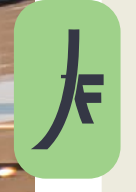


# PROJECT AMBER

Forum Ústí nad Labem  
and Forum Liberec

INVESTMENT TEASER 2026





# INTRODUCTION

Dear Investor,

CBRE is pleased to present a compelling dual-asset retail investment opportunity in the Czech Republic. On behalf of **NEPI Rockcastle**, one of Central and Eastern Europe's leading listed real estate companies and a highly reputable institutional vendor, we introduce **Forum Ústí nad Labem** and **Forum Liberec**, two **dominant shopping centres** anchoring the retail markets of the Ústecký and Liberecký regions.

**Forum Ústí nad Labem** and **Forum Liberec** are centrally located, established and **fashion-led shopping destinations** serving a combined catchment of almost **0.7 million people** within a 30-minute drive time.

The Portfolio offers approximately **74,460 sqm** of combined **GLA** across the two assets, with a blended occupancy rate of **98%**.

The centres benefit from strong and diversified tenant line-ups anchored by internationally recognised brands including Cinema City, H&M, Albert, Tesco, Sportisimo and C&A, supported by a broad mix of fashion, food & beverage, services and leisure operators.

**Project Amber** represents a **rare opportunity to acquire scale** and exposure to two of the Czech Republic's most established cities, underpinned by resilient long-term income with a clear upward trajectory.

Yours sincerely, **CBRE**







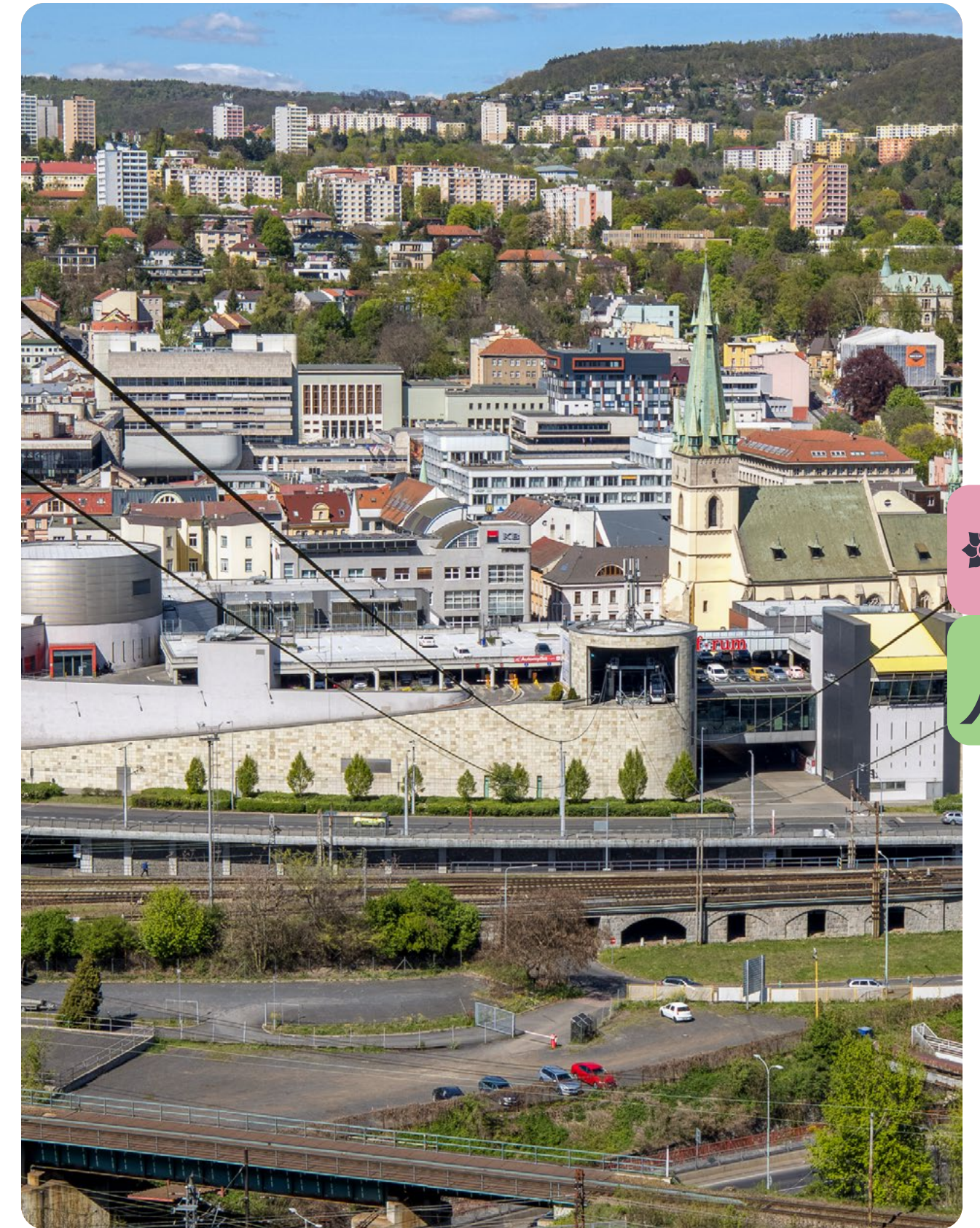
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"Project Amber offers investors immediate access to two dominant shopping centres, modern, well-maintained and professionally managed, each the undisputed leader in its respective catchment area."

# PORTFOLIO OVERVIEW



# KEY INVESTMENT HIGHLIGHTS

## #1 IN THEIR REGIONS

A dual-asset portfolio with two properties ranking as number one destinations in their respective regional markets.

## HIGH FOOTFALL AND ACCESSIBILITY

Combined annual footfall of almost **20 million visitors** across both centres, Forum Liberec and Forum Ústí nad Labem are supported by excellent public transport connectivity and strong regional catchment draw.

## PROVEN PERFORMANCE

Full year 2025 data indicated a healthy level of 7.9% blended Rent-to-Sales ratio which is well within the sustainable range for secondary Czech retail.

## GROWTH POTENTIAL

Both centres show sustainable rental levels and room for further growth, underpinned by consistently high occupancy and strong rent collection.

## EXCEPTIONALLY LOW VACANCY

Two leading regional shopping centres, offering a combined 74,460 sqm of GLA space and benefiting from a consistently high occupancy rate of 98%.

## WELL-KNOWN BRANDS

Anchored by Tesco, Albert, H&M, CCC, KFC and McDonald's, both centres feature a strong mix of popular brands and on-site entertainment, with the Ústí centre hosting the region's only cinema.

## AFTER MAJOR REFURBISHMENT

Refurbished in 2020, the Liberec centre was transformed to reflect contemporary retail trends and meet the expectations of both tenants and customers. The upgrade introduced modern interiors, an expanded central entrance, upgraded retail galleries and a new lighting and colour concept.

**98%**  
OCCUPANCY

**74,460**sqm  
TOTAL GLA

**3.29**YEARS  
WAULT

**7.9%**  
RENT TO SALES





FORUM  
LIBEREC



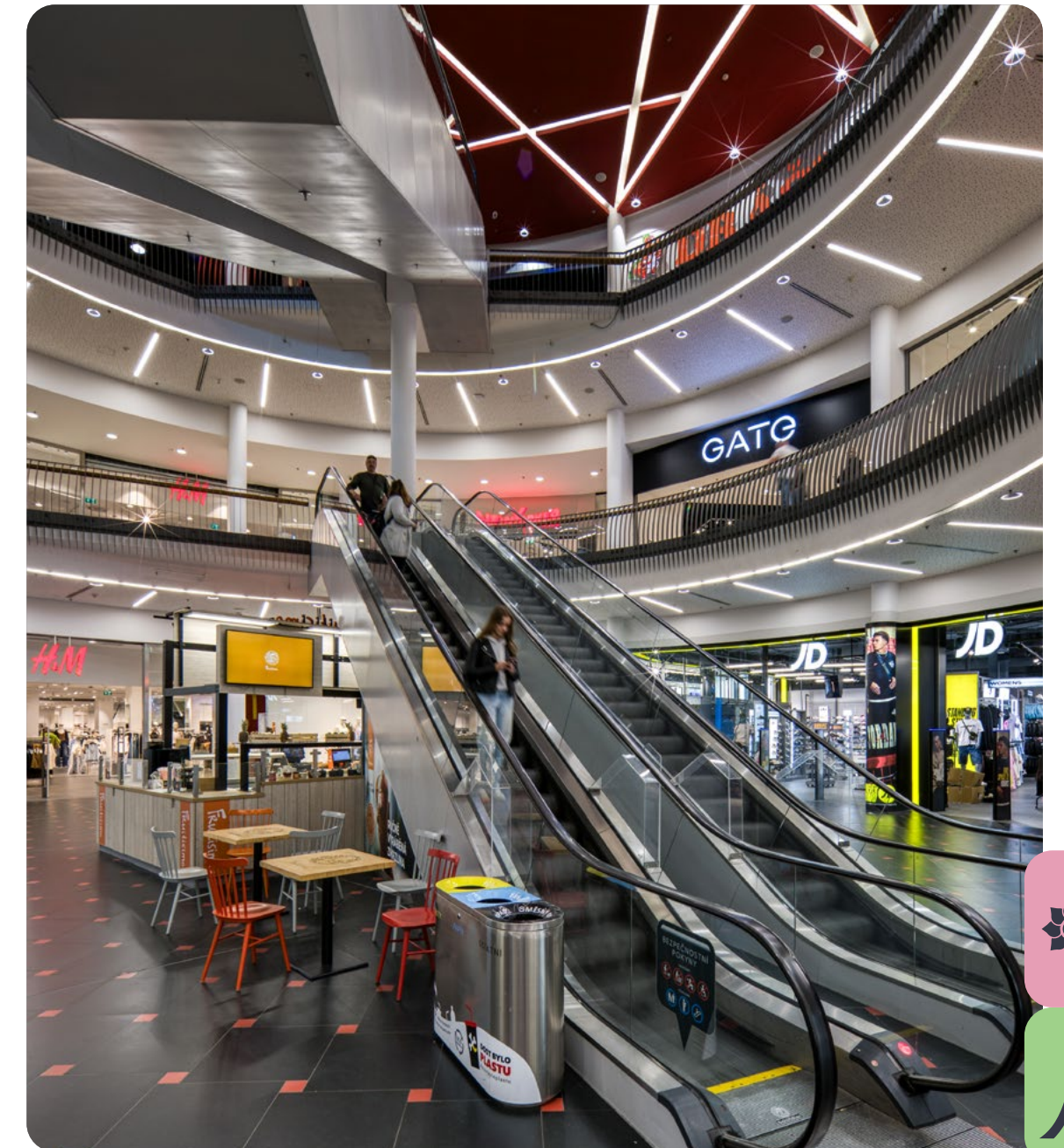
# PORTFOLIO SUMMARY

## Forum Liberec

Year of Completion	2009, refurbishment in 2020
Total GLA	46,740 sqm
Retail GLA	41,600 sqm
Occupancy	99%
WAULT	3.34 yrs
Rent to Sales	6.9%
EPC Level	B (valid until July 2033) with potential improvement to Class A after PV installation (project commenced)
Total Floors	UG+3F

## Forum Ústí Nad Labem

Year of Completion	2009
Total GLA	27,700 sqm
Retail GLA	26,000 sqm
Occupancy	96%
WAULT	3.24 yrs
Rent to Sales	9.0%
EPC Level	C (valid until April 2034) with potential improvement to Class B after PV installation (project commenced)
Total Floors	UG+3F+1T



# FORUM LIBEREC

A MODERN SHOPPING  
CENTRE AT THE HEART  
OF AN AFFLUENT CITY.





# KEY FACTS



**46,740**sqm  
GLA

**41,600**sqm  
RETAIL GLA

**2020**  
REFURBISHED

**6.9%**  
RENT TO SALES

**3.34** YEARS  
WAULT

**2009**  
CONSTRUCTED

**99%**  
OCCUPANCY

**B**  
EPC LEVEL  
(VALID UNTIL JULY 2033)

**UG+3F**  
TOTAL FLOORS

**850**  
PARKING SPACES



LOCATION

大

大



# AT THE HEART OF LIBEREC'S URBAN LIFE

Forum Liberec is ideally located in the very centre of Liberec, a regional city with more than 108,000 inhabitants, directly adjacent to the main urban core and principal pedestrian flows. The centre benefits from outstanding public transport accessibility, with six bus lines and four tram lines operating in its immediate vicinity at the Fügnerova hub, while the main railway station is reachable within approximately four minutes by car.

The surrounding area offers a strong concentration of public and leisure amenities, including schools and cultural institutions, complemented by IQ Landia Liberec, one of the leading science and family amusement centres in the Czech Republic, which acts as a significant Liberec footfall generator.

The microlocation is further strengthened by ongoing and planned residential developments, particularly the New Perštýn project and additional nearby residential zones, supporting long-term growth in the local catchment and reinforcing demand for retail, services and gastronomy in the city centre.



