

Region Presentation

Investment Opportunities in the Central Bohemia Region

Regional office for Central Bohemia and Prague

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Basic information

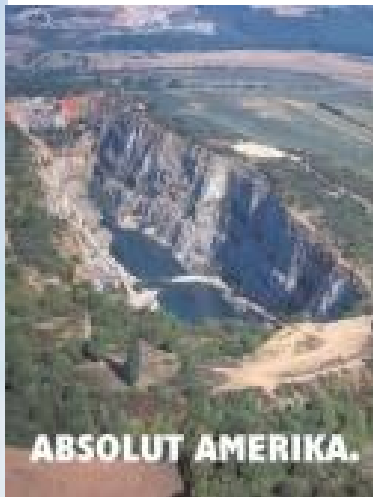


14% of the Czech Republic's land area

Population: 1.14 million

No regional capital city

Key cities (population in '000) : Kladno (70), Mladá Boleslav (43), Příbram (35), Kolín (30)



Infrastructure Transportation

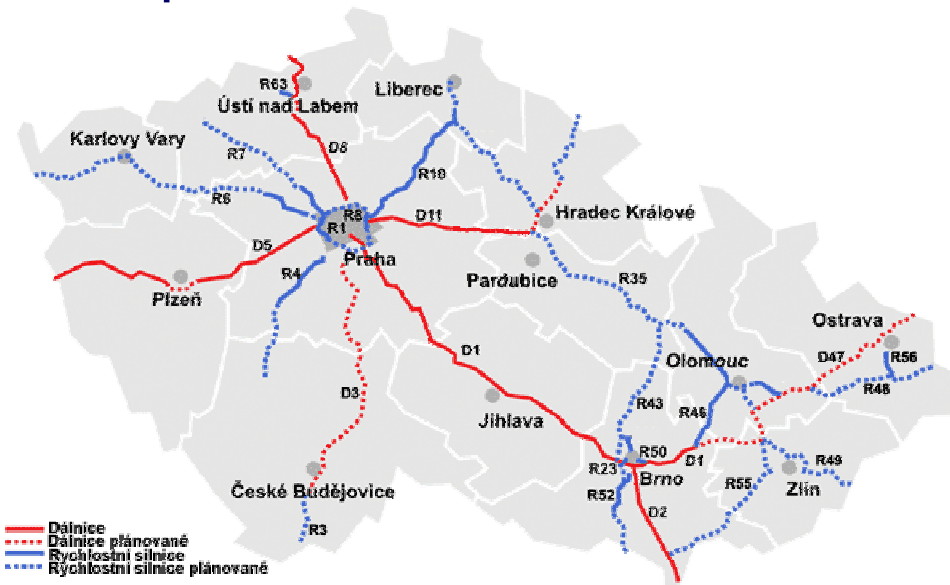


D 1, D5, D8 , D11

D 11 newly opened

D3 – prepared for construction

R6 and **R7** potential for regional development



Core sectors



Automotive: Škoda Auto

Engineering: Aero Vodochody (military aircraft), Jawa Moto (motorcycles), Sellier & Bellot (munitions)

Electrical engineering: DZD Dražice (boilers), Kopos Kolín, Energizer Slaný (batteries)

Chemical industry: Spolana Neratovice, Kaučuk Kralupy nad Vltavou, Paramo Kolín, Procter & Gamble Rakovník

Food industry: Unilever Nelahozeves, Vitana Byšice, Povltavské mlékárny Sedlčany, Krušovice, Velkopopovický kozel, Nymburk, etc.

