electrical boiler as the back-up source. The building uses grey sewage water and rainwater and holds LEED Gold green certification for an energy saving building. SmíchOFF offers 10,800 sqm of offices and 1,000 sqm of private garden for its tenants.



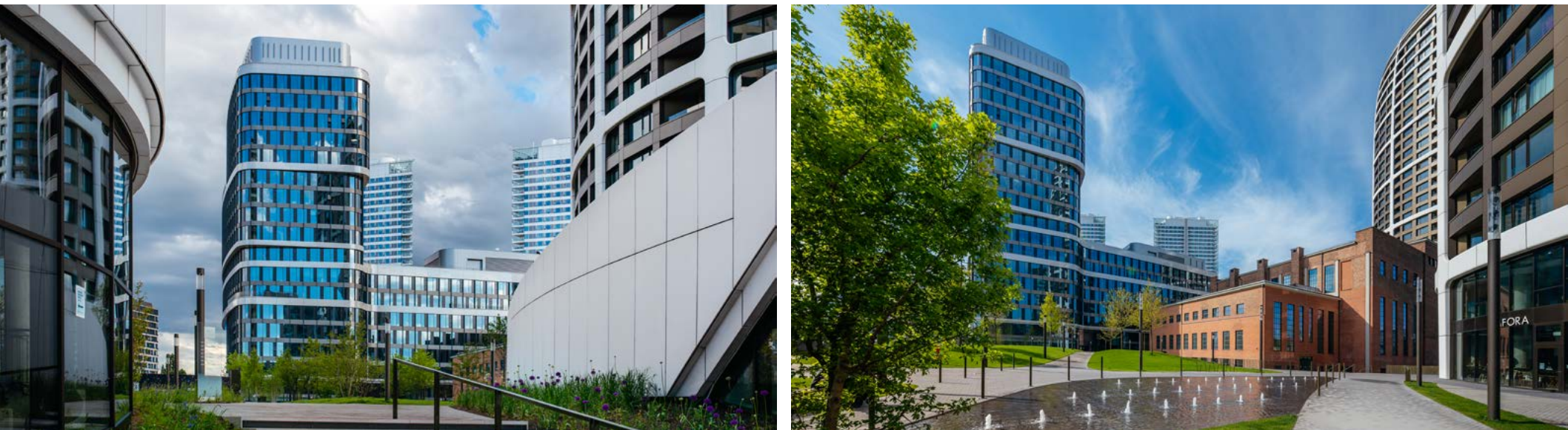
# SKY PARK Offices and Jurkovič Heating Plant Bratislava

**Certified:** LEED Gold (SKY PARK Offices)  
**Precertified:** WELL (SKY PARK Offices)

**Awards:** CIJ Awards 2020 – Best Office Development (SKY PARK Offices)  
CIJ Awards 2021 – Best Legacy Development (Jurkovič Heating Plant)  
BigSEE 2022 – Public and Commercial Architecture – Winner (Jurkovič Heating Plant)  
Cena Dušana Jurkoviča 2022 (Jurkovič Heating Plant)  
ICONIC Awards 2022 – Best of Best – Innovative Architecture (Jurkovič Heating Plant)  
INSAID Awards 2022 – Public interior (Jurkovič Heating Plant)  
International Property Awards – Best Commercial Renovation /Redevelopment Slovakia – 5 star winner (Jurkovič Heating Plant)  
LOOP 2022 – Honourable mentions in Interior – Renovations & Architecture – Heritage Architecture categories (Jurkovič Heating Plant)  
Pamiatky a múzeá 2022 – Award in the Restoration – Adaptation category (Jurkovič Heating Plant)  
Architecure MasterPrize 2022 – Best of Best – Industrial Buildings (Jurkovič Heating Plant)  
Stavba roka 2020&2021 – Award of the Ministry of Transport and Construction of the Slovak Republic for Society-wide Contribution in the Field of Architecture and Construction & Main Prize in the Building category (Jurkovič Heating Plant)

SKY PARK Offices: 31,000 sqm office space, 7,000 sqm retail space.  
Jurkovič Heating Plant: total area of 5,000 sqm

The building comprises 31,000 sqm office space, a park of 35,000 sqm and 7,000 sqm retail space. SKY PARK Offices is our first project utilising a digital key to access its spaces and underground parking, contributing to its status of the most modern building in Slovakia in terms of accessibility.  
Jurkovič Heating Plant is a conversion of a national cultural monument with a total area of 5,000 sqm. The renovation of this project meets the standards of a new build including the energy efficiency requirements and services. The building has been brought back to life to house offices, a flexible coworking space and other facilities such as a café, restaurant and gallery.  
Both projects were sold to ALTO Real Estate in 2022.



## Churchill Square Prague

**Certified:** LEED Gold

**Awards:** 2018 CIJ AWARDS – Best Office Lease; HOF AWARDS – Best of the Best office lease  
2019 CIJ AWARDS – Best Project of the Year, Best Fit-out, Best Office Development  
2019 BEST OF REALTY – New administrative centres – 2nd place; Readers' choice – Winner  
2020 HOF AWARDS – Best Fit-out  
2021 BIG SEE INTERIOR DESIGN AWARD 2021 – Winner Deloitte office Prague  
2021 CIJ AWARDS – Winner – Best Office Development, Grand Prix

Churchill Offices: 26,475 sqm office space; 1,404 sqm of terrace space; 3,708 sqm of retail

Situated in the vicinity of Prague's Main station, the Churchill project comprises two office buildings complemented by spaces for retail. With their energy saving technologies, the modern AAA-class buildings have received certification at the LEED Gold level. Apart from a flexible and amicable workplace delivered in timeless design, the project has given rise to a central square with cafes and restaurants, as well as outdoor relaxing zones accompanied by greenery and water elements. Users of the buildings may access unique terraces with astonishing views of Prague Castle.



# Rosum Bratislava

**Certified: LEED Gold**  
**Awards: CIJ Awards 2021 – Best Investment Transaction**

Office space: more than 22,000 sqm

Located at the crossroads of Ružinovská and Bajkalská streets in Bratislava, the Rosum building combines more than 22,000 sqm of prime office spaces with retail premises for shops and services. Finished in 2016, the project features a high-standard fit-out as well as environment-friendly amenities such as bike racks, EV chargers and primary use of natural materials.



We further build upon this expertise  
through our current projects



# Masaryčka Prague

**Awards:** 2022 CIJ Awards – Best Office Upcoming Development  
Winner 2023 – TOP ESTATE BUSINESS magazine award – Unique development project architecture

**Target certifications:** LEED Platinum

**Office NLA:** 20,157 sqm  
**Retail NLA:** 4,686 sqm  
**Terraces:** 1,273 sqm  
**Green roofs:** 3,028 sqm

The Masaryčka project has given rise to two exceptional office buildings, designed by the world-renowned architects studio of Zaha Hadid, featuring modern design with railway elements while respecting the historical surroundings.