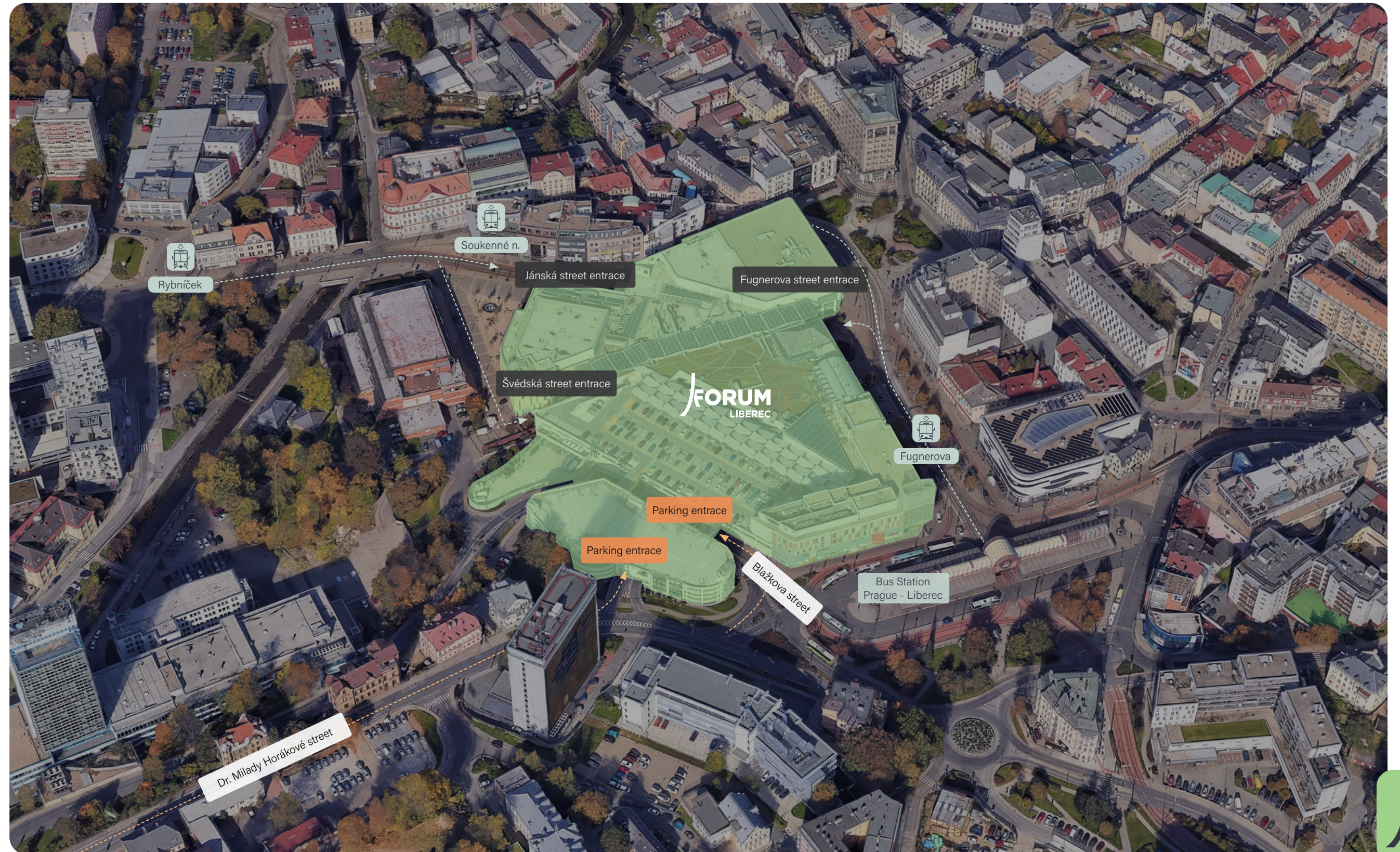
# MICROLOCATION: FORUM LIBEREC CENTRAL BY DESIGN

Forum Liberec **offers three main entrances** from Jánská, Fügnerova and Švédská streets, providing easy access from the surrounding area.

**Parking access** is available from Dr. M. Horákové Street (entry to upper parking levels with direct links to the gallery) and from Blažkova Street (entry to lower and rooftop parking with access to the centre on upper floors).

Accessibility is further enhanced by **2 tram stops** placed directly next to the property.

The layout allows **easy arrival by both car and foot**, with direct connections from parking levels into the shopping gallery.



# VALUE CREATION DRIVEN BY FUTURE CATCHMENT GROWTH

## NOVÁ KUNRATICKÁ PROJECT

DISTANCE FROM FORUM LIBEREC: 6.3 KM

- Development of a new district featuring residential and administrative buildings, along with all essential public amenities
- 620 apartments to accommodate over 1,300 residents
- First wave realization at the start of 2027, overall completion is targeted for 2035

## NOVÝ PERŠTÝN DEVELOPMENT

DISTANCE FROM FORUM LIBEREC: 400M

- Development of a new district featuring residential areas and public amenities
- Prime proximity to the Forum Liberec
- Ground Floor Retail and Office premises in process
- Over 500 apartments
- Partially completed in 2024; remaining phases currently under development

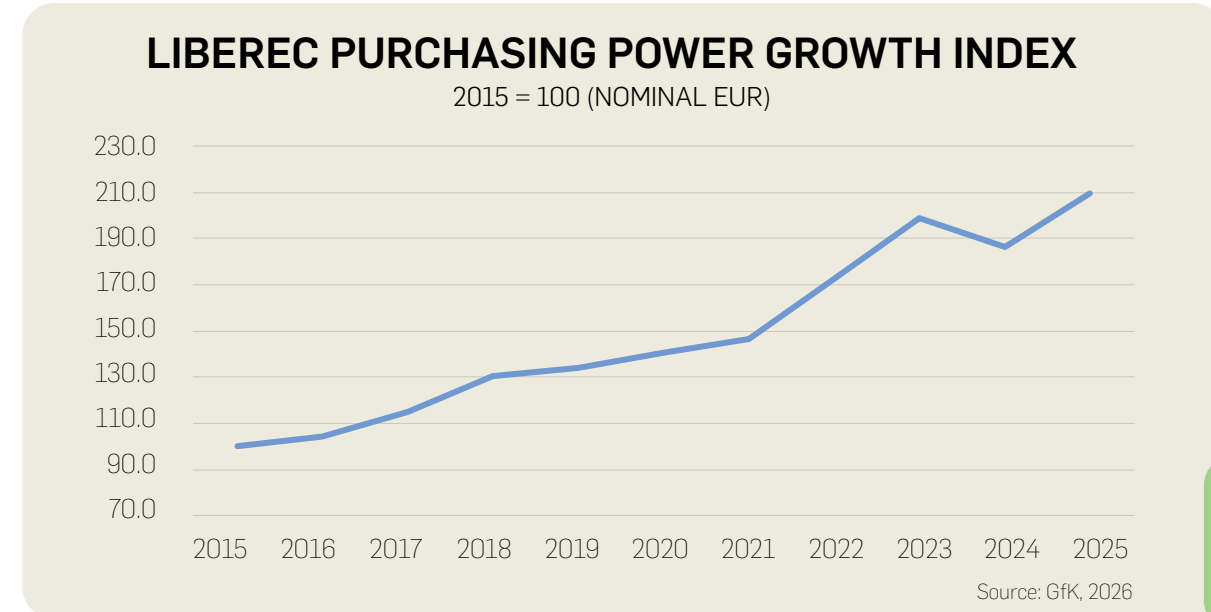
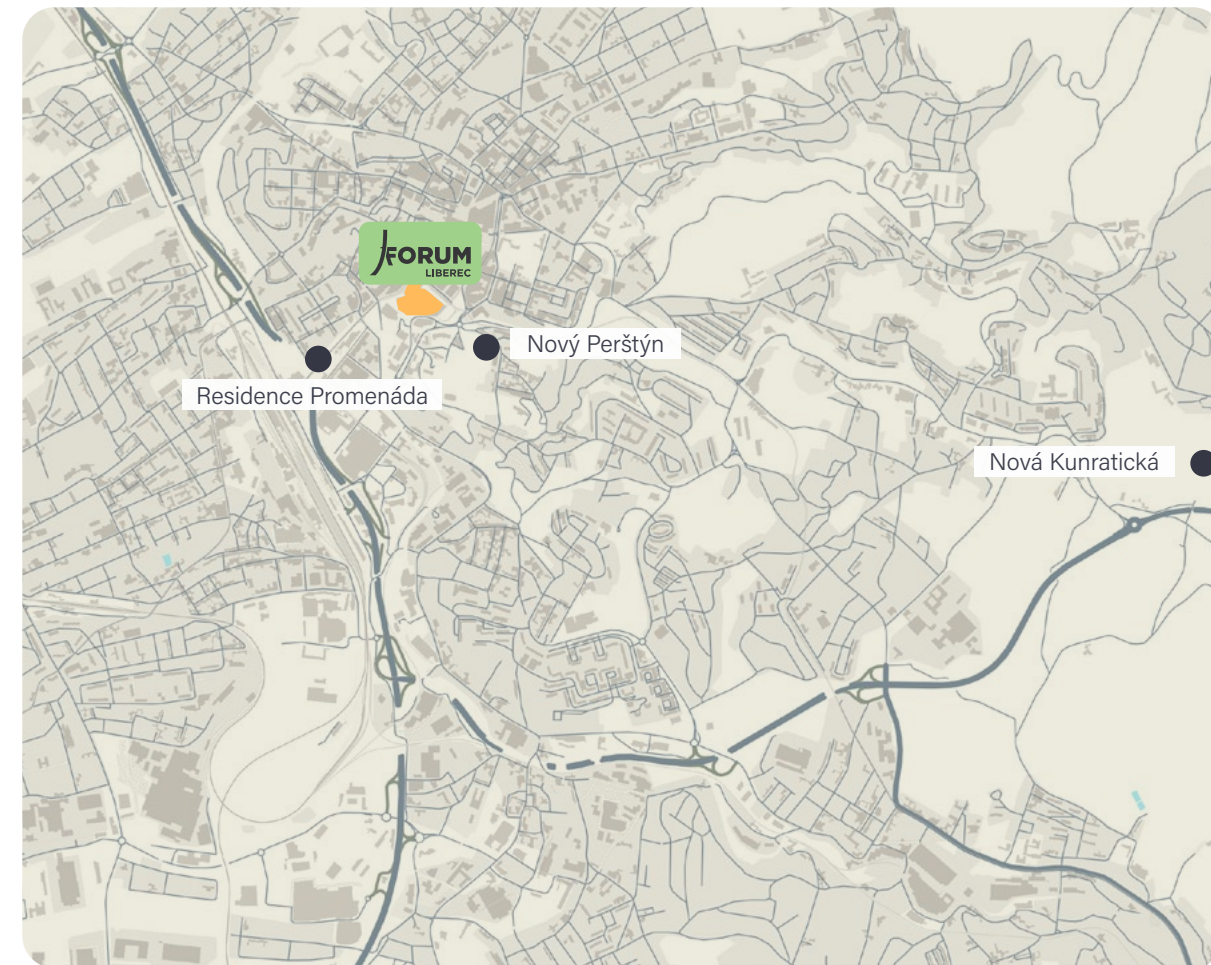
## RESIDENCE PROMENÁDA

DISTANCE FROM FORUM LIBEREC: 1.8 KM

- 247 modern apartments
- Located just next to the train station
- Expected Completion 2028-2029



Nominal purchasing power in the Liberec catchment has more than doubled over the past decade, from €770 million in 2015 to €1,610 million in 2025, representing a CAGR of 7.7%. Within a 30-minute drive, Forum Liberec serves 311,552 residents underpinned by €4.6 billion in purchasing power, with per capita purchasing power consistently around €14,700 across all drive-time zones, confirming the depth and uniformity of local demand.



# CATCHMENT AND LOCAL ATTRACTIONS

Liberec has established itself as an innovative city with a distinctive tourism profile, supported by a strong regional catchment. With a population of 108,000 inhabitants and 311,552 residents within a 30-minute drive, the city benefits from a solid and sustainable local customer base. Its combination of iconic landmarks, educational attractions and natural surroundings make Liberec a compelling destination for both domestic and international visitors.

Major attractions including the Ještěd Tower, iQLANDIA, Centrum Babylon Liberec and Zoo Liberec attract hundreds of thousands of visitors annually, generating strong and consistent visitor flows across the city.

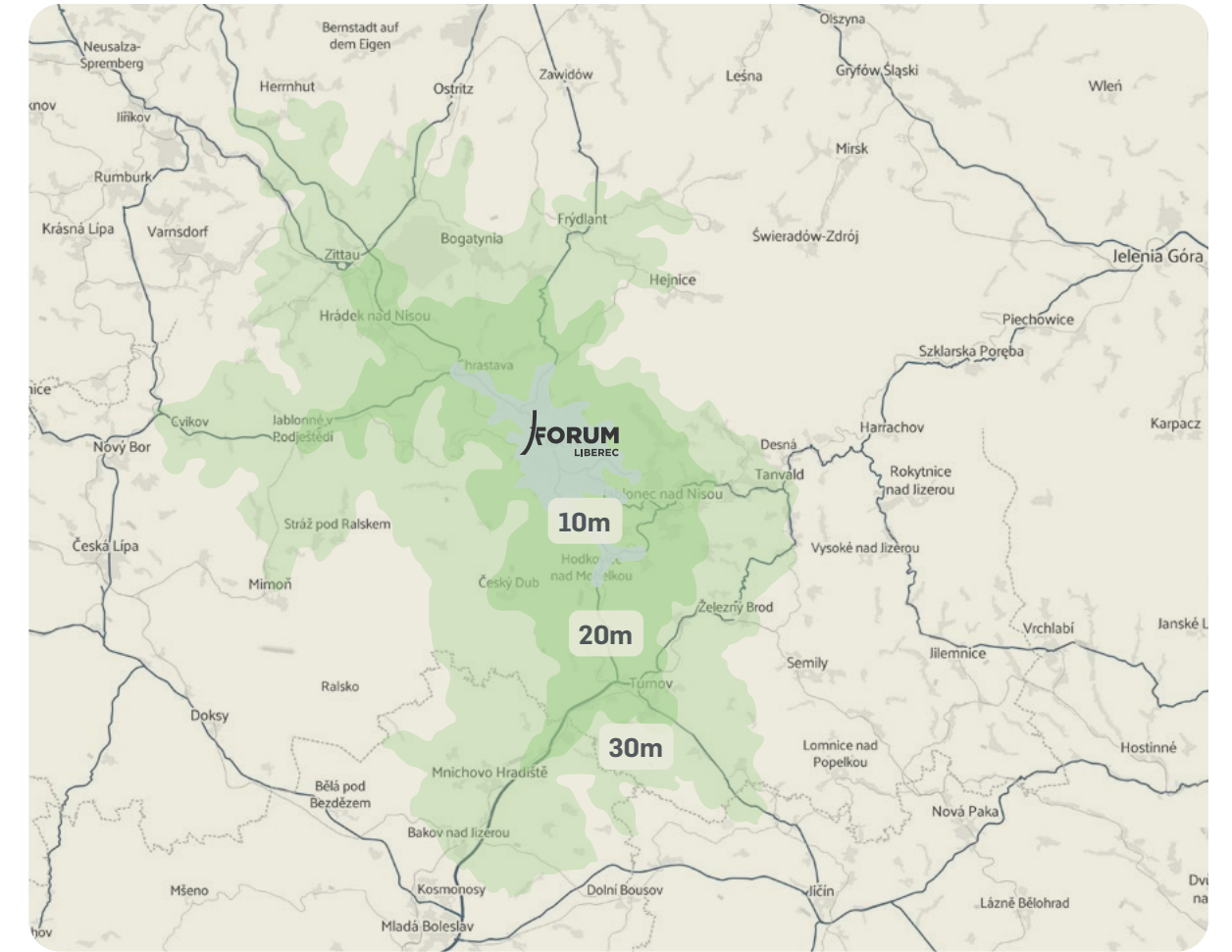
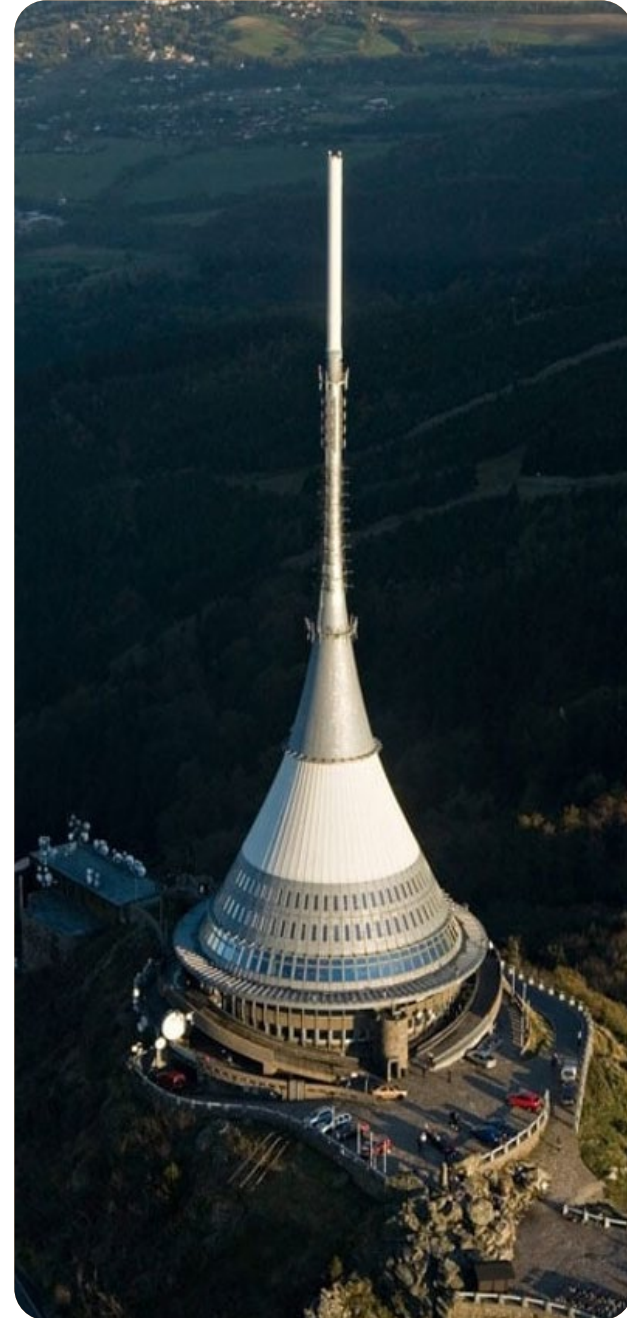
## JEŠTĚD TOWER & HOTEL