Other sectors: Linet Želevčice (hospital beds), Obchodní tiskárny Kolín, Digital media Loděnice (CD, DVD)

Major foreign investors

Selected companies in the region



Company	Sector	Country of origin	Investment (EUR mil.)	Employees
Toyota Peugeot Citroën Automobile Kolín	automotive	Japan/ France	741.7	3,000
VDO CZ – Siemens Brandýs nad Labem	electrical engineering	Germany	197.9	1,900
Baxter Bioscience Kostelec nad Černými Lesy	pharmaceutical	Switzerland	62.3	184
Valeo climatization Rakovník	automotive	France	54.6	877
Lonza Biotec Kouřim	biotechnology	Nederland	49.4	80
Behr Czech Mnichovo Hradiště	automotive	Germany	39.5	60
Cebalsol Kolín	plastics	Germany	38.2	150
Linde Frigera Beroun	electrical engineering	Germany	37.1	692
Sumikei Benátky nad Jizerou	automotive	Japan	19.3	100
Lear corporation Kolín	automotive	USA	15.1	342
Changhong Europe Electric Nymburk	electrical engineering	China	6.1	300

Central Bohemia Region



Investment opportunities



Investment opportunities

Progress districts in Central Bohemia



Mladá Boleslav region – investment opportunities are growing; the activities of developers are very strong due to the region's prosperity

Kolín and Kutná Hora region – the investment of TPCA has stimulated strong growth; Kutná Hora is a location for Foxconn's investment, which could have a positive impact on this region

Kladno region – this area is anticipating faster development, has extensive unused potential of brownfields and a highly skilled workforce

Surroundings of Prague – many development projects, strong supply and demand in the property sector

Investment opportunities

Office centres

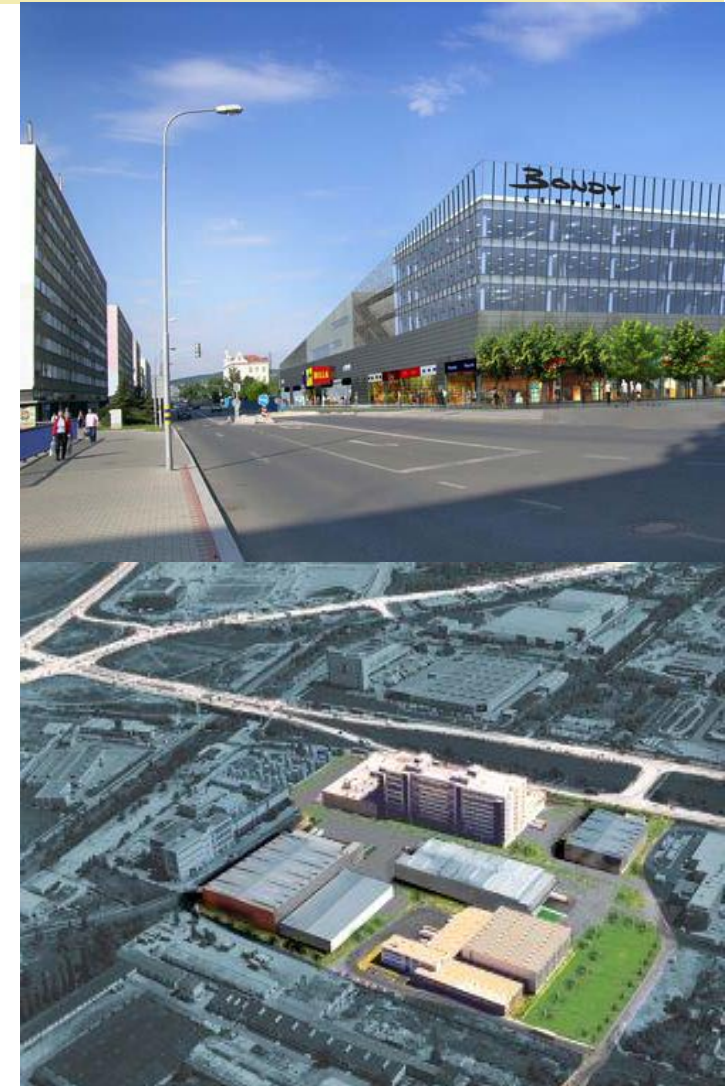


Business Park Kolín – 4,700 m²
Opening planned for 2008-09

www.cty.cz

Bondy centrum M.B. – also partly a
business centre covering 2,250 m²
Opening planned for November 2007

With an extensive supply of real estate, this region is strong competition for Prague.