The main office function is complemented by retail spaces, cafes and restaurants. The building roofs offer exclusive terraces covered with greenery, serving as an additional workplace while providing beautiful views of the city.

Built in a once desolate brownfield, the project has revitalised the area and given birth to yet another architectural gem of Prague. The originally bleak streets have been transformed into a new lively public space with greenery and water elements.

The development places great emphasis on energy and water saving, managed through intelligent building systems and technological solutions, as well as overall environmental impact, boosted by the presence of EV chargers and extensive greenery.

Tenants may use the personalised Sharry building app to easily enter the offices, manage/invite visitors, organise reservations, and stay updated on recent news about the building and its amenities while getting a chance to stay in touch with the community.

The project aims at receiving LEED Platinum certification through the use of the following technological solutions:

Chilling beams / heating convectors, rainwater retention and re-use, LED lights, intelligent building management system, green roofs eliminating overheating effects, and many others.





# Bory District Bratislava

**Awards:** CIJ Awards 2022 – Best Residential Development (Bory Promenáda)  
Stavba roka 2022 – Main Award in Buildings category (Bory Hospital)  
Stavba roka 2022 – Award for Implementation of Science and Research in Design and Construction (Bory Hospital)  
ASB Gala 2023 – ASB Special Award (Bory Hospital)  
INSAID Awards 2023 – Public Interior (Bory Hospital)  
Rethinking the Future Award 2023 (Bory Hospital)  
CIJ Awards 2023 – Best Retail, Leisure, Health & Hotel Development of the Year (Bory Hospital)

**Total area: 155 ha**

Bory Bývanie represents a residential project of contemporary housing in modern style, delivered in multiple phases. With construction launched in 2017, the initial phase offered 300 apartments, followed by the commencement of the second phase construction, which will, overall, deliver 18 apartment buildings and a central public park of up to 20,000 sqm. Three stages of the project are already completed and one is under construction. Other residential stages and public amenities are currently in preparation phases or undergoing the construction permit process.

The project pays careful attention to ESG factors and embraces the opportunity to create a sustainable, environment-friendly development. The reduction of car emissions is supported through the immediate vicinity of a cycling path, excellent public transport accessibility as well as the presence of EV chargers. Each apartment benefits from at least one exterior space ranging from balconies to loggias or gardens. Energy saving is enhanced through triple glazing, a water retention system and thermal insulation.

We have successfully completed four phases, delivering a total of over 1,300 apartments, extensive greenery areas, a kindergarten and the Bory Hospital, which is prepared to meet even the most demanding requirements and needs of its patients while providing comfortable accommodation and professional care. With a capacity of 400 beds, patients will be staying in single hotel standard rooms and get individual care within their health insurance. Aside from the noticeable upgrades, the key innovations occur in the set-up and management of the internal functioning, logistics, as well as medical methods and procedures.





# Nová Waltrovka Prague

Precertified: LEED GOLD  
WELL

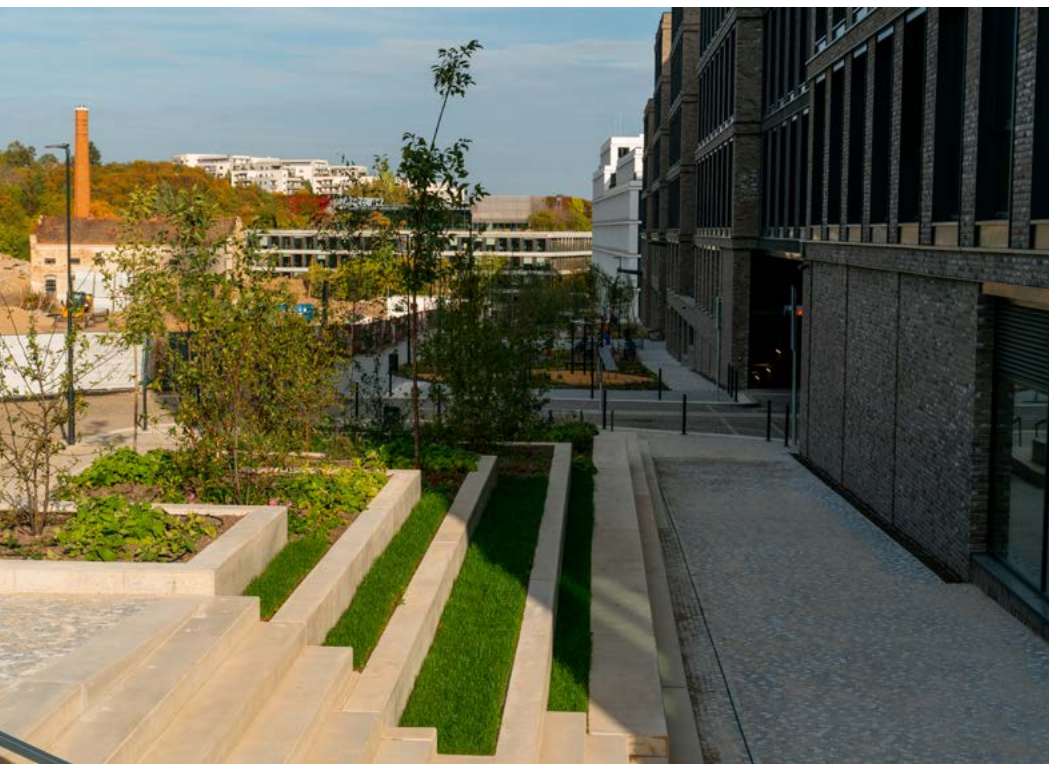
First phase will be completed in 2023

**Nová Waltrovka is a follow-up project to the revitalisation of a sizable chunk of land where the acclaimed Walter aircraft engines used to be produced. Hence, we sensitively continue with the refurbishment of history on this site.** The perfect example of this approach is the renovated symbol of the industrial past – the former factory's original foundry building.

Since our first development in 2013, we have evolved over time from the construction of individual buildings, such as Florentinum, to the development of whole brownfield, mixed-use projects. Nová Waltrovka is an example of the largest mixed-use refurbishment project in the history of Penta development. With a focus on urban development, the project includes cutting-edge offices of 24,000 sqm, an international hotel with 166 rooms, architecturally rich residential buildings with 460 units and the refurbished foundry as a dominant element of the whole area, which will serve as local restaurant, all surrounded by greenery and nature.

In addition to LEED certification, Nová Waltrovka specifically is also precertified within the WELL system. These certifications focus on the issues of energy efficiency, quality of life in the inner environment of buildings, and responsible practices of the entities using the properties, acting as a badge of quality for both the owners and users of the site with respect to the idea of 'green construction'. We also pride ourselves on our careful approach to public spaces, which, in this project, means a green boulevard full of benches, trees and water features.