A defining destination with strong year-round visitor number.

## IQLANDIA SCIENCE CENTER

A leading science centre in Central Europe, drawing more than 500,000 visitors per year and providing strong spillover within a 3-minute walk to the shopping centre.

**A modern city attracting talent and ideas, anchored by a vibrant community.**



Drive-time Zone	Purchasing Power (€ million)	Population
10 min	1,639	110,319
20 min	3,247	221,748
30 min	4,580	311,552

Source: GfK, 2026

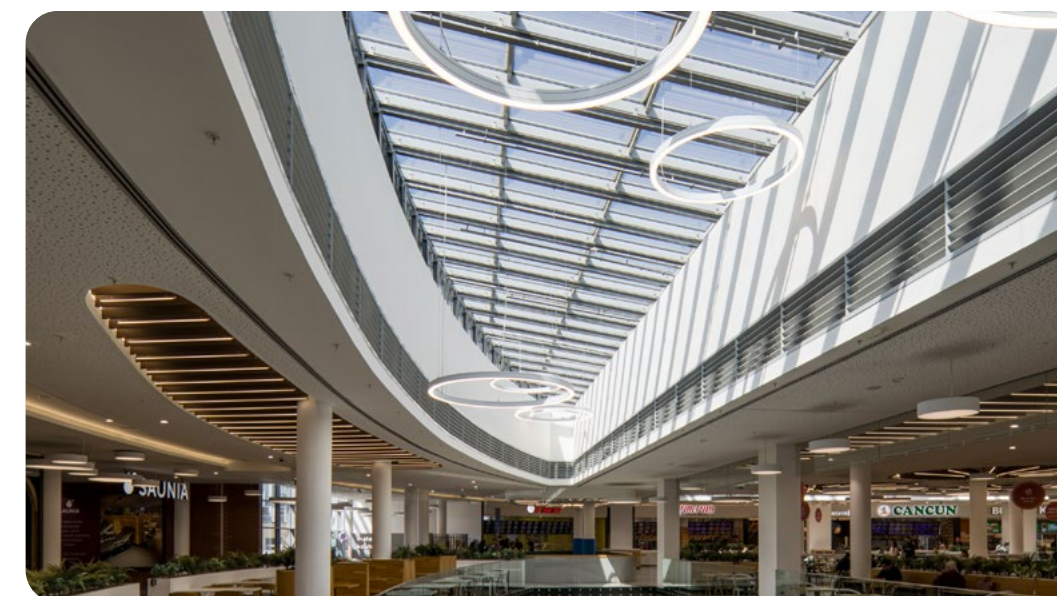
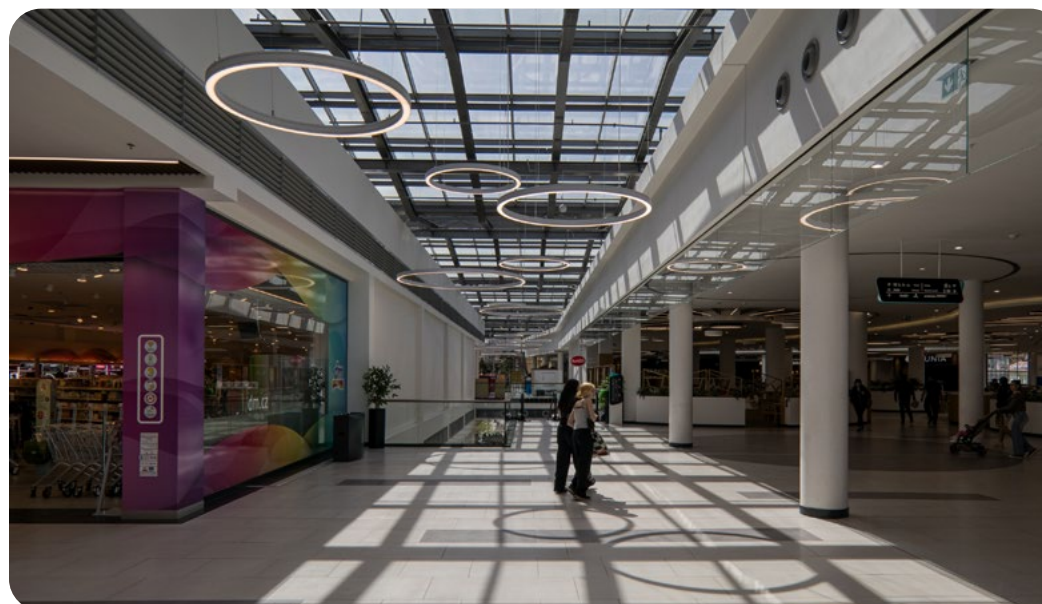


# ASSET DESCRIPTION



## FORUM LIBEREC HAS UNDERGONE COMPLETE REFURBISHMENT WORKS BETWEEN 2020 AND 2021.

- **Lights and ceilings**
- **Flooring**
- **Entrances**
- **Relaxing seatings**
- **Internal communication**
- **Food court expansion and uplift**
- **New units: Saunia, Terranova**



## RECENT UPLIFT

- Upgrade and expansion of toilet areas
- Improvement of parking area
- Cinema City refurbishment







# TOP TENANTS LIBEREC

The centre features a well-balanced composition of tenants across key retail categories.

Tesco serves as the centre's primary footfall drivers, reinforcing Forum Liberec's strong daily visitation.

The asset delivers a 99.6% rent collection rate.

**C&A**

1,381 SQM

**SPORTISIMO**

1,055 SQM

**H&M**

1,936 SQM

**CCC**

1,070 SQM

**TESCO**

5,389 SQM

**NEW YORKER**

1,477 SQM

**M**

405 SQM

**KFC**

340 SQM

**D**  
DEICHMANN

460 SQM

**DOUGLAS**

269 SQM

**SEPHORA**

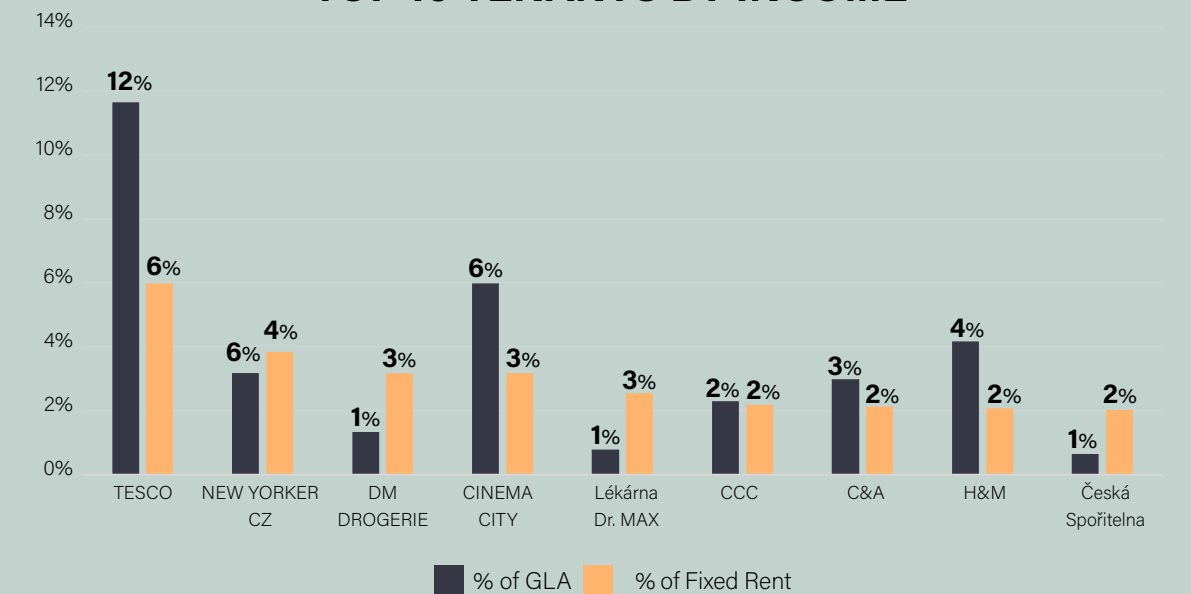
248 SQM

**DATART**

1,147 SQM



## TOP 10 TENANTS BY INCOME



# PERFORMANCE

**THE CENTRE DELIVERS CONSISTENTLY STABLE FOOTFALL WITH ANNUAL VISITOR NUMBERS REACHING 12 MILLION.**

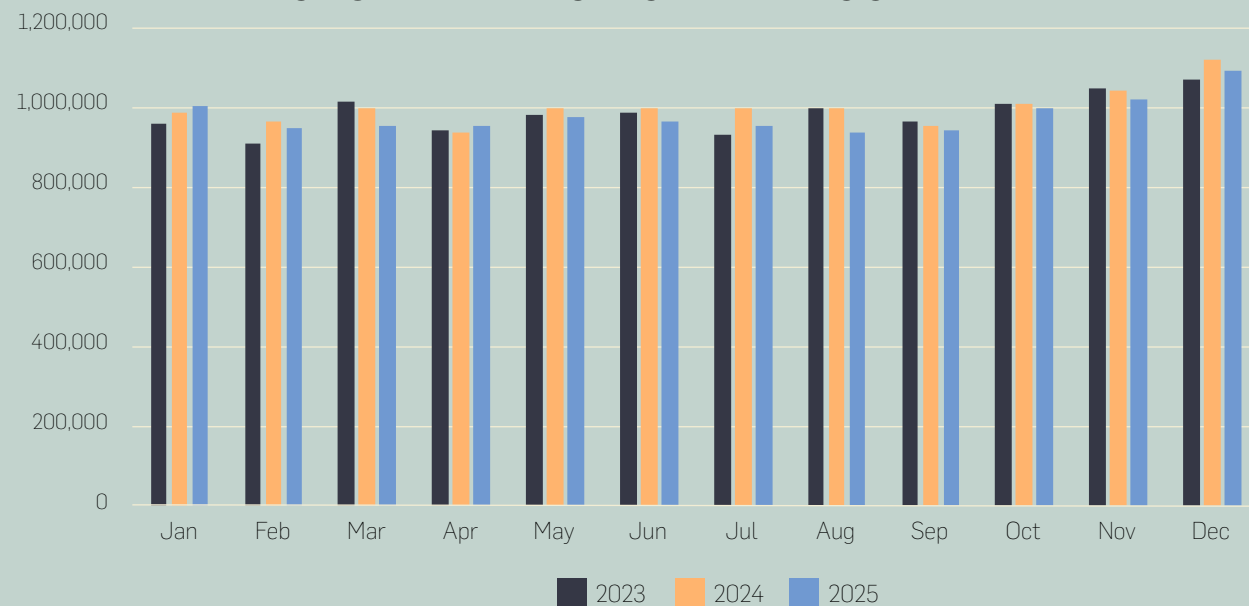
**Forum Liberec attracts robust footfall.**

**The relative footfall (255 visitors/ sqm p.a.) is 60% higher compared to CBRE benchmark (SCI Index).**

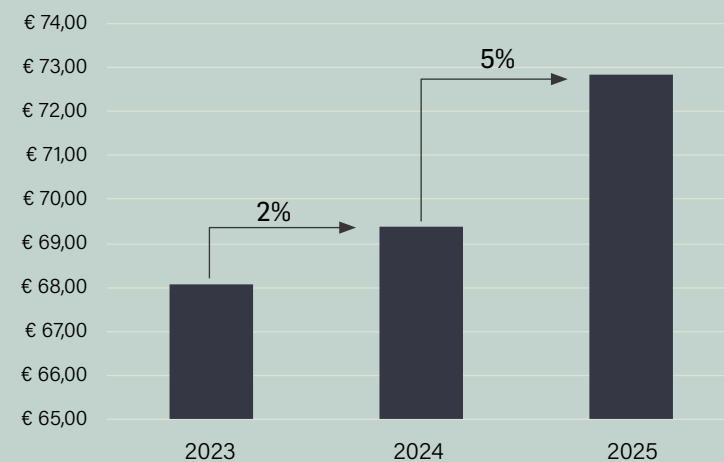
Looking beyond 2026, further footfall growth is anticipated, supported by planned and future residential developments in the surrounding area, which are expected to increase the local catchment and strengthen the centre's long-term potential.



**FORUM LIBEREC MONTHLY FOOTFALL**



**TENANT SALES**



# LOWER GROUND FLOOR: SHOP. EAT. REPEAT.

Positioned as a **fashion-anchored** everyday destination, the Lower Ground Floor is designed for intuitive flow and **high visit frequency**.

Fashion & Apparel is led by five **international anchors** - Sinsay, H&M, CCC, New Yorker and Mohito - supported by GAP and Under Armour for a complete apparel offer across all segments.