Investment opportunities

Industrial zones



Prepared industrial zones (available space in hectares)

Příbram – Suchodol (50), Kolín – Ovčáry (40), Kutná Hora – Na Rovinách (30), Nymburk, Sadská (10), Dolní Bousov (7), Uhlířské Janovice (4), Benátky nad Jizerou (3)

Planned industrial zones (size in hectares)

Tuchlovice (41), Poříčany,
Zlatníky – Hodkovice,
Bezděčín u M. Boleslavi,
Příbram Balonka



Investment opportunities

Development zones



Development zones

Hostivice Tulipán Park, VGP Horní Počernice, D1 Prolongis Park, D8 Northpoint, Rudná Commercial Zone, D8 European Park Kozomín

Prices: Surroundings of Prague: €5 – 6.5/m²/month

Other parts of the region: €3 – 5.5/m²/month

Prices are roughly €0.5 – 1/m²/month higher in the western part of Prague's surroundings

Investment opportunities

Industrial property



Property (m²)

Transakta Český Brod (2,700)

Tekona Zdice (1,500)

AZ Hostivice (units, 700 – 1,200)

Promus Kosmonosy (5,100)



Investment opportunities

Brownfields



City of Kladno – Poldi, Koněv, Dříň industrial zones

Former mines: Kladensko - Libušín, Tuchlovice, Příbram

Former military sites: Milovice Mladá, part of Ralsko

Military brownfields

Brdy, Benešov, Bělá pod Bezdězem, Drnov and Slaný, Červené Pečky

Docks: Mělník, Nymburk

Manufacturing areas: Josefův Důl – Tiba, Suchomasty, Králův Dvůr, Lužec nad Vltavou



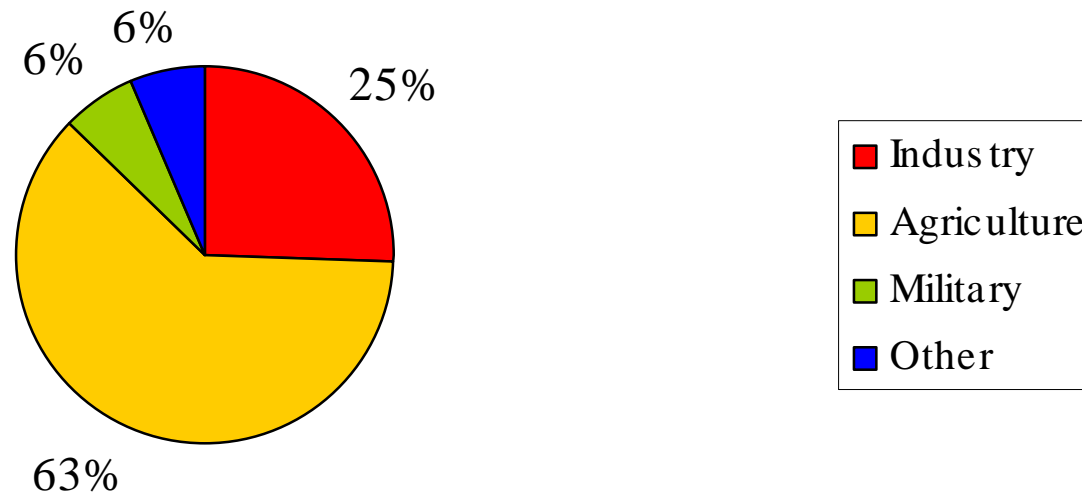
Pilot project of mapping brownfields in Central Bohemia



205 properties have been mapped

1/6 of all properties under public ownership

Brownfields according to their usage



Investment opportunities

Science potencial



Panenské Břežany Science and technology Park

Contact: www.itcvuk.cz

Řež Science and technology Park and Business Incubator

Expansion of incubator 2,210 m², science park 834 m²

Opening date: 30 June 2008

Contact: www.ujv.cz/cz/park.html

Vyrtych Science and technology Park, Business incubator

Science park 1,862 m², Business incubator 931 m²

Opening date: July 2007

Contact: www.vyrtych.cz

Planned STPs: Mstětice, Roztoky u Prahy, Vlašim

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