Both administrative buildings offer dynamic parking with charging stations and a visitor management system for easier navigation around the site with a smart app. by the Sharry provider, which also secures a QR contactless access control system.





And we aim to set the bar even higher  
with our planned realisations:

## IV.Q Prague

This mixed-use project contains an extension of the University of Chemistry and Technology, office buildings, and a retail and gastronomy hub. IV.Q is connected to the metro station, the cultural centre of the Prague 6 district and apartment buildings. The inner courtyards create a public square with potential space for street markets surrounded by commercial buildings, while a semi-private microforest, encircled by residential buildings, lies on the other side.

**University: 12,000 sqm**

**Office: 29,300 sqm**

**Retail: 15,200 sqm**

**Cultural hub: 3,600 sqm**

**Residential: 41,500 sqm**

**Targeted LEED PLATINUM certification:**

- Inner microforest with greenery planted directly on original terrain including playgrounds, spaces for relaxation equipped with benches, new alleys surrounding streets and a public courtyard
- Green roofs, green yards and community spaces within inner yards

**Technologies:**

- Rainwater retention for greenery irrigation and toilet flushing, heat recuperation in HVAC, energy recuperation in lifts and escalators, waste segregation
- Charging stations in public and private parking

The project is about to create a new commercial, cultural and community centre for the entire Dejvice district, thus fulfilling the original function as set forth in the masterplan by arch. Antonin Engel 100 years ago, which, however, has as yet never been implemented.

## Vinohradská Prague

**Targeted LEED Gold certification**

**Mixed used project with 191 residential units, 7,000 sqm of offices and 1,500 sqm of retail premises**

The intention of the project is to use the gap created by the removal of the buildings of the former Transgas in a heritage zone by restoring the historical character of an urban block building with a walk-through parterre. The proposed buildings combine residential (191 apartments) and office (7,000 sqm) functions supplemented by commercial spaces (1,500 sqm) on the ground floor. While the demand is increasing, it is planned to cover 100% of parking spaces in the building with EV chargers. The project will also create a new open public space with green areas, trees, benches and water features.





IV. Quadrant Dejvice, Prague 6



Vinohradská, Prague 2





Petrská Residence, Prague 1

# Petrská Residence Prague

**Residential project with cca. 96 apartment units, 110 parking units, 2 retail units**  
**GBA: 8,382 sqm**  
**We target energy neutrality within this project**

Petrská Residence represents a high-standard residential development in the unique location of Petrské náměstí, New Town. The project will offer cca. 96 apartments units with 110 parking spaces, as well as two retail units on the ground-floor level. The expected delivery is scheduled between 2026-2027.

# Southbank Bratislava

**GBA: 209,200 sqm**  
**More than 1,000 apartments, 85,000 sqm of office and commercial space**

**Southbank awards:**  
**CIJ Awards 2022 – Best Land Transaction**  
**Minimum certification goal for offices: LEED Gold / WELL Gold**

The Southbank project, located along the southern bank of the Danube River in Bratislava, will bring more than 1,000 apartments and 85,000 sqm of commercial premises into the locality as well as miscellaneous amenities in the vicinity, including a large central park and sports-recreational zone. The project aims to faithfully blend into the natural environment along the river and exhibits great emphasis on the environment through its innovative solutions, including dynamic façades generating energy from renewable sources, smart water management, a car-free zone with maximum use of underground parking, and great support of cycling through bike equipment in every building as well as the direct connection to a cycling path. The local social bond will be strengthened by the creation of a new downtown with diverse public spaces among the buildings and a wide pedestrian promenade, becoming a new hub for community gatherings.





Southbank, Bratislava V



Medze, Bratislava IV



# Medze Bratislava

**Above-ground GBA: 74,000 sqm**  
**Polyfunctional complex, 452 apartments, 495 recreational accommodation units**

The Medze polyfunctional project in Bratislava – Dúbravka will create 452 apartments and 495 recreational accommodation units in different standards, as well as a large public space with copious greenery, thus connecting a unique urban community with immediate access to nature. The development complies with and goes beyond the current ESG standards, featuring extensive greenery, economical water management, installation of solar panels, smart heating systems as well EV chargers and bike racks. Most traffic will take place in underground garages.

# Vajnorská Bratislava

**Residential GBA: 107,684 sqm**  
**Retail GBA: 46,711 sqm**  
**Mixed-use zone, 1,100 apartments**

The Vajnorská project in Bratislava – Nové Mesto, is located in an area suffering from a significant environmental burden caused by the activity of the former chemical plant of Juraj Dimitrov. Due to this environmental damage, the land needs to be fully decontaminated before initiating the construction process. We aim to revitalise this long-neglected brownfield area through a mixed-use zone combining residential apartments and public amenities.

# Chalupkova Bratislava

**GBA: 170,000 sqm**  
**Mainly residential zone, 32,500 sqm of Class A+ office premises, 1,800 sqm of premium retail space**

With the Chalupkova project, combining residential units and public amenities, we return to the locality of SKY PARK, bringing further unique architecture into the Old Town of Bratislava. Both developments include environmental decontamination, underground parking with EV chargers, ecological water systems as well as greenery expansion. The public will benefit from an outdoor workout space, bike racks, a cycling path and kids' playground.



Vajnorská Bratislava III





Chalupkova, Bratislava I



Žižkov Railway Station, Prague 3



# Žižkov Railway Station

**Residential project, cca 530 apartment units**  
**GBA: 54,931 sqm**

The Žižkov railway station features a residential development in Prague 3, planned between two phases, totalling approximately 530 apartment. With dispositions ranging from 1+kk to 5+kk, each apartment will benefit from a loggia, terrace or garden. The architectural concept of horizontally and vertically receding modules creates an intriguing façade structure, while optimally utilising daylight and providing each apartment unit with greenery views. The landmark of the area, a 1-ha large park, will include pedestrian and cycle paths, a kids' playground, as well as relaxing zones and water elements. The main residential function will be complemented by retail shops and services located at the northern entrance.

# Mocca Vysočany

**Residential project, 290 apartment units, 1,700 sqm retail space**  
**GBA: 26,819 sqm**

Mocca Vysočany represents a new residential project in Prague 9, aiming at the creation of our Premium-standard apartments in various dispositions, compatible with personal client changes. Aside from its residential units, the project will include retail spaces and a private inner yard serving as a relaxing zone. Residents will have an underground garage with EV chargers at their disposal, as well as storage units and an exercise hall for free use. Situated at a B-line metro station, the location provides great accessibility to the city centre while staying near urban parks and greenery. Expected delivery in 2025.