Everyday convenience is locked in with TEDI, KIK and Dr. Max, driving **repeat footfall** and daily relevance.

F&B rounds out the level with global heavyweights KFC and McDonald's, plus Popeyes, one of the fastest-growing quick service restaurant brands entering the Czech market, **extending dwell time** and **broadening the customer mix**.



- 1 ČSOB
- 2 Vlasová Klinika
- 3 Centropol
- 4 EximTours
- 5 Čedok
- 6 Popeyes
- 7 Asian Food Market
- 8 Kodano
- 9 Apothéka Havlík
- 10 Gant
- 11 Tatum
- 12 Guess & Tommy Hilfiger
- 13 Douglas
- 14 Office
- 15 Vape
- 16 YES
- 17 Rituals
- 18 Vacant
- 19 Under Armour
- 20 mBank
- 21 Albi
- 22 Nutrend
- 23 Fotolab
- 24 Flamengo Květiny
- 25 TUI
- 26 Tescoma
- 27 ETA
- 28 GECCO
- 29 Erotic City
- 30 Alpine Pro
- 31 Dr. Max
- 32 Moje Ambulance
- 33 TO Víno
- 34 WAF WAF



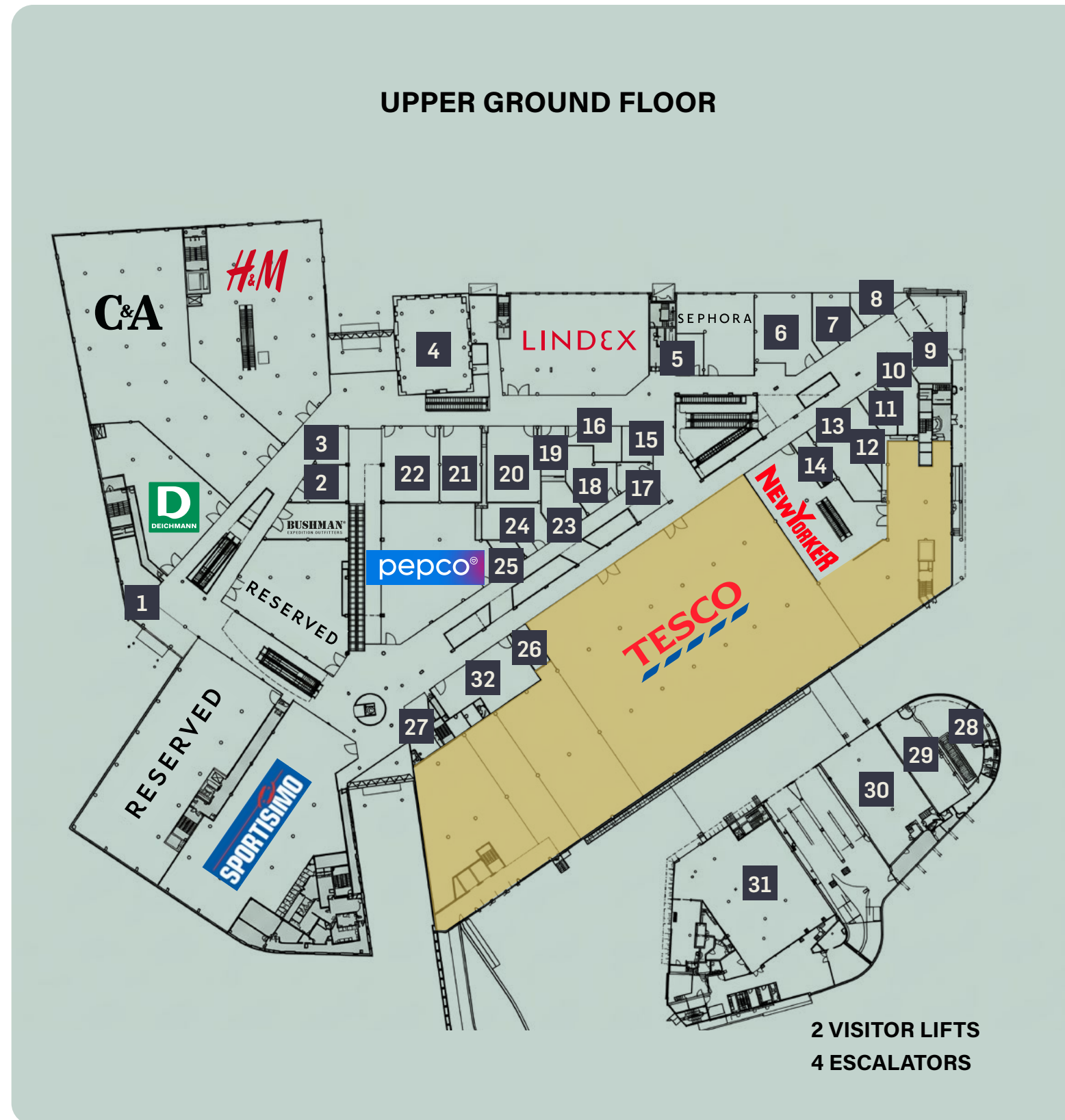
# UPPER GROUND FLOOR: THE CENTRE'S ENGINE.

The floor is defined by one **dominant anchor: Tesco**, Forum Liberec's primary footfall engine and the main driver of daily customer traffic and spending.

Mass-market fashion is well represented with H&M, Reserved, C&A, New Yorker and Deichmann forming a **strong international line-up**, anchored in sportswear by Sportisimo.

Value retail is cemented by Pepco, reinforcing everyday relevance and **supporting high-frequency**, mission-driven visits.

The result: a floor that combines **essential grocery, fashion** and **value** retail, consistently generating the centre's strongest footfall and turnover.



- 1 Costa Coffee
- 2 SCAN Quilt
- 3 Buotique italiana
- 4 Galanterie
- 5 Inimissimi
- 6 Dr. Max
- 7 Farma Natura
- 8 Manufaktura
- 9 Valmont
- 10 Calzedonia
- 11 Yves Rocher
- 12 T-mobile
- 13 Smarty
- 14 Klenoty Aurum
- 15 Fruitisimo
- 16 Kamalion
- 17 Oxalis
- 18 Grand Optical
- 19 Mobil Pohotovost
- 20 Nanu Nana
- 21 Smyk
- 22 Smyk
- 23 Don Pealo
- 24 McPen
- 25 Euroexchange
- 26 Queen Beauty
- 27 Dolce Vita
- 28 Steak House
- 29 Escape Boom
- 30 Infynity Club
- 31 Element Gyms
- 32 Villgain

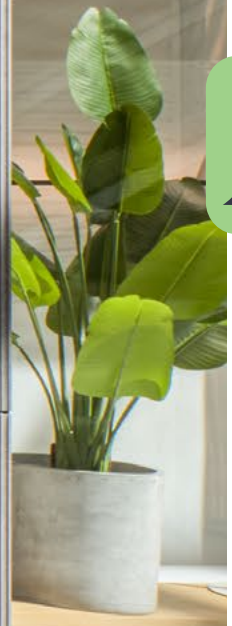


# RESERVED

RESER

STANĚTE SI  
PŘIHLÁŠTE SI  
K  
RESERVED

RESERVED  
MUŽI  
PRO  
MĚ



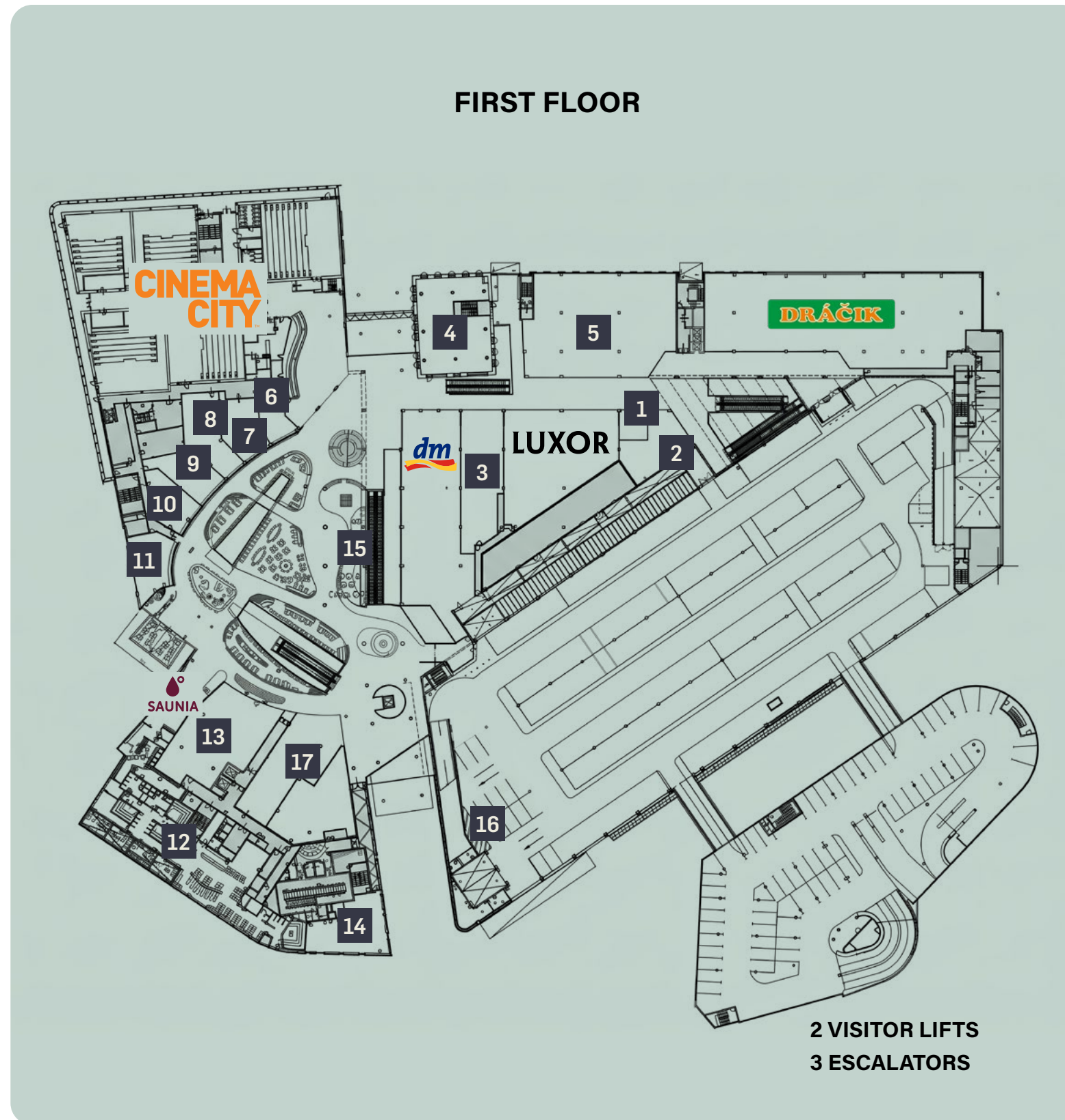
# FIRST FLOOR: WHERE VISITS BECOME EXPERIENCES.

The floor is anchored by two flagship leisure destinations: Cinema City and bowling, defining it as Forum Liberec's primary entertainment level and a key driver of **extended dwell time**.

Dining is led by a **well-composed food court** spanning Burger King, Pizza Hut, U Mámy and Anawa Running Sushi - covering international QSR, local cuisine and experiential dining across all dayparts.

Complementary retail and services round out the offer: Luxor, Dráček and dm drogerie address **family, leisure and everyday needs**.

The result: a coherent **leisure-led level** that **extends visits, broadens the customer mix** and serves the centre beyond a pure retail mission.



- 1 Original Barber
- 2 Starbucks
- 3 Rock Point
- 4 Vacant
- 5 Bowling
- 6 Pizza Hut
- 7 Burger King
- 8 Cancun
- 9 Moc
- 10 Mei Wi
- 11 U Mámy
- 12 Saunia
- 13 Anawa Running Sushi
- 14 ArtTeta
- 15 CrossCafé
- 16 Automyčka Perfect
- 17 UGO



# FORUM LIBEREC - 99% LET. BUILT TO OUTPERFORM

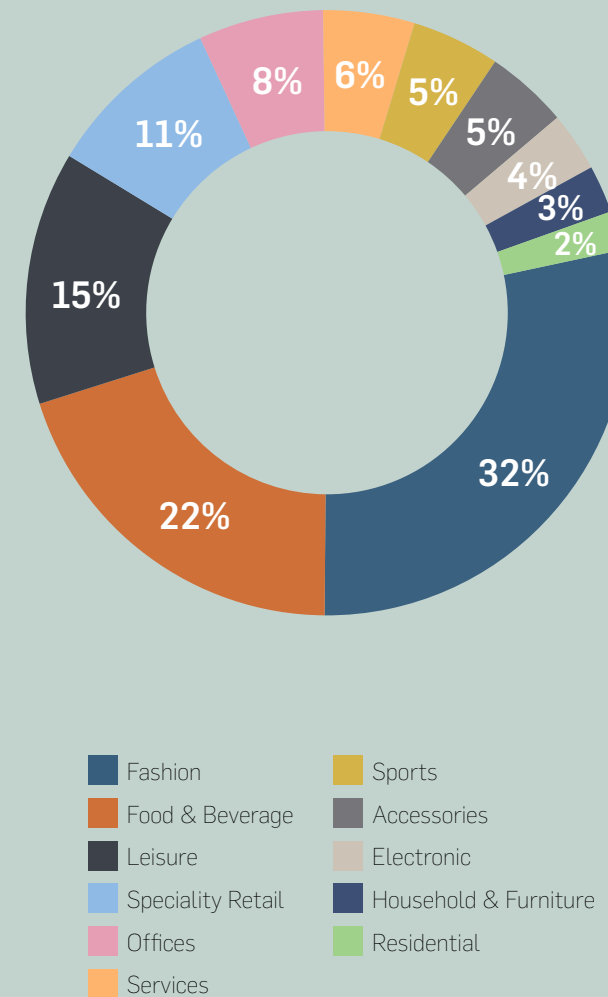
**46,740 sqm of total GLA** across retail, office, residential and other uses, with an overall **occupancy rate of 99%**.

Retail dominates at 41,600 sqm (89% of GLA), fully let at 99% occupancy. Office adds a further 3,110 sqm (7%), equally near full.

