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PRESS RELEASE

Düsseldorf, October 2nd 2008

ORCO Germany Concludes Lease Agreement with Restaurant Operator for the Sky Office

ORCO Germany has concluded a lease agreement for spaces 1,000 m² in size in the Sky Office. The catering service Bistro EssART GmbH & Co, KG will operate a lunch restaurant and a coffee bar on the ground floor.

Two major companies, McKinsey and Lovells, have already signed on as anchor tenants for the 89 meter high office tower that is currently being constructed on Kennedydamm. Beginning in mid-2009, the elegant building with the filigree design will be the place where several hundred people go to work. The high-end restaurant operator Bistro EssART will offer food and beverage services not only to the employees of the companies located in the Sky Office, but will be sure to attract people working in the surrounding area and the general public. A lunch restaurant and a coffee bar will serve them on approximately 639 m² located on the ground floor. The kitchen and the storage areas will be located in a space approximately 414 m² in size on the first level below grade.

Bistro EssART will act as the exclusive catering partner of the Sky Office. The Düsseldorf-based business caterer already offers exquisite dishes for the companies located at the "LaVie" office park. They are not the only ones, though – regular sightings indicate that the employees of *Deutsche Apotheker- und Ärztebank* and the E.ON group headquarters as well as, most recently, the members of the North Rhine-Westphalian *Land* Parliament and their staff are treating themselves to Bistro EssART's haute cuisine as well. Today, the company founded in 2003 employs 150 people.

The Sky Office's unique silhouette and exceptional functionality will give the city of Düsseldorf a dominant landmark. The transparent corpus and wing-shaped roof make the 23 floor building between the Rheinufer and Kennedydamm an eye-catcher. The Sky Office will offer exclusive amenities, from a concierge service to a conference center and a high-end restaurant with excellent service. Jones Lang LaSalle acted in an advisory capacity as regards the conclusion of this lease agreement.

ORCO Germany S.A. is a real estate company, registered in Luxembourg, and listed in the Prime Standard on the Regulated Market of the Frankfurt Stock Exchange. The ORCO Germany group, which operates under the uniform registered trademark ORCO Germany, has been pursuing its activities in Germany since 2004 and concentrates on commercial properties, as well as, on asset management and project development. ORCO Germany currently employs about 210 staff members in Germany.

In 2006, ORCO Germany strategically reinforced its project development operations by acquiring Viterra Development. Viterra Development was renamed ORCO Projektentwicklung GmbH at the beginning of 2008 and is one of the leading project developers and investors specializing in commercial and residential properties in the core German markets of Berlin, Düsseldorf, Frankfurt, Hamburg and Munich. ORCO Germany expanded its portfolio of properties in Berlin in June of 2007 by taking over



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Gewerbesiedlungs-Gesellschaft mbH (GSG); the company now manages more than 1 million square meters of developed and undeveloped areas in the German capital. GSG was established in 1965 and is the largest owner of commercial space in Berlin with about 850,000 square meters of office and multifunctional space. ORCO-GSG owns 45 so-called commercial courtyards and centers, as well as, 235 residential units. Most of the properties are located in the city center with excellent connections to the Berlin public transportation network. Orco Germany S.A. is a subsidiary of Orco Property Group, one of the leading Central European real estate firms holding a portfolio worth EUR 2,7 billion (as evaluated on June 30th, 2008). Established in 1991, the company has its registered seat in Luxembourg and is listed on the Euronext, Prague, Budapest and Warsaw stock exchanges. It operates primarily in the Czech Republic, Hungary, Poland, Russia, Croatia, the Slovak Republic and Germany.

By switching from the Open Market, where ORCO Germany S.A. had been listed since 2006, to the Regulated Market (Prime Standard) in November of 2007, ORCO Germany has demonstrated that it is implementing a capital market strategy consistent with its rapid operating growth of recent years. By meeting the most exacting standards of transparency in place at the German Stock Exchange, ORCO Germany S.A. has improved its accessibility to capital market players even further.

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