Mocca Vysočany, Prague 9





Talks

Inside talk

Learn more about our projects  
from the team







## Churchill Square

Jan Vodvářka

Construction of the Churchill Square I + II project began in 2017 on the site of the dilapidated remains of the previously functional technical facilities of the Main train station, where a tourist bus parking lot was operated and, last but not least, on a site that provided many neglected corners with temporary and unsafe shelters for the homeless.

The challenge of the project was the fact that together with my colleagues we managed to fulfil a bold promise to the main tenant Deloitte and hand the premises over to them in 18 months.

The project was implemented and designed in accordance with the principles of LEED certification, but before ESG parameters entered the real estate market. The use of rainwater for watering greenery, the use of grey water for flushing toilets, and cost-saving measures in drinking water management are standard. The Churchill I + II buildings have centralised resources and large green areas have been built in their surroundings, complemented by mature greenery, which completes the pleasant microclimate of the place.

Anyone who arrives at the Churchill project garage in the morning will certainly not forget Prague Castle illuminated by the rising sun. Those who come to work by public transport will certainly appreciate the direct connection to almost all public transport links. I believe that everyone who works in Churchill Square has a positive perception of the busy and diverse atmosphere of the place, full of people of different interests, age groups and professions.



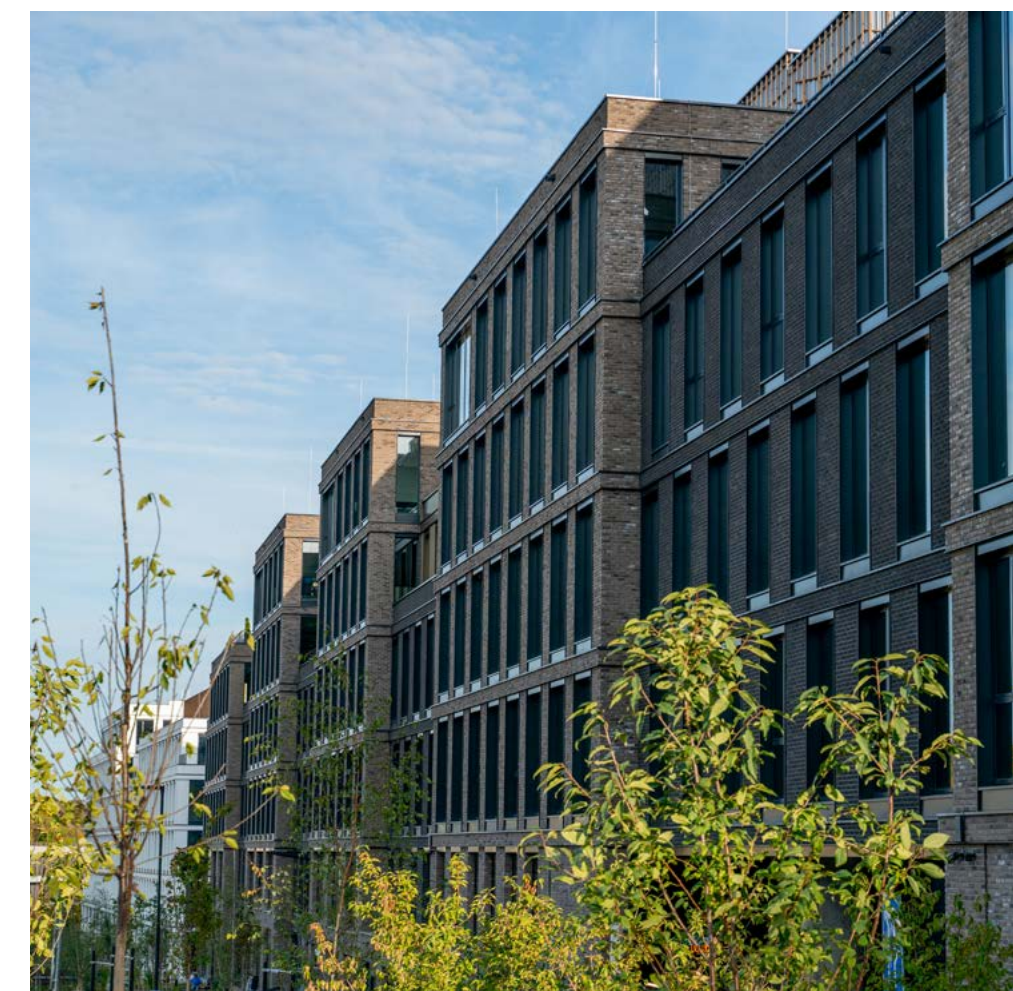
## Nová Waltrovka

Štěpán Pergler, Jakub Štěpánek

The area was historically being used as a storage area, movie studios, garages and service area for the special unit of the Police department, and if we go a bit deeper, part of the area was used as a factory for motorbikes, iron foundry and as a red-light club. The land itself was suffering from soil contamination given by the long history of the site.

A new district within Prague 5 was created by removing the 'scar' from the face of the city and focusing on a unique mixture of use within the project. We delivered extensive amounts of greenery, playfields and quality common spaces to be used by all people passing through while considering our company goals, efficiency and quality of the architecture. The highlight would be the new design of the reception area in the office building and the reconstruction of the iron foundry. The reception will combine a lounge area, coffee bar with the standard function of the reception. The reconstruction of the iron foundry will bring the old building into a new purpose by implementing a restaurant with brewery and become the pulsing central point of Nová Waltrovka.

Instead of building on the empty green meadows a brownfield was utilised for the development, which features efficient building design, extensive amounts of the greenery, recuperation of exhaust air, rain water accumulation with further usage for flushing and irrigation, implementation of low consumption technologies and lights, installation of solar panels and greenery on the roofs together with bee hives, e-cars chargers for users and elements supporting the community – e.g. playfields, common terraces and a flower bed on the roof, mobile app, etc.







## Masaryčka

Lucia Pálková, Dalibor Fíkr

The Masaryčka project not only connects three city districts of Prague, but also blends modern architecture with the historical buildings of Masaryk station, bringing art and technology and connecting the location originally dedicated only to transport constructions with the public space that the city centre deserves. And last but not least it brought together a large number of experts and specialists, who saw the exceptionality in this project, as their efforts reflect in the final result of the revitalisation of this area that has been neglected for years.

Today, our project work focuses on the capture and recovery of rainwater and clean process water, recuperation of all energies, smart building management, electromobility and solutions for eliminating the formation of a heat island with the implementation of a large extent of greenery and water features.

Although Masaryčka is located in the city centre, it is unique in that its roofs are covered with almost 4,500 sqm of intensive green roofs full of grasses, perennials, herbs and bulbs, including 30-year-old multi-variegated ornamental apple trees. In addition to the roofs, the greenery also adorns the façades and the street, where all the pipe and cable networks had to be initially relocated so that we could plant 58 full-grown hornbeams and six acacias in the street.

