



**ARKÁDIA TN
A.S.**



PROPERTY DEVELOPMENT SLOVAK REPUBLIC

Summary: purchase of an office building and remodeling to residential use.

Investment: 9.632.100 EUR

Location: Bratislava, Slovak Republic

Term: 3 years

Interest rate: 5,75%

IRR: 33,2%

LOCATION

The building which will be reconstructed to apartment complex is located in the capital city of Slovakia. Bratislava is the largest city of Slovakia with 450 thousand of permanent residents. Another 180 thousand people work and study in Bratislava, making the daily population of the city more than 632 thousand of people. Among the other advantages there is an increasing demand for small flats in Bratislava, highest income which is 17% higher than the average wage in Slovakia.

BUILDING

The property is a 1.076 sqm multifunctional building with total 4.556 sqm of carpet area. The ground floor will be used as parking lots. We also calculate with building 2 additional floors that will add another 2.000 sqm of carpet area. Purchase agreement is in place. The plan is to prepare 160 two -room and one- room apartments (18-36m²).

SALES FORECAST

The cost of an apartment will be for single room 39.600 EUR and 79.200 EUR for double room. The apartments are good options for college students as dormitories, as the students who haven't got a dormitory are renting flats. Total planned revenue amounts 14.096.000 EUR.

NET PRESENT VALUE

- ▶ Conservative NPV (calculated based on 2.200 EUR/ m²): 3.944.680 EURO
- ▶ Optimistic NPV (calculated based on 2.300 EUR/ m²): 4.551.482 EURO
- ▶ Pessimistic NPV (calculated based on 2.000 EUR/ m²): 2.730.223 EURO

*The photo is illustration.