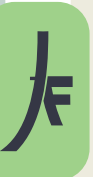
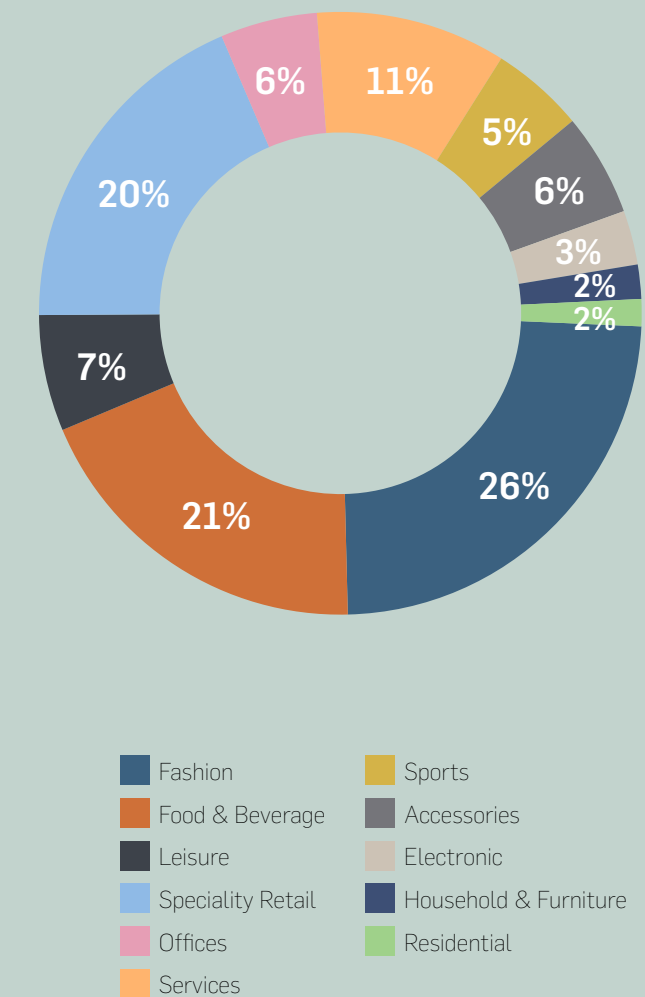
The retail mix is anchored by **Fashion (32%)** and **F&B (22%)**, with a meaningful 15% **Leisure allocation**, reinforcing Forum Liberec's position as a destination, not just a shopping centre.

**Services and Speciality Retail** occupy just **16%** of floor area yet **generate 31% of base rental income**, driven by **average rents exceeding €24/sqm** - a clear demonstration of **rental efficiency** and **high-productivity** unit performance.

**% OF GLA BY SECTOR**



**% OF INCOME BY SECTOR**





# MARKETING & EVENTS

Forum Liberec actively engages its audience through a strong and modern social media presence on Instagram and Facebook. Daily content, creative thematic campaigns, and event-driven communication boost brand awareness and strengthen the centre's competitive market position.

Forum offers a vibrant, year-round programme for children, featuring a wide range of activities and events for the whole family. The programme includes popular seasonal highlights such as Advent and Christmas celebrations, as well as summer children's camps. Additional activities include sports events, farmers' markets, and themed fashion days, making Forum Liberec a lively community hub throughout the year.

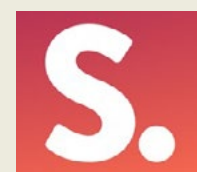


**5K**  
FOLLOWERS

**2,122**  
POSTS



**12K** **12K** **6,500**  
LIKES FOLLOWERS POSTS



SPOT CZECHIA APP

**13K**  
USERS  
\*both centres





# SUBJECT OF SALE

The subject of sale is 100% ownership of the SPV: Liberec Property s.r.o, the owner of Forum Liberec.

## OWNERSHIP STRUCTURE

### NE PROPERTY B.V

SELLER  
100%



### LIBEREC PROPERTY S.R.O

SUBJECT OF SALE



### FORUM LIBEREC

PROPERTY



**24,322sqm**  
BUILDING PARCEL

**BUILT-UP AREA  
AND COURTYARD  
USE**

**1,456sqm**  
SURROUNDING PARCELS

**OTHER AREA, ACCESS  
ROADS, HANDLING  
AREA  
USE**



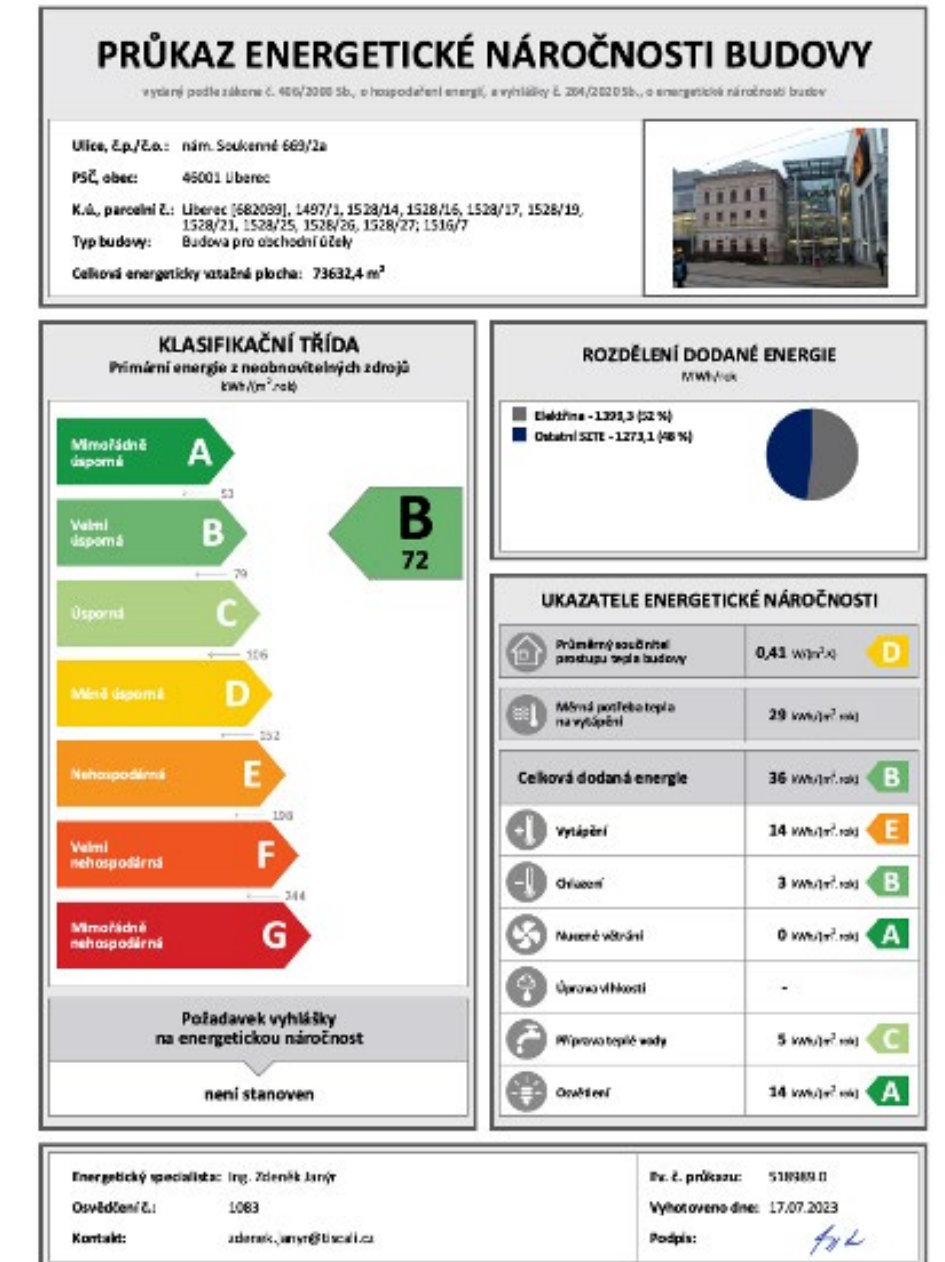
# ESG PERFORMANCE

Forum Liberec achieves a Class B energy performance rating - an above-average outcome for a regional shopping centre of this scale and vintage - certified in July 2023. The asset is supplied by a combination of district heating (48%) and electricity (52%), with centralised heat distribution, rooftop VZT units equipped with heat recovery, and full LED lighting throughout. Total annual energy consumption is 2,700 MWh across a 73,600 sqm reference area. Critically, the Class B rating is achieved with no on-site renewable generation currently installed.

The installation of approximately 500 kWp of rooftop photovoltaic capacity is sufficient to bring both assets to Energy Class A. The technical project has already been initiated by the current owner, leaving an incoming investor with a clearly defined, low-capital execution path.

<b>EPC Rating</b>	<b>B</b>
Primary energy	72 kWh/sqm/year
Total delivered energy	36 kWh/sqm/year
Energy reference area	73,632 kWh/sqm/year
EPC valid until	Jul 2033
District heating	✓ (48% of supply)
LED lighting	✓
Heat recovery ventilation	✓
PV installed	Project started
Route to Class A	~500 kWp PV

**OPTIMISED FOR TODAY,  
POSITIONED FOR LONG-TERM GROWTH**





**forum**  
ÚSTÍ NAD LABEM

**CENTRAL LOCATION AND  
DOMINANT REGIONAL  
CATCHMENT WITH  
LIMITED MODERN RETAIL  
SUPPLY AND STABLE DAILY  
FOOTFALL.**





# KEY FACTS

Constant upgrade initiatives include the 2018 refurbishment of the Food Court, regular tenant fit-outs, and the introduction of Albert as the centre's primary food anchor.

**forum**  
ÚSTÍ NAD LABEM

**27,700**sqm  
GLA

**26,000**sqm  
RETAIL GLA

**2009**  
CONSTRUCTED

**9%**  
RENT TO SALES

**3.24** YEARS  
WAULT

**5**  
TOTAL FLOORS

**96%**  
OCCUPANCY

**C**  
EPC LEVEL  
(VALID UNTIL APRIL 2034)

**487**  
PARKING SPACES

**albert**

**DART**

**CINEMA CITY**



LOCATION





rum  
UŠTI NAD LABEM



# INTEGRATED INTO THE CITY'S PRIMARY MOVEMENT NETWORK

Forum Ústí nad Labem sits at the heart of a city of 95,000 residents, embedded in daily urban life on Bílinská Street alongside the River Labe.

**Public transport access** - four bus routes serve the centre directly, with the Malá Hradební stop at the front door and further connections within a five-minute walk.

The surrounding catchment is established and resilient: **schools, museums, a theatre** and **dense residential neighbourhoods** provide a stable, recurring customer base with strong **long-term footfall fundamentals**.

The standout differentiator: **a cable car connection to Větruše Château**, representing a genuine leisure draw that generates organic visitor flow between the attraction and the centre, extending dwell time and broadening the customer mix beyond pure retail.



# MICROLOCATION: FORUM USTI NAD LABEM THE CITY'S NATURAL MEETING POINT.

Forum Ústí nad Labem provides both **above-ground and underground parking**, ensuring convenient access for visitors arriving by car. Public transport is within easy reach, with Mírové náměstí **bus stop** located approximately 100 m from the centre.

The scheme also benefits from a **direct cable car** connection to Větruše, linking the city centre with a key tourist destination.

The centre features two main entrances from Malá Hradební Street and U Kostela Street, allowing easy access from the surrounding area.



# OPPORTUNITY TO YIELD ON FUTURE CATCHMENT GROWTH



## HIGH-SPEED TRAIN

Less than 30 minutes from Prague.  
A game-changing connection unlocking population growth, rising purchasing power, and long-term regional potential, with project completion planned before 2035.

## JAN EVANGELISTA PURKYNĚ UNIVERSITY

It is a mid-sized institution with around 8,500–9,000 students and offers study programmes in humanities, education, science, engineering, environmental studies, health sciences, economics, and the arts. The university consists of eight faculties and serves as the main academic and research centre of the region.

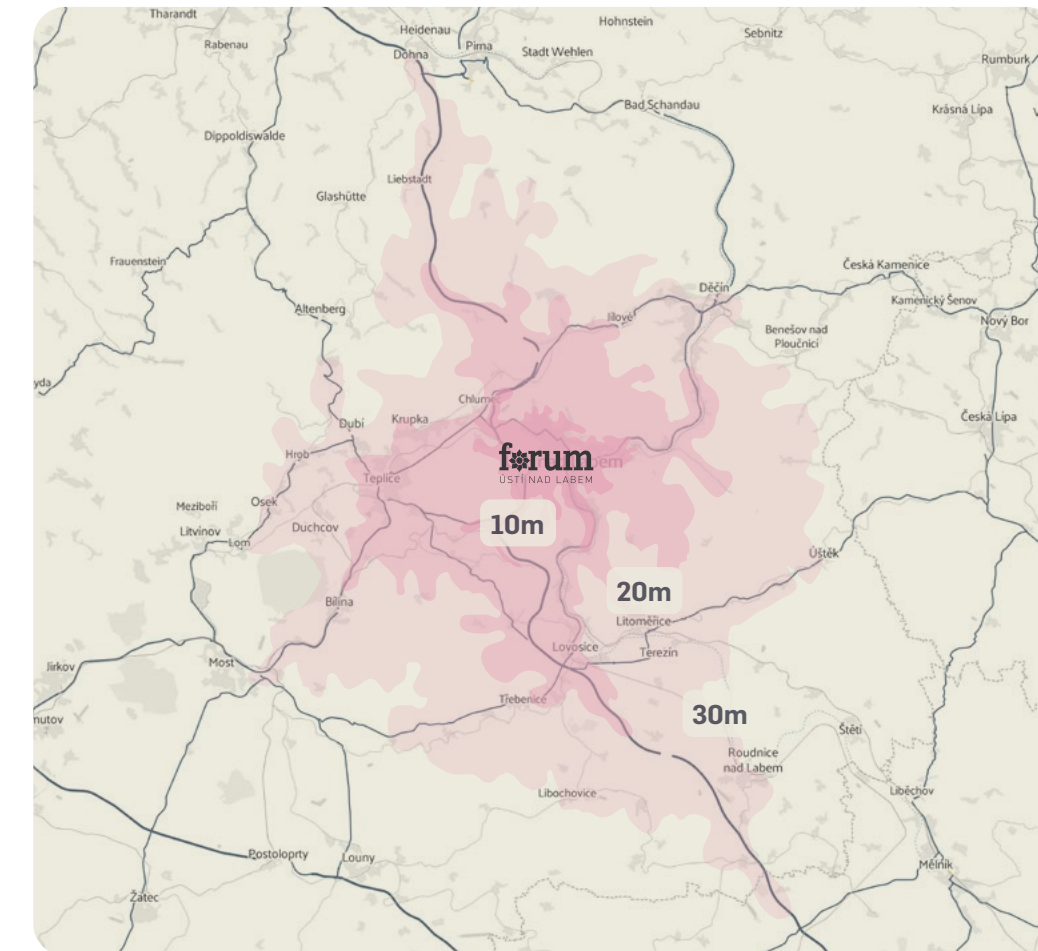
## A UNIQUE LEISURE CONNECTION

Forum Ústí nad Labem is directly linked to Větruše Château via a cable car - a rare leisure draw that organically extends dwell time, broadens the visitor mix beyond core shoppers and creates a natural flow between two of the city's key destinations.