Masaryčka is not just one house, but the restoration of a historical local in the centre of the capital city of Prague that has previously been a repulsive area for many years. It will now be a lively place throughout the day, a place to work setting a new standard for the working environment in iconic architecture, spending leisure time, meeting friends, gastronomic experience and relaxation.

## Hotel Hybernská

Luboš Boga, Miroslav Hejna

Before the Hotel Hybernská project commenced, the plot was used as a parking lot. This parking lot served as a hub for commuters, a place of daily transit and convergence.

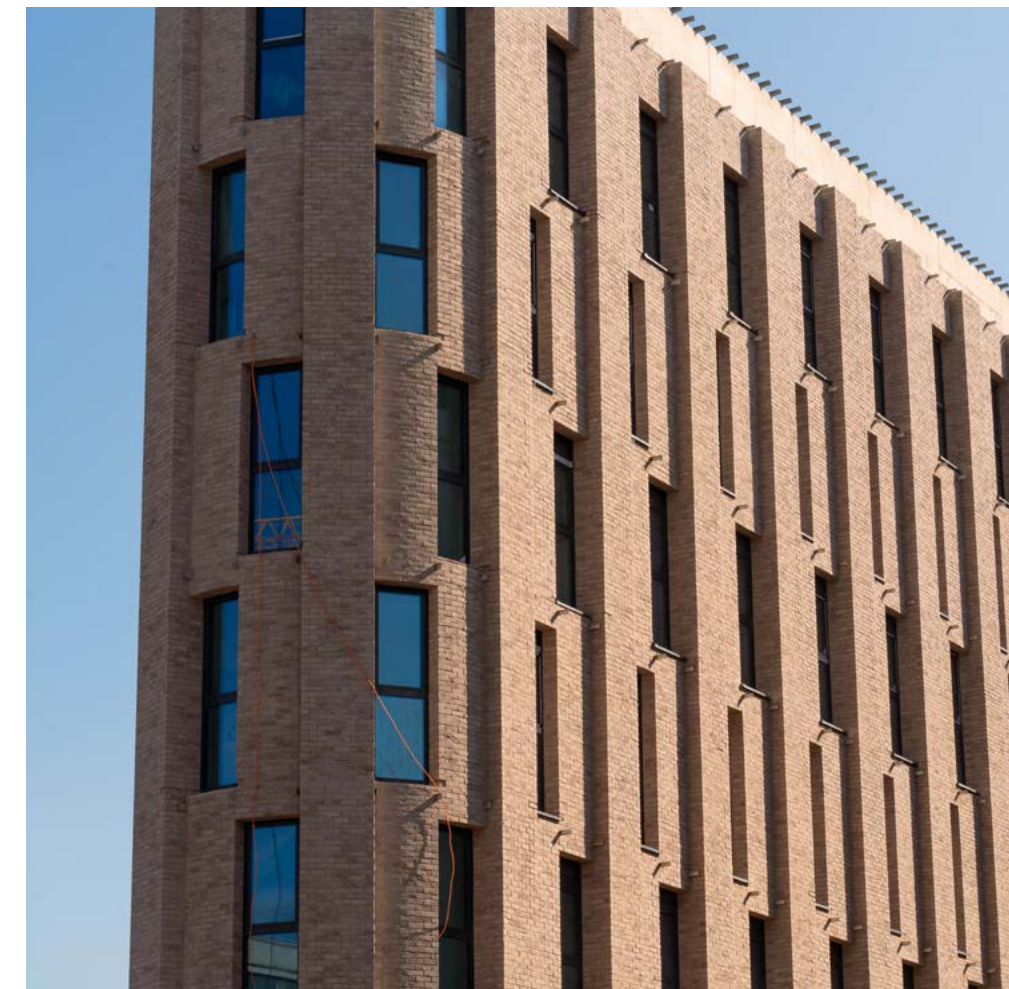
I take immense pride in the way our project seamlessly continues the legacy of other projects in this new Central Business District. By incorporating a hotel into this CBD, we are not just providing accommodation, but are crafting an experience, a destination in its own right.

The challenge was the discovery of a Baroque and Gothic fortification during the archaeological survey that had a significant impact on the project. Among other things, we had to change the routes of most utility networks during construction works. The presence of a protected national heritage area nearby adds another layer of complexity. Development in such areas typically involves strict regulations to preserve the historical, cultural and natural significance. We need to work closely with the National Heritage of Prague and adhere to strict guidelines.

I believe that modern technologies, such as Smart Building Systems that can optimise energy usage as well as enhance occupant comfort, should be included in modern development. Another inclusion would be Building Information Modelling (BIM), which allows for detailed 3D modelling and data management throughout a building's lifecycle.

We are targeting the highest level of BREEAM certification – Outstanding, which entails a wide range of aspects such as reducing water consumption, energy efficiency, green building materials, green roof, charges for electrical vehicles and proximity to public transportation.

Hotel guests will not only have access to breath-taking views of the cityscape and nearby landmarks from the rooms, but also from the rooftop terrace.







## Victoria Palace

Michal Kotrč, Lukáš Kosík

There were a number of major challenges within this project and its exceptional location, but one of the biggest is probably the aluminium slats that form the exterior façade of the entire building. This unique architectural element is so exceptional in the local building conditions that the entire preparation for the implementation of such a complex façade took several months, and every detail was designed so that everything would follow one after another.

There are several modern technologies that are currently being implemented in projects. The basic technological modern elements certainly include the control of air exchange and rainwater management. In our project we are counting on both systems. Central recuperation with air heating and cooling is supplied to each unit. At the same time we also dealt with rainwater management, where we have two large retention tanks within the building, which supply automatic irrigation of greenery in the courtyard.

From the user's point of view, among other things, smart home elements are now expanding, with basic control of air, blinds and heating already included as standard. In addition, all future owners have the option of expanding this system according to their requirements. Moreover, we already have smart elements of the entrance systems to the building as standard, where the entrance can be combined from basic smart cards to fully autonomous entry via a phone application without the need to take it out of your pocket. The system can also be programmed so that it recognises, for example, the arrival of the unit owner through the entrance gate to the garage and calls the elevator directly.

Great emphasis was also placed on the landscaping itself, where the courtyard, in addition to the standard lawns and shrubs, will also contain the dominant oak, which has been growing in a Dutch nursery for 25 years and will be transported for planting at the end of this year. Green areas will also additionally be implemented on the terraces on the top floors.

