

Press release

Prague, December 18, 2014

Skanska completes Riverview office building

Skanska's office project Riverview in Prague 5 has been successfully commissioned for use. The anchor tenant, the pharmaceutical company MSD, has taken over the premises and is scheduled to relocate to the building in January 2015.

MSD will occupy 90 percent of the building's 7,000 sqm GLA. The company plans to establish an IT Global Innovation Center at the site. It will cover a wide range of global IT services and is expected to create up to 500 new jobs.

Prague is a promising market in terms of business services. According to the latest ABSL¹ report, Prague experienced an increase in demand from large BPO/SSC specialists in 2014, and there seems to be a great potential for growth in the short- to medium-term. "Increased activity in this sector both from existing investors and newcomers will require office space that is tailored to their needs, especially from the perspective of easy access to public transport and quality office space," says Marie Passburg, Managing Director, Skanska Property Czech Republic. "We are happy that Riverview managed to meet MSD's requirements. It is worth mentioning that this lease agreement is not a simple relocation of existing office space but a new absorption, which is good for the office market."

Strategic Location

Riverview is located on the Vltava riverbank, in the evolving business district of Prague 5-Smíchov. The project is within walking distance to the Anděl metro station and the Na Knížecí bus stop, allowing for an easy commute from both the city center and suburbs. Furthermore, the location offers a direct approach to the motorway to Plzeň as well as connections to the Prague ring and the airport.

Green solutions

Riverview aims to achieve LEED Gold certification. The building's green solutions will increase work comfort and minimize operating costs by reducing both water and energy consumption.

The modern HVAC (heating, ventilating and air conditioning) system offers Riverview tenants a comfortable work environment and will have a positive impact on employees' well-being. For example, Riverview gets 30 percent more

¹Association of Business Service Leaders in the Czech Republic

fresh air than a standard office building. Premises are equipped with sophisticated lighting system employing occupancy and day light sensors. Furthermore, specialized carbon dioxide sensors will be responsible for regulating the ventilation rate in every room.

The complex was designed by the renowned Swedish architecture studio Tengbom, and Skanska a.s. was the general contractor.

Skanska Property Czech Republic, s.r.o., a subsidiary of Skanska Commercial Development Europe, specializes in commercial property development. It has been operating on the Czech market since 1997 and has since completed numerous administrative buildings and commercial spaces. Skanska Property Czech Republic is currently developing sustainable administrative building Corso Court in Karlín. www.skanska.cz/property

Skanska Group is one of the world's leading project development and construction groups, with expertise in the construction and development of commercial properties and residential projects as well as public-private partnerships. Using the Group's global environmental know-how, Skanska aims to be a leader in the development and construction of green projects. The Group currently has 57,000 employees in selected home markets in Europe, the U.S. and Latin America. Skanska's revenue in 2013 totaled SEK 136 billion (EUR 15.8 billion). www.skanska.com

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