### €5.5 Billion. 381,000 People. One Catchment.

Within a 30-minute drive, Forum Ústí nad Labem reaches 381,000 residents and €5.5 billion in purchasing power. What makes the catchment particularly compelling is its **consistency: per capita purchasing power holds at €14,650 within 10 minutes, €14,580 at 20 minutes and €14,520 at 30 minutes** - confirming the **economic depth** of the catchment does not thin at its edges.

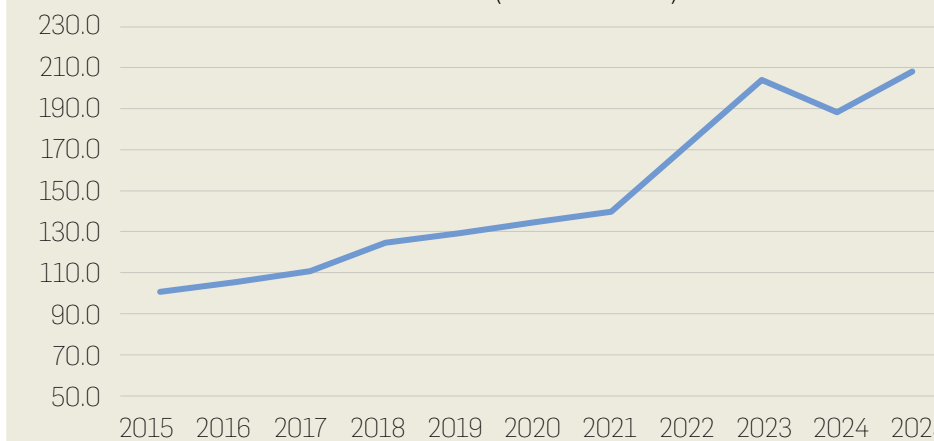
The **growth trajectory** strengthens the picture further. Nominal purchasing power has more than doubled since 2015, rising from €640M to €1,336M - a CAGR of 7.6%.



Drive-time Zone	Purchasing Power (€ million)	Population
10 min	1,346	91,890
20 min	2,987	204,921
30 min	5,533	381,189

## ÚSTÍ NAD LABEM PURCHASING POWER GROWTH INDEX

2015 = 100 (NOMINAL EUR)



Source: GfK, 2026

# ASSET DESCRIPTION





# TOP TENANTS ÚSTÍ

Forum Ústí boasts a well diversified tenant mix.

Currently, BILLA and H&M represent the centre's dominant anchor tenants, acting as key generators of customer traffic. BILLA will be replaced by Albert in Q1 2027, further strengthening the tenant quality of the center. With JD Sport, KFC and dm drogerie markt, Forum Ústí provides a full circle of services.

A 100% rent collection rate reflects strong tenant quality.

2,055 SQM

1,389 SQM

1,322 SQM

1,559 SQM

1,236 SQM

432 SQM

2,934 SQM

236 SQM

500 SQM

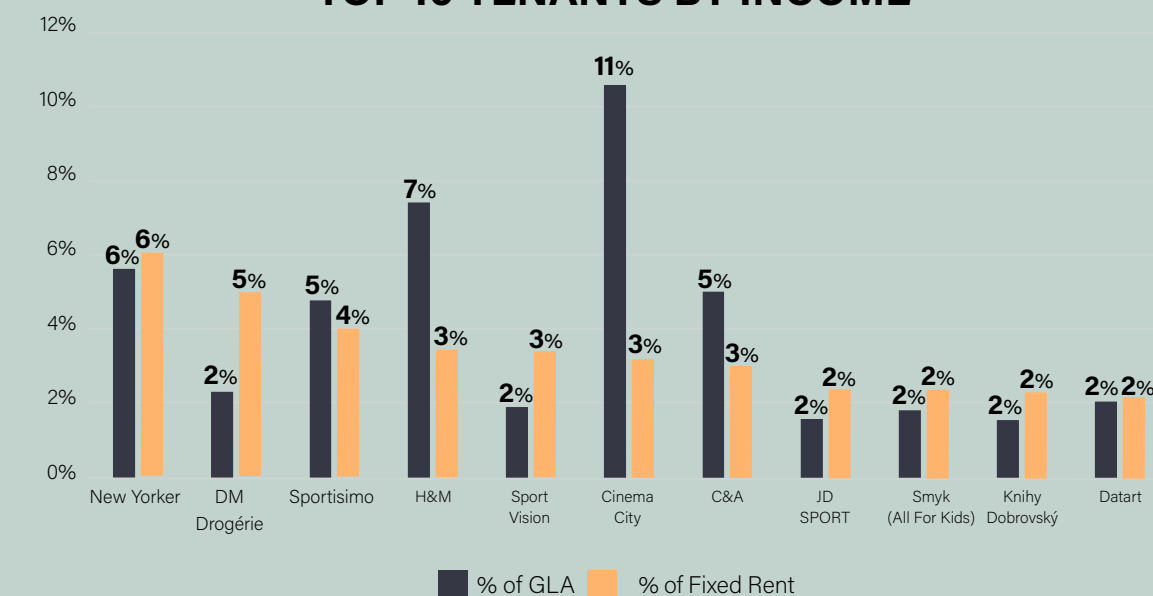
640 SQM

428 SQM

562 SQM



## TOP 10 TENANTS BY INCOME

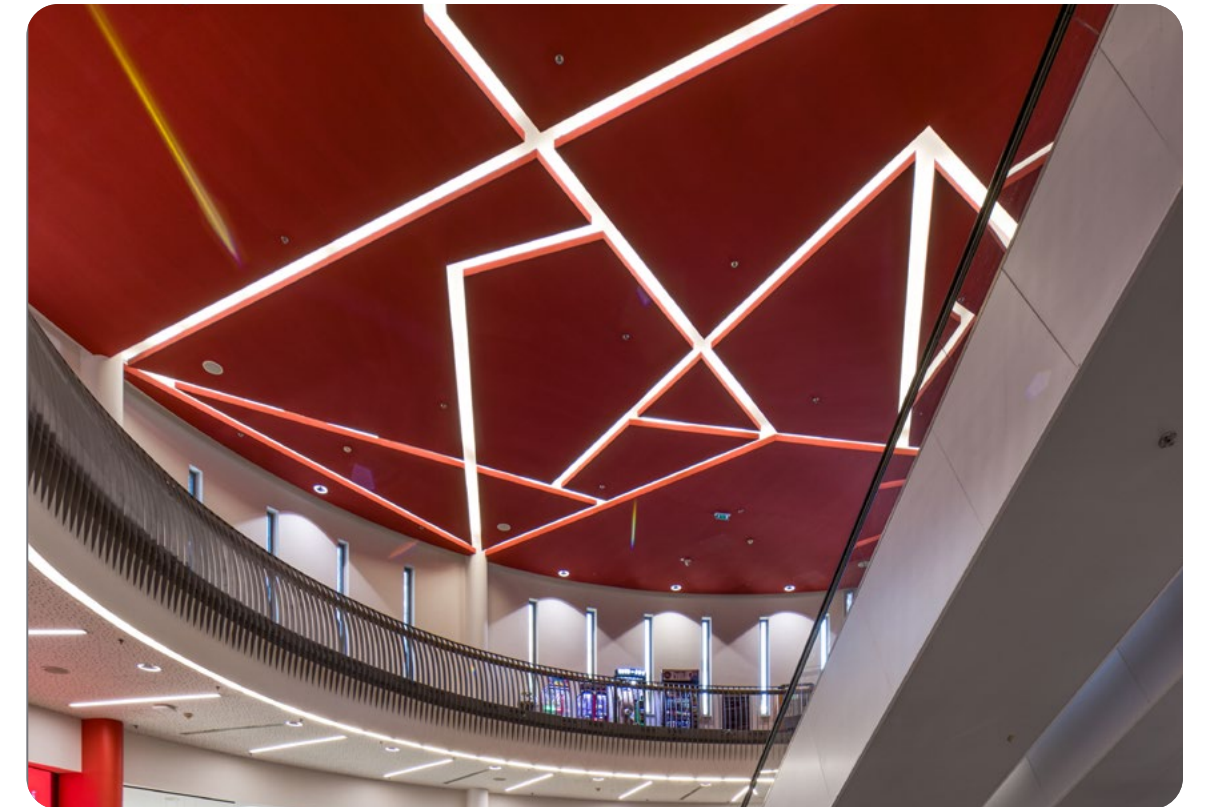


# PERFORMANCE

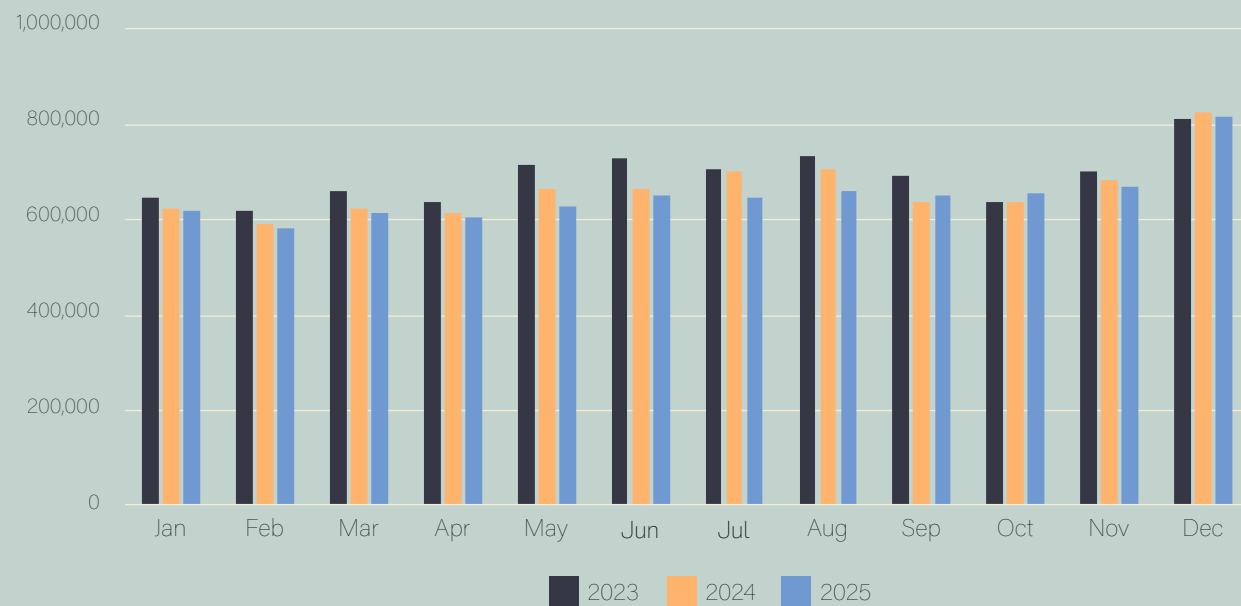
**ANNUAL FOOTFALL REMAINS CONSISTENTLY STABLE, APPROACHING 8 MILLION VISITS.**

The centre is a key regional destination, generating robust visitor traffic.

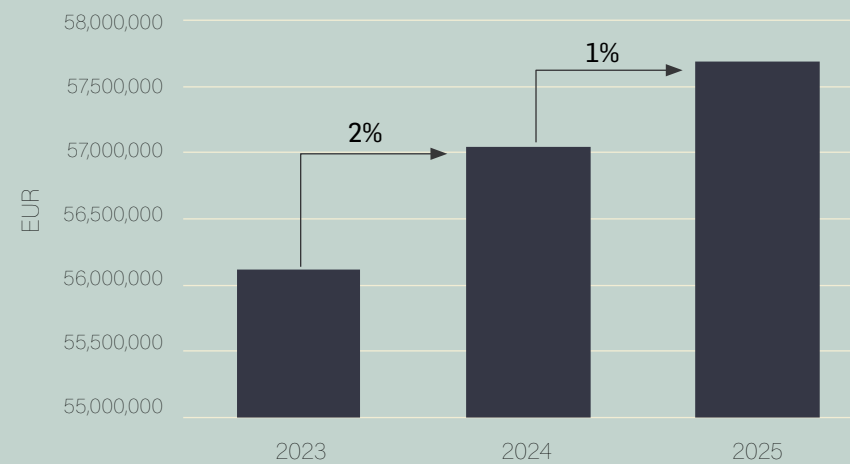
The relative footfall (286 visitors/ sq m p.a.) is 79% higher compared to CBRE benchmark.



### FORUM ÚSTÍ MONTHLY FOOTFALL



### TENANT SALES

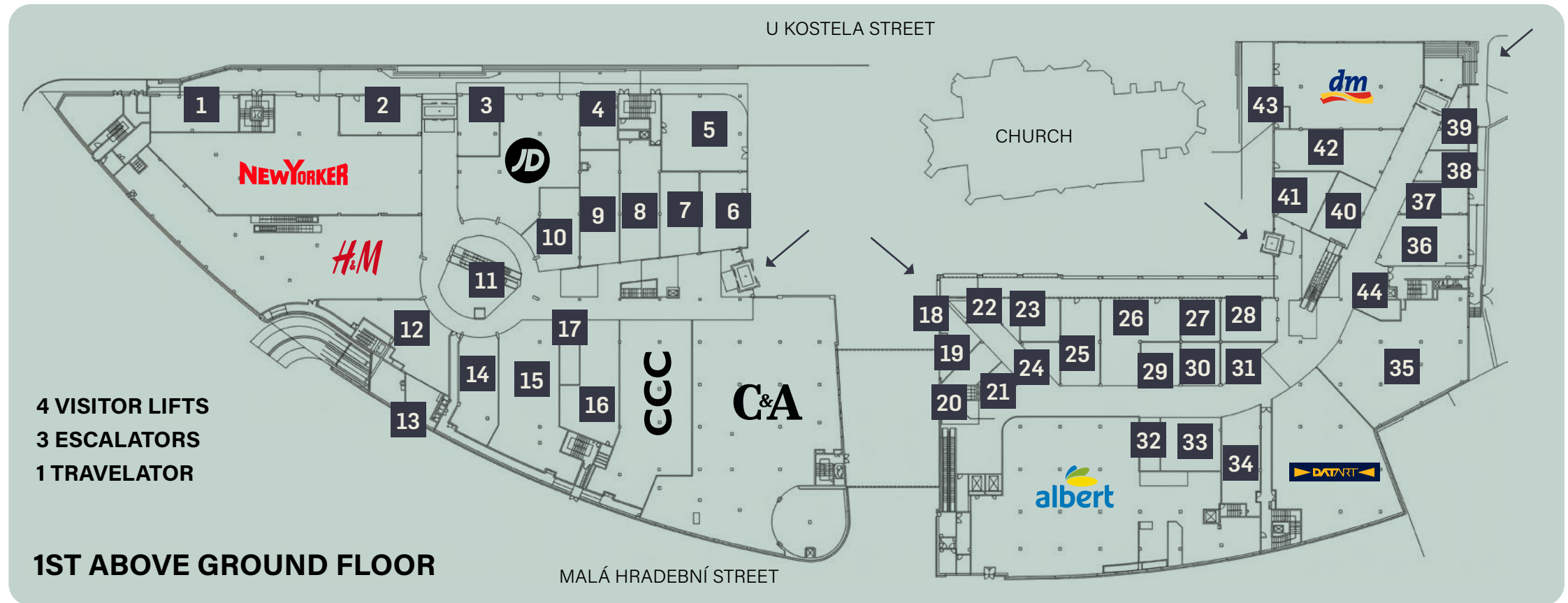


# FIRST FLOOR: BUILT FOR REPEAT VISITS.

The floor is anchored by a **dominant fashion cluster**, New Yorker, CCC, H&M and C&A in the western and central sections, reinforced by JD Sports and Douglas - driving **consistent customer flow** along the primary retail axis.