## Vila Chittussi

Jan Lapeš, Martin Blažek

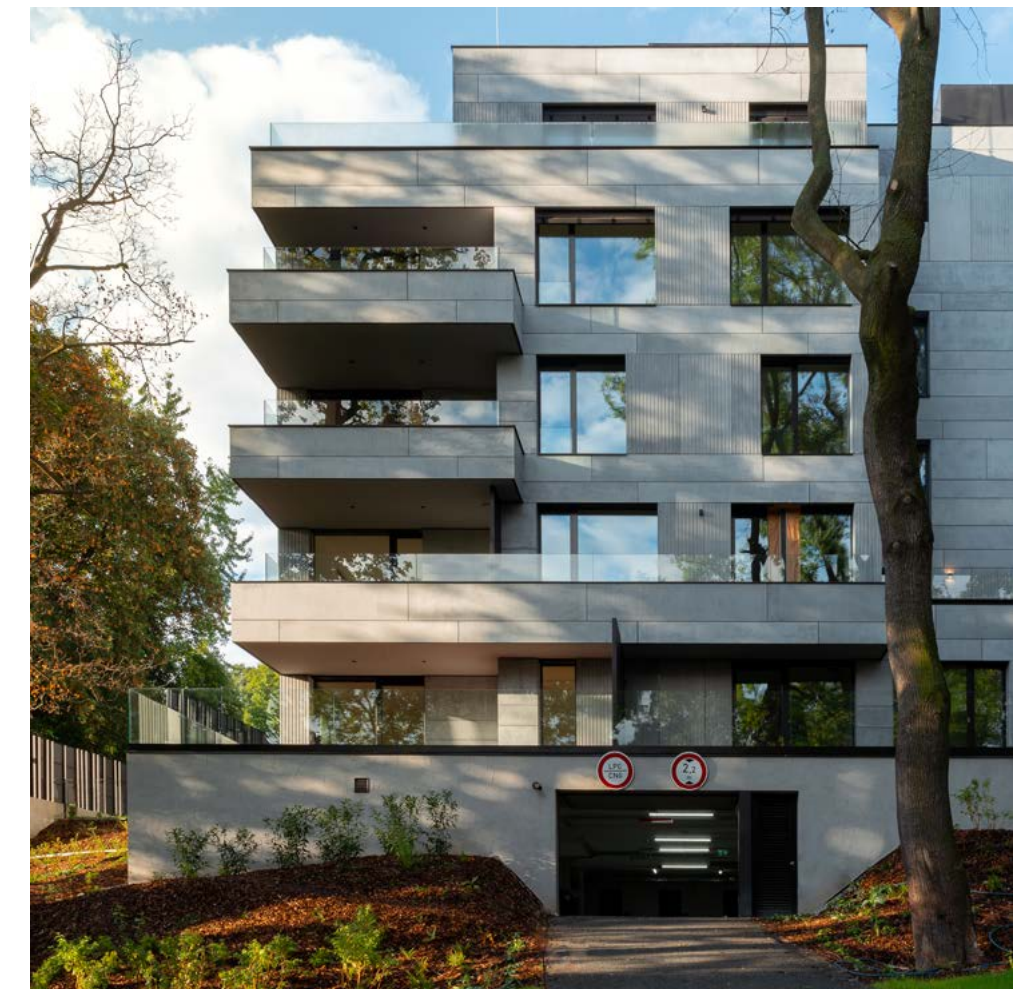
Villa Chittussi is located in a private park area within Prague 6. A part of the complex was and still is the Hospital for the Long-Term III, located in the greenery among mature trees.

I am proud of the architectural concept of the building, which suitably complements the surrounding buildings, but also brings its own identity to the locality. At the same time we focused on resolving all the details so that they were functional and simultaneously supported the architecture. In this respect we also wanted the highest quality of workmanship, which I believe we have achieved. However, I am especially proud of the entire team involved in the project, whether it was the architects, technical supervisors, general contractor or the internal PENTA team. Here, after a long time, I saw that people do their work with their hearts, and this had a positive effect on the outcome of the project in all directions, for which they deserve a big thank you!

A challenge of the project was protecting the adjacent greenery and mature trees. We didn't want to damage them in any way and, as a result, we had limited options in terms of logistics and material handling to supply the construction site. But everything was handled perfectly.

As part of the project measures were implemented for the use of rainwater for irrigation of new plantings of greenery and trees, recuperation and intelligent systems within selected units, installation of external window blinds to eliminate heat loss and gains in combination with a higher insulator of the ventilated façade.

Whenever I stand on a loggia of this completed project and look at the greenery of the park or the treetops, plus the incredible peace of the surroundings, it's something that is very strong here. I want to believe that not only this, but also the architecture and quality of the villa will impress the clients. I am convinced that living here will be really pleasant.







## Medze

Bruno Welnitz

The plot represents our biggest challenge. Situated on the eastern slope of the Little Carpathians, it has an elevation difference exceeding 50 metres across a span of just over 300 metres in length, making it very distinct compared to other Penta Real Estate projects. Our vision is to minimise surface car traffic, which is why we came up with a concept based on a car-free zone principle. Most traffic will, therefore, take place within the underground garages. However, efficiently tackling the technical and logistical aspects of the underground system, including ramps and slope operations, posed a significant challenge. At the same time it was crucial for us to ensure barrier-free pedestrian movement on the surface, which, by the way, was also one of the city's requirements. To achieve this we have not only incorporated staircases that offer direct routes for pedestrians, but also an intricate network of paths gently sloping and following the natural contours of the land. These pathways allow pedestrians to explore the unexpected vistas among the buildings on the slope.

Building design is today held to high standards, with a strong emphasis on sustainability, use of renewable energy and rainwater management. We recognised these standards right from the outset of designing the polyfunctional Medze complex. That is why the project incorporates an extensive use of green roofs and landscaping, with the intent to use retained rainwater for irrigation purposes to the greatest possible extent. Moreover, with our car-free zone approach, we have been able to expand green areas, offering a natural cooling benefit. For heat production we will utilise the city's district heating network, thereby minimising emissions in the area. We will also be implementing external shading to reduce energy demands for cooling, and we are considering the installation of photovoltaic panels on the roofs as well.



