

# The world is closer than ever



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**The Bratislava Airport City project is part of the Bratislava Greenfields' core strategy in land aggregation and improvement. The airport's 4<sup>th</sup> quadrant, an area, where the project Bratislava Airport City is located, is the best suited site for meaningful development of cargo, logistic and aircraft maintenance facilities due to the proximity of the runways. Mr. Andrej Brna and Mr. Martin Drázsky, managing partners at Bratislava Greenfields briefly introduce the company and its projects.**

the past two years to individual clients. Centrop City, which is the largest land aggregation project in Central Europe and Bratislava Airport City. Total land holding is approximately 350 ha.

***The Bratislava Airport City project is part of the Company's core strategy in land aggregation and improvement, what are the priorities of the Company with respect to this project?***

Bratislava Airport City is a land aggregation project of approx. 41 ha, purchased in stages from individual owners since 2007, as arable land. The master plan was prepared by the international airport design bureau AECOM and approved by the local municipality. A city zoning plan, approved in December 2011, is dedicated for mixed use. The project takes advantage of the growth potential of the Bratislava Airport, which is one of the most underdeveloped airports in the Central and Eastern European region as well as its strategic location between the runways at the airport.

***What is the expected functional use of the site?***

Key functional use envisaged by the master plan reflects local and regional demand trends as well as the local conditions and advantages of the site. The site is ideal for express service facilities or other airport services and light industry. It is also an ideal location for fast turn and high value distribution centers, integrated cargo and courier services, aircraft repair and maintenance or for B-class offices and multifunctional centers. Most needs are now served by Vienna airport which charges high rates and has capacity constraints. Our project offers a solution for this situation.

***What are the biggest benefits of the project in your opinion?***

The runway capacity of the Bratislava Airport is far in excess of current traffic, this provides significant opportunity for the

development of the airport. The airport's 4<sup>th</sup> quadrant is the only part of the airport where a meaningful expansion of cargo and logistics can be situated due to the proximity of the taxiways.

Another great advantage of the project is also its prospective connection to regional and international highways and the existing rail connection. The site is close to the Bratislava city center and easily accessible by the prospective work force with comparable qualifications to the rest of Europe.

## Bratislava Airport City

### ESTIMATED FUNCTIONAL SEGMENTATION Functional use (m<sup>2</sup>)

Building Type	Area (sq.m)
Retail	8 500
Offices (8 st. above Retail)	25 530
Mixed Use Offices (above Retail)	10 270
Basement Parking (under Offices/Retail)	29 800
Private Jet Terminal	12 250
Private Jet Hangars	7 000
Flight Kitchen	14 900
Logistic Centres	23 430
Logistic Offices	3 500
Management and Security Building	5 850
Aircraft Maintenance Hangar	20 000
Cargo Hangars	19 500
Offices (Research and technology)	91 150
Basement Parking (under Research and Technology)	17 490
<b>Total</b>	<b>289 170</b>

***Bratislava Greenfields is managed by Reform Capital, a regional investment management company and Realiz, a Slovak developer and land aggregation specialist, and is financed by international institutional investors. What kind of projects does the Company have in its Slovak portfolio?***

Bratislava Greenfields operates with equity capital of approximately US\$200 million plus additional bank capital. The Company has three existing and one completed land aggregation and real estate development projects in Bratislava. It has completed a residential land project in Čunovo, called Mladé Čunovo, with 128 plots for family houses and four terraced houses, which have been sold in



Visualization of the Bratislava Airport City