Everyday convenience is locked in the eastern section with dm drogerie markt and currently Billa, which will be replaced by Albert, delivering the **high visit frequency**.

Telecom and specialist retail T-Mobile, O2 and iSTYLE are positioned along key circulation routes, maximising visibility and capturing passing traffic.



1	NewYorker	16	Douglas	31	Yes Klenoty
2	Oresi	17	Vacant	32	Cewe Fotolab
3	Raiffeisen Bank	18	Don Pealo	33	Tchibo
4	DER Touristik	19	Space	34	Nanu Nana
5	KFC	20	TipSport	35	Smyk
6	Costa Coffee	21	Liquid Shop	36	Pet Center
7	O2	22	Deluxe Flowers	37	ETA
8	Smarty	23	Čedok	38	Yves Rocher
9	iStyle	24	Manufaktura	39	Tabák Valmont
10	T-Mobile	25	Grand Optical	40	Scan Quilt
11	Fruitissimo	26	Dr. Max	41	Tescoma
12	Albi	27	mBank	42	Flying Tiger
13	KFC Storage	28	Marionnaud	43	Coradia Coffe
14	KARA	29	Klenoty Aurum	44	Oxalis
15	Mohito	30	Mobil Pohotovost		



# sinsay



# SECOND FLOOR: FROM FAST FASHION TO SPORT - ONE FLOOR, FULL RANGE.

The floor is built around a **clear west-to-east retail journey**. The western section opens with a dominant fast-fashion cluster, Cropp, New Yorker and H&M, supported by Tezenis and Lindex along the main mall route.

Moving east, the offer shifts into sport and value retail anchored by Sportisimo and Sinsay, with electronics, accessories and specialist retailers positioned along primary routes to drive dwell time and cross-shopping.



1	Foodcourt Storage	16	Rituals	31	Coradia Cafe
2	U Mámy	17	Bushman	32	Kamalion
3	Palác Food	18	Levis/Mustang	33	Dráčik
4	Gyros & Grill	19	Tommy Hilfiger/ Pepe Jeans	34	Pepco
5	Pizza Hut	20	Thai Restaurant	35	McPen
6	Burger King	21	Rieker Shoes	36	Elegance
7	Vodafone	22	Nutrend	37	Fann
8	Barber Shop	23	Don Cafe		
9	Alpine Pro	24	Dětský Koutek		
10	Kodano	25	Deichmann		
11	Meatfly	26	Sport Vision		
12	Calzedonia	27	Buzz		
13	Tezenis	28	Rock Point		
14	Intimissimi	29	Blau Safir		
15	Bubble Tea	30	Trucino		



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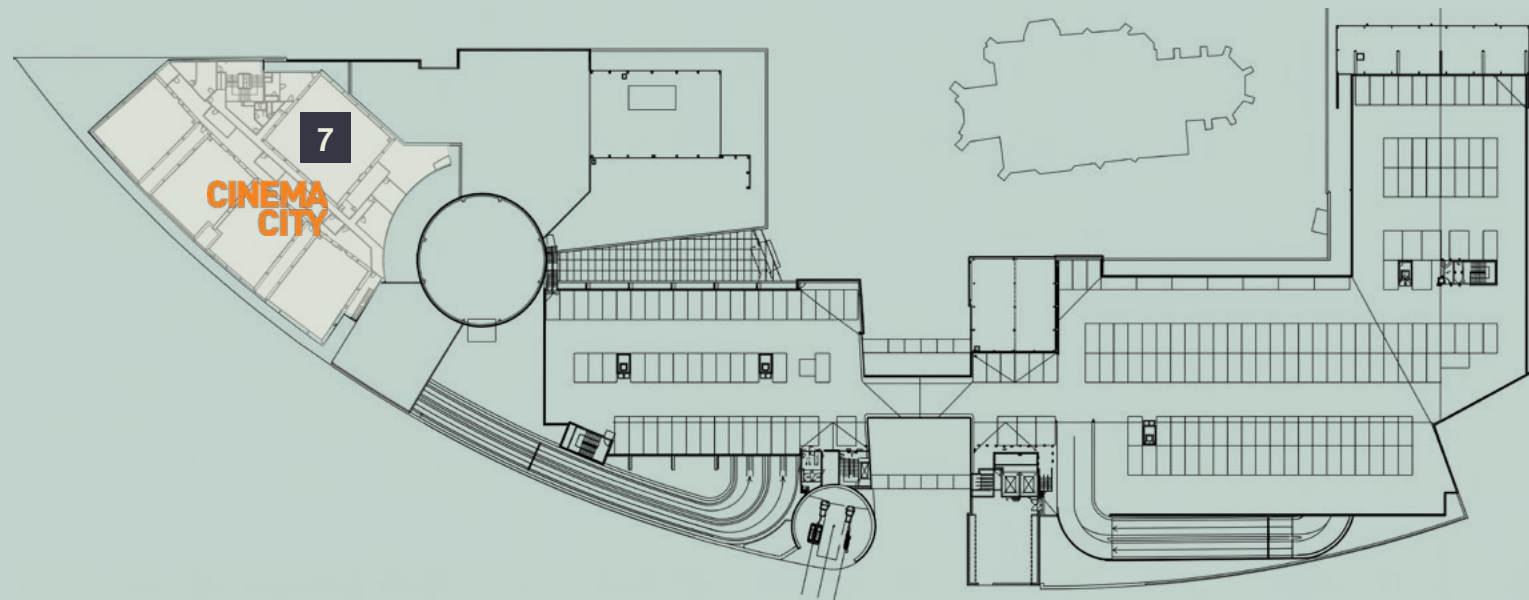
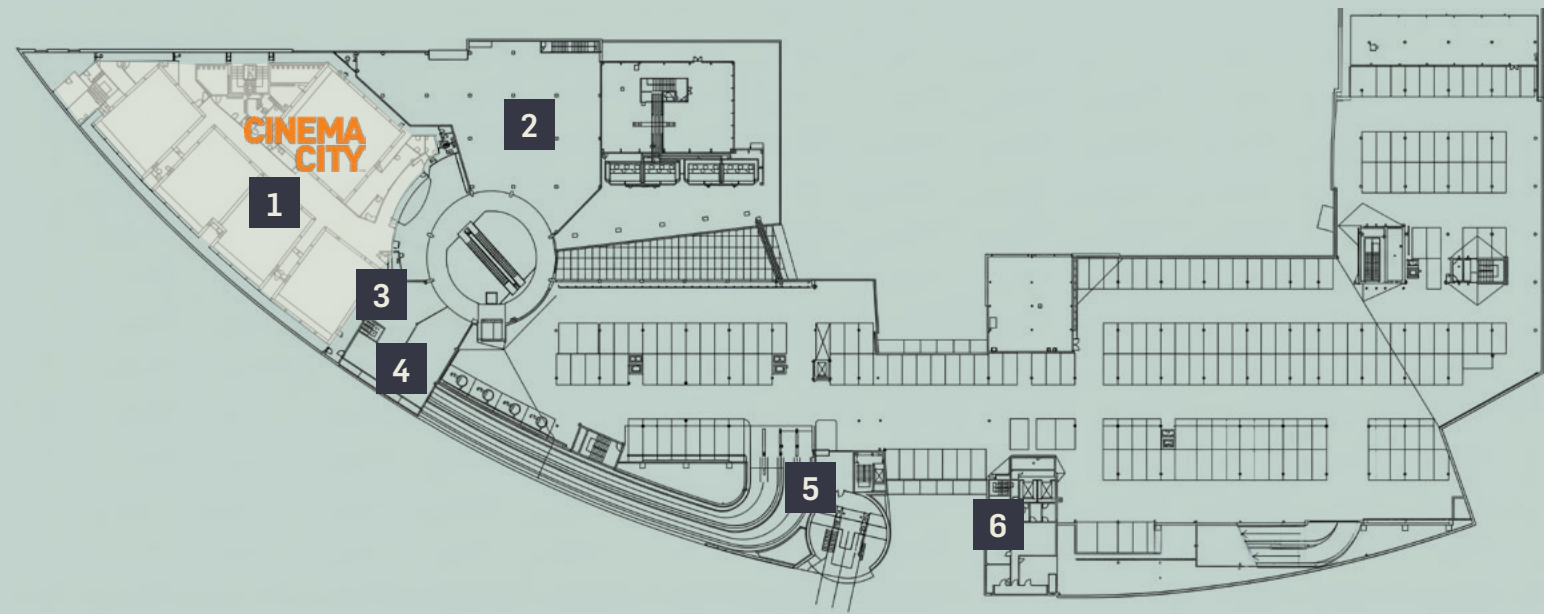


# THIRD AND FOURTH FLOORS: WHERE LEISURE BEGINS

The last two levels are anchored by Cinema City - the centre's dominant leisure draw, positioned directly adjacent to vertical circulation for seamless access from all retail levels and a natural driver of evening and off-peak footfall.

Structured parking occupies the majority of the floorplate, with vertical cores strategically placed to ensure frictionless transfer between parking and the retail and leisure offer above.

The floor's standout feature: **a direct cable car connection to Větruše - capturing organic tourist flow** and **driving incremental visitor numbers** beyond the core retail catchment.



3RD & 4TH ABOVE GROUND FLOOR

3 VISITOR LIFTS  
2 ESCALATORS

- 1 Cinema City
- 2 Vacant
- 3 Erotic City
- 4 Vacant
- 5 Cable Car
- 6 Center Management
- 7 Cinema City



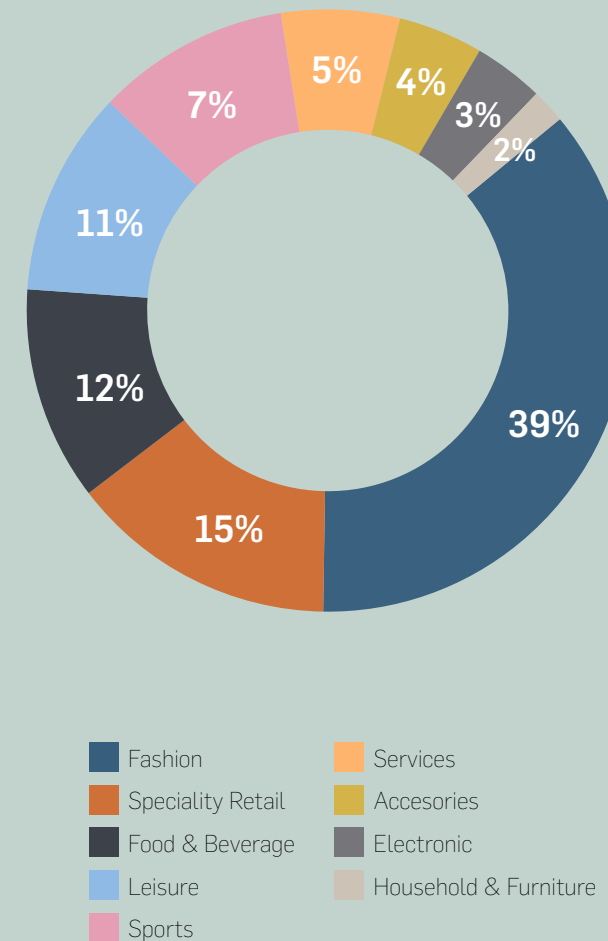
# FORUM ÚSTÍ - 96% LET. BUILT TO OUTPERFORM.

Forum Ústí nad Labem delivers **27,700 sqm of total GLA across 135 units**, with **overall occupancy at 96%**.

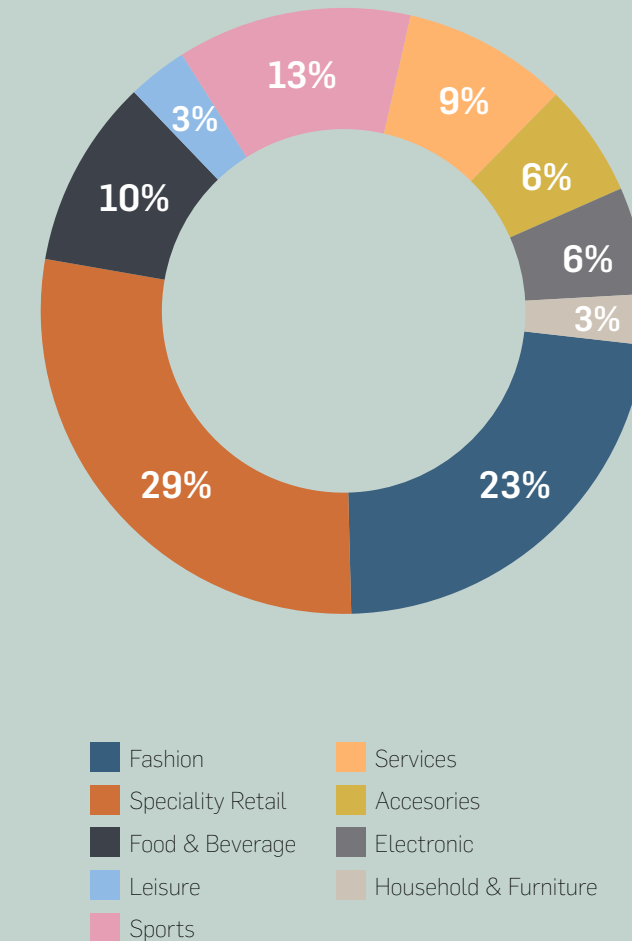
**Fashion** dominates the physical footprint at **39%** of retail GLA, cementing the centre's position as the primary fashion destination in its catchment. **F&B, Leisure and Sport** together add a **further 35%**, reinforcing the experiential character of the scheme.