## Chalupkova

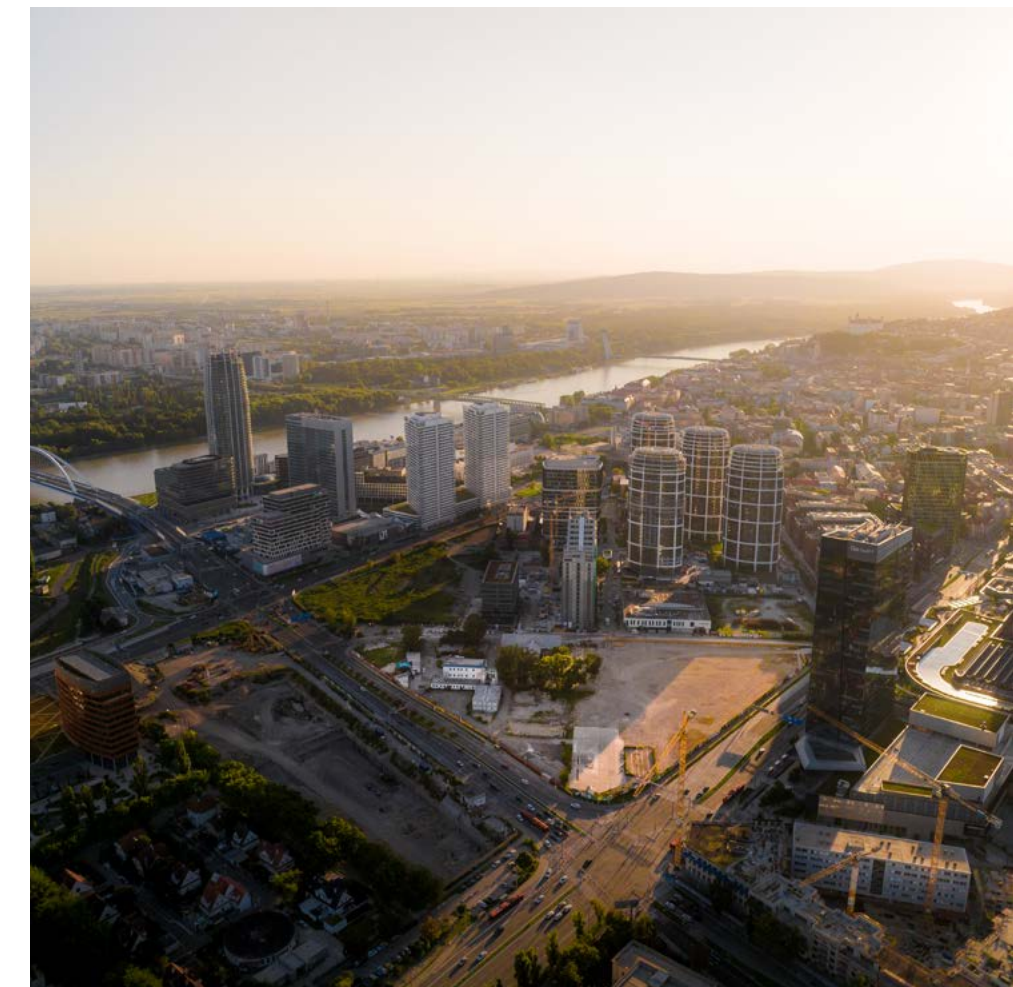
Michal Demčák

Penta Real Estate purchased the project from the developer HB Reavis, who originally started it in partnership with the English architectural studio AHMM.

However, delving into the site's history takes us on a journey through time. In recent memory, over the past five years, a portion of the site served as a temporary bus station, while another section functioned as a construction site for nearby projects.

In the distant past this land was part of a significant industrial zone of the city, where various chemical production facilities were located.

We can already mention some of the modern technologies that will be included in the development of the upcoming office part of the project. The originally planned heating solution in the building (a gas boiler room) will be replaced with a building-based heat exchanger station connected to a local heat source, which is MHTH – Bratislava Heating Company. Additionally, we aim to utilise rainwater to the greatest possible extent, both for irrigation and as greywater (toilet flushing). To reduce solar heat gains, we are currently working with architects on a new façade design. By doing so we are hoping to provide both passive and active assistance to significantly reduce the cooling requirements. Along with the façade change, we are incorporating a fixed fire extinguishing system, commonly abbreviated as SHZ. We plan to create as many green roofs for recreational purposes as possible. For the remaining technical areas we are exploring the feasibility of adding solar panels.







## Vajnorská

Marek Lohinský

In December 2022, Penta Real Estate announced an international urban-architectural competition for this site, in which six prestigious architectural studios participated. On 31 March 2023 the Slovenian studio Bevk Perovič arhitekti became the winner of this competition. Extensive industrial activity took place in and around this area in the past, and Istrochem (formerly a chemical plant of Juraj Dimitrov) was located on our site in particular.

As the works on the architectural study are still in progress, I would like to mention what they have involved to date. In the initial stage, when preparing the documentation for the architects to start their work on the project proposal, we were dealing with questions like how to connect our site to the existing city road system, how to phase construction stages so that achieved GBA distribution within and among the individual stages is as efficient as possible, all while preserving the block structure, respecting the proposed urbanism combined of low-rise and high-rise tower buildings and, at the same time, making sure the final proposal complies with the parameters of the City Spatial Plan.

The Vajnorská project will be based on a high-quality urban-architectural proposal designed by Slovenian architects Bevk Perovič. In the proposed design the architects created a centrepiece from a linear park crossing the site, a lively public square with retail and a high-quality semi-public space. A combination of high-rise and linear low-rise building blocks located on the corner of Vajnorská and Odborárska streets will deliver almost 1,100 apartments, several retail establishments and a separate administrative building. All parking spaces will be located in the underground car park and only a drop-off zone along Odborárska Street will be available for short-term on-street parking, creating more space in the project for the greenery and other activities.

Five high-rise tower buildings with astonishing views over the city and the Carpathians will be sitting on linear blocks with a maximum eight-storey height, which will manage to keep the urban concept of the proposed design 'within the human scale'.

## Southbank

Tomáš Uhlík

Our journey on this project began in early 2022 with the land acquisition. Without hesitation we launched an international architectural and urban planning competition. Due to its format and the involvement of numerous foreign and local studios, it stands out as one of the most significant competitions ever organised by a Slovak developer. After six months the combination of a well-prepared brief, a panel of esteemed jury members and ample time for concept preparation resulted in a multitude of high-quality and innovative designs. From these we selected the winning concept, a collaborative effort of the Snøhetta, Studio Egret West and gro architects studios. We are currently further developing this concept during the architectural study phase.

The land, in its current state, is characterised by overgrown greenery and remnants of concrete paved areas from its past use. However, its location on the Petržalka side of the Danube River, situated between the Apollo Bridge and the Old Bridge, is highly coveted. Thanks to its proximity to the river and to the emerging modern district of Bratislava's downtown on the opposite bank, it is considered one of the city's most prestigious development areas.

The project directly borders the river and the precious natural surroundings of the Soví les forest. These site-specific features took centre stage in the winning proposal, resonating with us as investors and the expert jury during the competition. The architects made a conscientious effort to harmoniously integrate the project into its environment, preserving valuable green areas along the riverside, while also creating public spaces with a lively and dynamic ground level of the buildings in other parts of the site. I think that Southbank residents will not only greatly benefit from the quality of construction, the materials used and the thoughtfully planned layouts that we value as developers, but also the environment in which the buildings will be situated. I believe the project has the potential to become a valuable extension of the city centre on the left bank of the Danube River, creating an attractive and comfortable place for living, working and spending leisure time.







