January 15, 2021

**Skanska sells Parkview office building in Prague, Czech Republic, for EUR 77 M.**

**Skanska, one of the leading development and construction companies in Europe, has sold the Parkview office building in Prague to Deka Immobilien, one of Europe’s leading real estate investors and asset managers. This is the second transaction Skanska and Deka Immobilien closed in Prague (following the City Green Court in 2012) and the second transaction both parties concluded in the CEE in the last twelve months (Generation Park Z in Warsaw 2020). It proves that the prime office assets in established locations remain attractive on the commercial real estate market.**

“*With Parkview, we have completed the vision by world-famous architect Richard Meier to create first-class business centre in Prague 4 - Pankrác offering top-quality working environment for international as well as Czech companies. We are pleased that our business partner Deka Immobilien appreciates our endeavour to deliver smart and sustainable buildings providing their users maximum comfort and safety. We feel honoured to close the second office investment transaction with Deka Immobilien in Prague*,” notes **Alexandra Tomášková**, Executive Vice President at Skanska Commercial Development for Hungary and the Czech Republic, adding: “*We partnered with Deka Immobilien back in 2012, when they acquired City Green Court from us. Parkview and City Green Court are sister projects sharing not only the same location, but also architectural design and top development quality. Now they will both find themselves in the property portfolio of the same long-term owner.”*

Parkview offers a total of 16,000 sqm of space in nine floors above the ground and 227 parking spaces in the three underground floors. The building is 94% leased to companies such as Grant Thornton, Spaces or Jacobs Douwe Egberts. The project, designed by the world-renowned New York based architectural studio Richard Meier & Partners in cooperation with Czech studio CUBOID ARCHITEKTI, is a best-in-class office development, showcasing environmentally friendly, technologically advanced and innovative features. Parkview has received the occupancy permit in second quarter 2020. The property is located opposite the Central Park in Prague’s Pankrác district. Considered to be a prime inner-city office location, Pankrác represents one of the most prestigious and modern districts in Prague, defining the city’s skyline. Parkview will also further benefit from the planned construction of a new metro Line D, which will make Pankrác a transfer station, reassuring the property’s strategic position.

**WELL Health-Safety Rating**

The Parkview office building is one of Skanska’s eight office buildings in the CEE region that received the WELL Health-Safety Rating for Facility Operations and Management, granted by the International WELL Building Institute (IWBI). It is a distinction for all new and existing buildings and facilities which proves high quality office spaces with top safety standards that reduce the risk of disease transmission and facilitate creating healthy and safe workplaces.

**Care for Life Office Concept**

In order to meet this objective, Skanska has also established several rules within the “Care for Life Office Concept” and adapted workplaces in Central and Eastern Europe to support its tenants who returned to the offices, to create a healthy work environment and Parkview is no exception. The concept consists of: solutions offering the best possible quality of air, space planning consultation and requirements to ensure proper physical distancing, touch-free solutions, facility management sanitizing and disinfection plans. The Parkview office building offers many of them, e.g. contactless solutions, a virtual reception using QR codes to enter the building, 100% outdoor air system using purely fresh outdoor air and highly effective air filters acknowledged by both LEED and WELL.

**WELL Gold for Core & Shell**

Parkview aims for Gold level of WELL certification, which assesses the impact on human health and well-being. This evaluates, for example, the content of volatile organic substances in built-in materials and the associated air purity within a building, the availability and quality of water and maximum access to a source of natural light - the U-shaped building makes sure that tenants have balanced natural light in all premises. In addition, Parkview has extensive amenities for cyclists and features terraces and balconies with panoramic views over Prague. Especially appealing and free to use by all tenants is the rooftop terrace with a bar, grill, outdoor seating and breath-taking views encompassing most of the city, including Prague Castle.

**LEED Platinum 97 points**

The property earned LEED Platinum certification and received 97 points which – along with Praga Studios – is the best score in the Czech Republic. What is more, in order to minimize energy consumption, Skanska also used such elements as LED lighting with motion sensors and an efficient cooling and heating system using chilled beams. The building is equipped with design shading elements in the façade to reduce the heat gains. Rainwater collection and water saving equipment will also help save more than 40% of potable water.

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