**Speciality Retail generates 29% of total base rental income from just 15% of GLA** - at an average rent of €34/sqm, the highest productivity category in the centre. Services contribute 9% of income from 7% of space at €24/sqm. Fashion's 23% income share reflects the scale of its anchor and mid-box occupiers.

**% OF GLA BY SECTOR**



**% OF INCOME BY SECTOR**





forum  
ČS 111 NAD



# MARKETING & EVENTS

Forum Ústí nad Labem is a hub of activity, regularly organizing a diverse range of marketing events at the heart of its premises. These initiatives are strategically designed to support existing tenants, attract new brands, and foster a vibrant community. The programme includes seasonal activities that appeal to different customer segments, complemented by continuous promotion of tenant discounts to maintain strong customer engagement.

Forum Ústí nad Labem benefits from a unique competitive advantage: its direct integration with the city cable car, making the centre a natural gateway between urban retail and leisure tourism. The cable car's lower station is located directly on the second floor of the centre, creating a seamless connection that drives consistent and high-quality footfall.

Annually, the cable car serves approximately 300,000 passengers travelling to the iconic Větruše area, one of the city's most popular tourist and recreational destinations, renowned for its panoramic views. This exceptional infrastructure link significantly strengthens Forum Ústí nad Labem's visitor base, positioning the centre as both a retail hub and a key part of the city's tourism ecosystem.



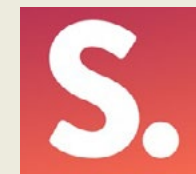
**6,7K**  
FOLLOWERS

**1,724**  
POSTS



**24K**  
FOLLOWERS

**4,300**  
POSTS



SPOT CZECHIA APP

**13K**  
USERS



# forum

CINEMA CITY	BILLA	CCC	JD
DEICHMANN	NEWYORKER	iSTYLE	HUMANIC
C&A	dm	H&M	sinsay
LINDEX	CROPP	SPORTISIMO	MORITO



# SUBJECT OF SALE

The subject of sale is 100% ownership of the SPV: Forum Ústí s.r.o, the owner of Forum Ústí nad Labem.

## OWNERSHIP STRUCTURE

**NE PROPERTY B.V**

SELLER  
100%

**FORUM ÚSTÍ S.R.O**

SUBJECT OF SALE

**FORUM ÚSTÍ**

PROPERTY



**15,509sqm**  
BUILDING PARCEL

**BUILT-UP AREA  
AND COURTYARD  
USE**

**2,006sqm**  
SURROUNDING PARCELS

**OTHER AREA, ACCESS  
ROADS, HANDLING  
AREA  
USE**

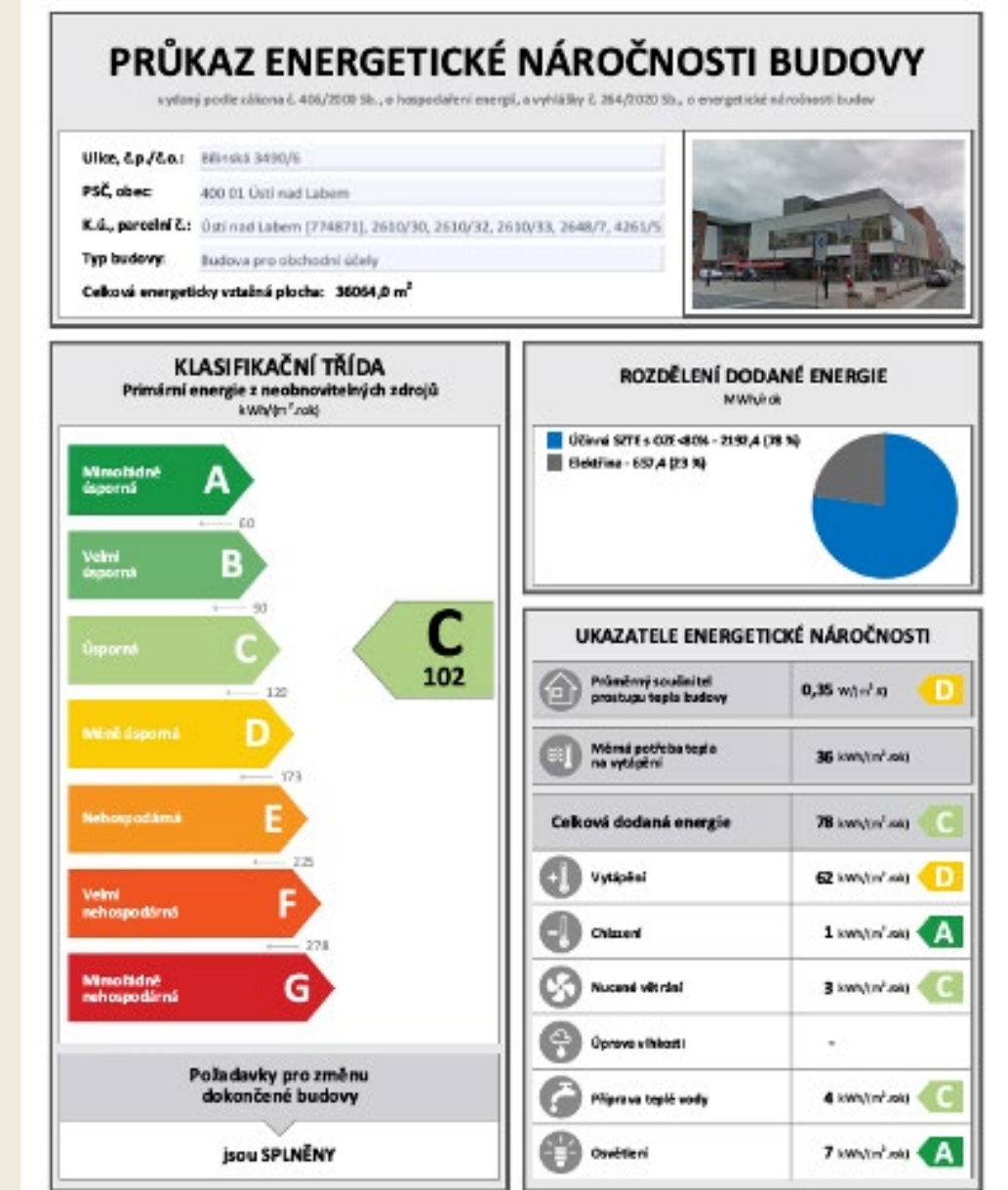


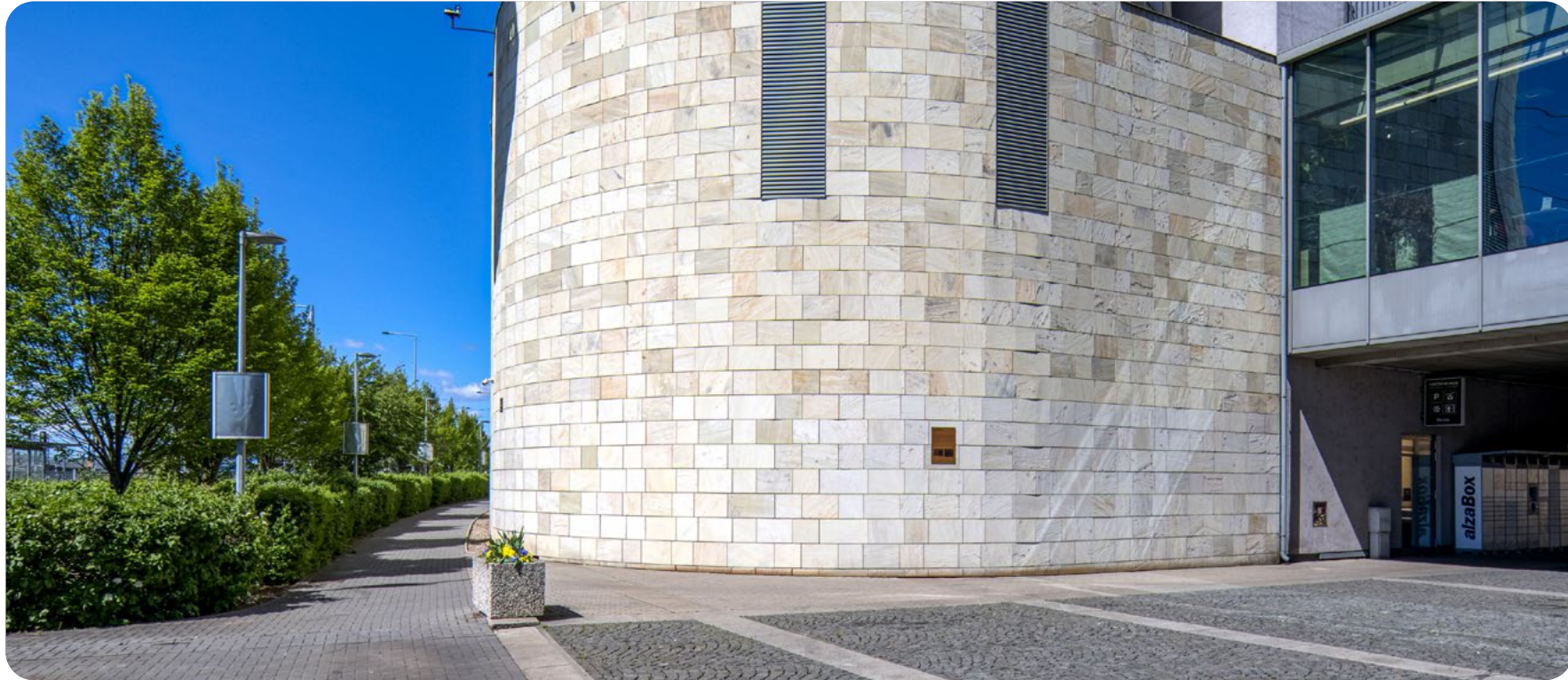
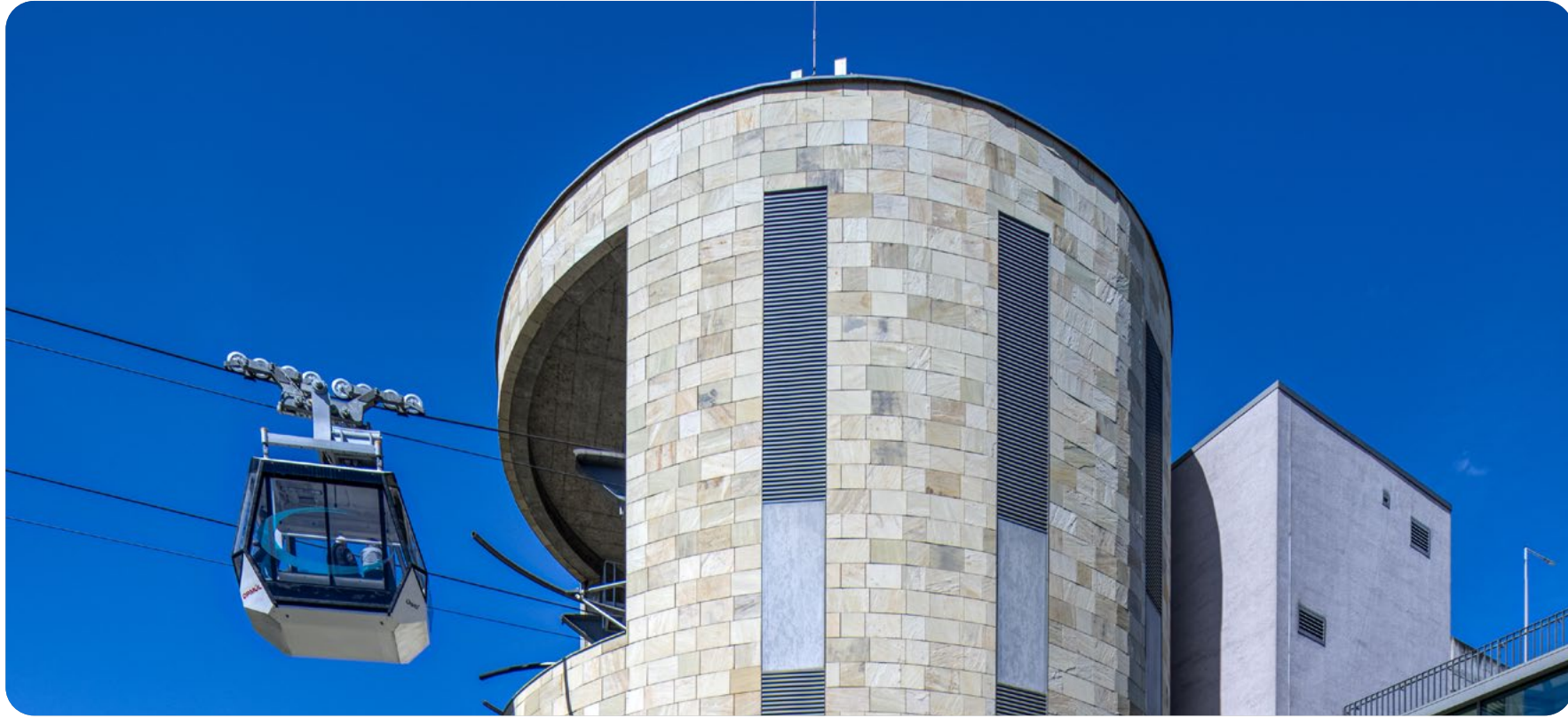
# ESG PERFORMANCE

Forum Ústí holds a Class C energy performance rating, certified in April 2024 against current Czech regulatory standards, which the building meets in full. The asset is connected to the municipal district heating network, which accounts for 78% of total energy supply, with electricity comprising the remainder. Mechanical ventilation with heat recovery is installed throughout, and lighting has been fully upgraded to LED. Total annual energy consumption stands at 2,800 MWh across a 36,000 sqm reference area.

The building operates without any on-site renewable generation, representing a clear and identified improvement pathway. Envelope upgrades and PV installation, a project already started, have been flagged by the certifying engineer as the primary routes to further rating improvement, with no structural constraints to implementation.

<b>EPC Rating</b>	<b>C</b>
Primary energy	102 kWh/sqm/year
Total delivered energy	78 kWh/sqm/year
Energy reference area	36,064 kWh/sqm/year
EPC valid until	Apr 2024
District heating	✓ (78% of supply)
LED lighting	✓
Heat recovery ventilation	✓
PV installed	Project started
Route to Class A	Envelope + systems







**AT A TIME WHEN RETAIL  
REAL ESTATE DEMANDS  
OPERATIONAL DEPTH  
AND LOCAL CONVICTION,  
PROJECT AMBER OFFERS  
PRECISELY THAT: TWO  
ASSETS WITH PROVEN  
RESILIENCE, EMBEDDED  
GROWTH, AND A  
PLATFORM BUILT TO  
OUTPERFORM.**



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**CBRE**

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