# Bory Bývanie

Michal Rehák

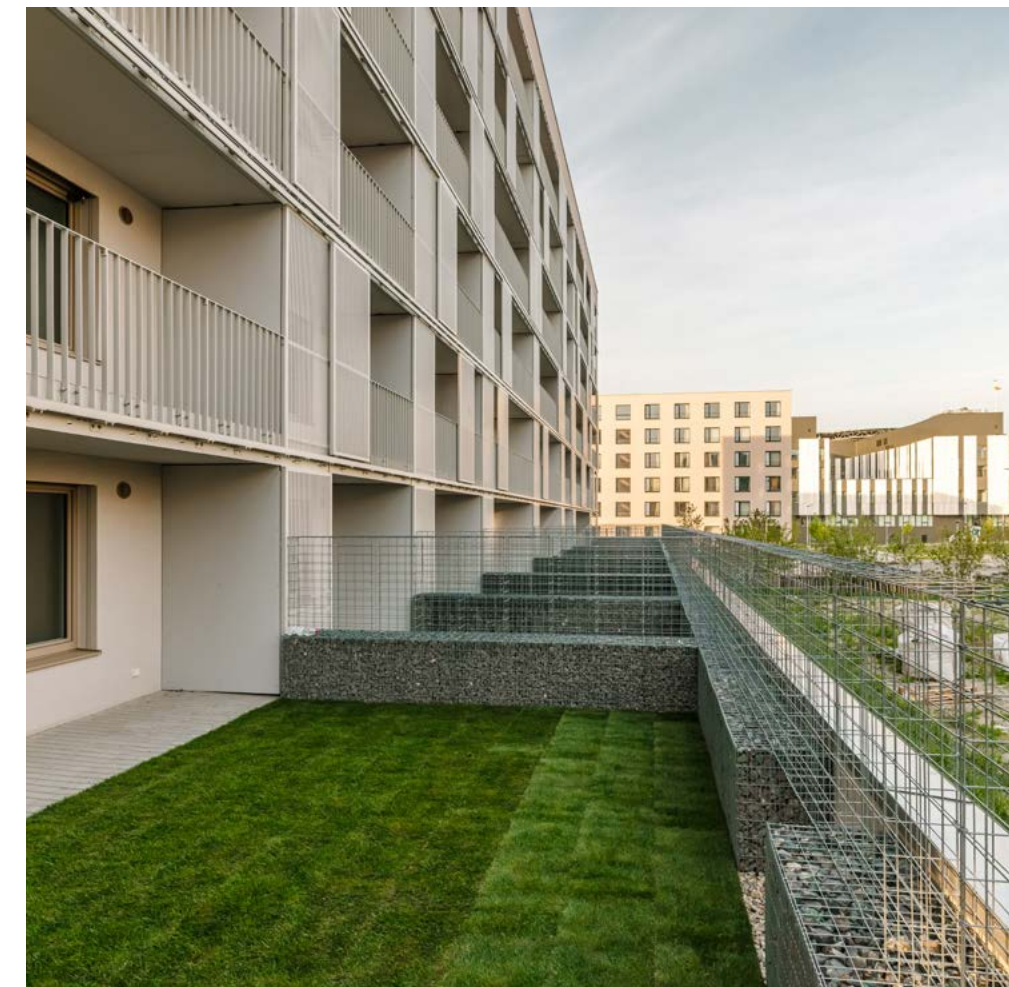
We must view the Bory Bývanie project as a long journey in building the comprehensive district of Bory. In the first place, the project began with development of a retail zone, aiming to provide a wide range of amenities to the area. The beginning of the project can be traced back to 2005, when the gradual land consolidation of a field located between three districts of Bratislava began. The first phase of the project, introducing a residential function to the Bory district, was initiated in 2014. Since then we have successfully completed four phases, delivering a total of over 1,300 apartments. We have one additional phase under construction with approximately 300 units, and over 1,000 units in the permitting process. Simultaneously, there is ongoing change in the zoning plan based on an urbanistic study that envisions this neighbourhood as a 20-minute city. It is undoubtedly one of the largest urban developments in the CEE region, with a total potential for over 20,000 residents.

As the biggest success of this project I consider the mix of functions that the Bory district already brings in this stage of development. From retail, represented by Bory Mall and a number of other shops and services, to sports facilities, playgrounds and public spaces, which we emphasise greatly. Additionally, there is social infrastructure in the form of a municipal kindergarten, planned school and a retirement home. Undoubtedly, the most significant addition to the Bory district is the Bory Hospital, which stands out as the most modern facility of its kind in both Slovakia and the CEE region.

A continuous challenge is the proper phasing and gradual transformation of the originally retail zone, with all its pros and cons, into a comprehensive urban neighbourhood. This applies from both urbanistic and functional perspectives. In any case, with such an extensive project like Bory it is certainly achievement of the overall vision of this development, which is to create a good place to live and work with all that it entails.

In modern development it is essential to integrate a holistic approach that emphasises sustainability, energy efficiency and user well-being. At Bory Bývanie this includes incorporating green design principles such as landscaping for rainwater management that contributes to natural cooling benefits, the careful consideration of building façades and the implementation of shading solutions that contribute to reducing energy demands for cooling, and utilising renewable resources including photovoltaic panels and smart systems to further optimise environmental impact. The evaluation of technologies must be driven by their tangible benefits to end users, ensuring personal comfort, cost-effectiveness and optimal energy efficiency, with emphasis on green mobility also being a natural component.

The greatest source of our pride within the development of this neighbourhood is the comprehensive offer of shops, services, playgrounds, sports facilities and everything needed for everyday life and leisure – all conveniently located near your home, without the need for using a car.





We believe that the 2024 ESG report will present our company's ongoing progress, and we look forward to how positively and dynamically the area of sustainability within the Real Estate segment will continue to develop – which is something we strive to be a part of.

Courage  
to Create





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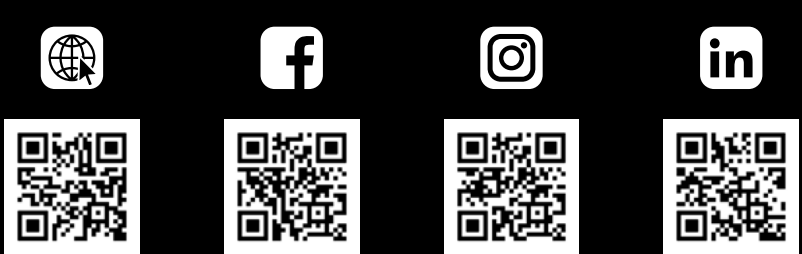
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# ESG Report 2023



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