
Company profile
J&T REAL ESTATE CZ, a.s.

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As a real estate developer, we focus on projects that are both interesting and extraordinary in their vision and architecture. Our aim is to create solutions with a high utility value not only for the local citizens and tenants, but also for their surrounding environment. We place great emphasis on design, materials and workmanship. In our view, quality takes priority over quantity, which is why we carefully select projects and locations and thoroughly analyse the economics behind each project's construction. All this makes our projects profitable long-term investments, as we have demonstrated in over ten years on the market.

Since 2008, we have developed projects worth a total of almost 15 billion Czech koruna. We actively participate in the urban development of Prague, Brno, as well as other cities. In addition to several office complexes in the Czech Republic, which we have successfully sold or rented, we have built a number of residential projects which have become sought-after addresses synonymous with high-quality urban living.

As an organisation, we employ exceptionally experienced architects, builders and sales specialists in a medium-sized team. We welcome young people from across the field, which brings us news perspectives and innovation. The company is a member of a broader family of firms connected to the J&T financial group. We have projects in the pipeline worth over CZK 30 billion.

Dušan Palcr
Chairman of the Board



Martin Kodeš
Vice Chairman of the Board



Jiří Knob
Member of the Board



František Jíša
Member of the Board



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**N*VÝ
ROHAN**
PRAHA 8 - KARLÍN

Nový Rohan Prague, Karlín



In Prague 8 we're preparing Nový Rohan, a full-fledged and architecturally diverse district. We're investing a total of CZK 15 billion in the transformation of Rohan Island.

On four hectares close to the heart of Prague, we plan to create a vibrant neighbourhood in line with the compact city concept. Our aim is to combine work, living and leisure all in one place. We will build apartments, offices and shops covering a gross floor area of almost 150,000 square metres. Our ambition is to create a modern district in a unique location near the Vltava River and the future Maniny metropolitan park, including more than a thousand apartments with views of the river, Vítkov and the panorama of Prague Castle. The residences and commercial buildings are being designed by four Czech studios and the renowned Slovenian Bevk Perovič arhitekti, selected on the basis of an architectural competition.

New Rohan is situated just a few minutes' walk from the Invalidovna metro station and the tram line, and the city centre can also be reached along route A2, Prague's principle cycle path. Pedestrians can easily get to Holešovice via the new Štvanice Footbridge.

Close by Nový Rohan, the City of Prague is planning Maniny, a 56-hectare metropolitan park, to be designed by the winner of an architectural and landscape design competition organised by the Prague Institute of Planning and Development. The park will include an outdoor structure with a commemorative bell, part of the #9801 initiative. J&T Real Estate is one of the largest donors to the fundraiser, an homage to the 9801 silenced bells from the Second World War.

Purpose: office buildings,
residential buildings, office,
retail and service spaces

Number of apartments:
over 1000

Construction commences: 2025

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Trio Brno South Centre, Brno



Brno will soon witness the transformation of the vast area known as the South Centre. This revitalised site in the heart of the Moravian capital will open up new opportunities and provide a boost for the city and its residents.

The urban development study for the first 50 hectares of the site was drawn up by the Brno City Chief Architect's Office (KAM) together with architects from the Burian-Křivinka studio in Brno. The renowned American urban and landscape architect Mark Johnson, whose team has experience from similar projects around the world, was also invited to collaborate. The principal factor reflected in the study is the construction of apartments. According to the plans of the City Chief Architect's Office, the project is to provide homes for several thousand new residents. This new, vibrant and lively area in the city centre will offer a wealth of job opportunities, as well as cultural and recreational activities in the future.

The extensive South Centre area includes our four hectares of land. They are located between Opuštěná and Trnitá ulice and the future central boulevard. With the work spread across three phases, we will build a total of 28 buildings here, most of them residential. In the future, the new Trio district should offer work for over 3,500 people, and homes for some 2,500 residents.

Mixed-use development, mainly comprising apartments, green space, offices and public buildings in a well thought-out urban design will add a new aesthetic dimension to this long-neglected site on land in the city centre.

Purpose: apartments, studios,
work&live units, office buildings,
commercial areas
Gross floor area: 124 000 m²
Building permit: 2024

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Archa Smíchov Smíchov, Prague



We believe in the idea that the city is designed for denser development, while its surroundings should be spared. We are preparing a multi-purpose predominantly residential complex covering an area of 17,000 m² in Prague's Smíchov district.

The project, on what is currently a brownfield site, will be connected to the urban development that runs from the centre along Nádražní and Strakonická ulice. The investment costs for the construction of more than 500 apartments with commercial space on the ground floor will total approximately CZK 3 billion.

Gross floor area: aprox 40 000 m²
Starting date: 2025

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The new J&T Bank building Prague, Karlín



Prague's Karlín is certainly one of the most dynamic neighbourhoods in the city with diverse amenities and excellent accessibility. J&T Bank has been headquartered across the street from Karlín's Invalidovna metro station since 2020. The eight-storey building readdressed long-tolerated compromises at the former headquarters, which was divided among four buildings. The new site provides prestigious spaces to meet clients and it makes in-person communication more effective. There's also a traditional private café and VIP section.

The building includes a safe and depository where clients can store paintings or other works of art. The building's staircases are also decorated with the bank's own art collection.

J&T occupies all eight floors of the building that has a capacity of 750 people. One of the demands from employees was for sufficient spaces to hold formal and informal meetings. This demand is satisfied with the Workcafé that looks a bit like an auditorium. As a pleasant workspace is now often more important to employees than other benefits, the building also offers a fitness centre, a bike storage area, and a carwash in the garage, as well as nearly 30 EV charging stations.

Gross floor area: 30 000 m²
Parking capacity: 185
Architect: CMC Architects
Certification: LEED Gold
Year of completion: 2020

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Rustonka Office complex, Praha

This modern office complex in the fast-growing area of Karlín, just to the east of Prague's historic city centre, is located directly on the Invalidovna metro station. The project reflects the original industrial character of the area and builds on its genius loci. The ceramic facade, slim windows, and colour scheme all underline this concept designed by CMC Architects. The entrance lobby, with its period photographs, acknowledges the industrial history of the site, where foundries and machine-plants used to stand.

The complex includes three seven-story office buildings built to the highest standard. Each floor is divided into two cores and offers 2,000 m², which can be split into up to eight units. Thus, tenants can achieve their own visions without restriction and tailor each area to meet their needs. There is a 700 m² terrace for leisure on the roof of each of the buildings. Visitors will discover an outdoor space with seating overlooking the Vltava river and Prague's city centre.

Rustonka is even more vibrant thanks to its high occupancy. The working environment is complemented by the gardens of restaurants and cafes, a salad bar, a winery, and a sushi-bar. You will even find a "Mars module" – a futuristic statue by Jiří Přihoda on the piazzette between the buildings.

Gross floor area: 46 200 m²
Purpose: offices and retail
Architect: CMC Architects
Certification: LEED Gold
Number of parking spaces: 483
Year of completion: 2019
www.rustonka.cz

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 RED
COURT

Red Court Prague, Karlín



The Prague neighbourhood of Karlín has experienced a significant transformation in recent years; from an industrial district it has turned into a lively and vibrant area.

The architectural concept behind Red Court, a compact office building with business units on the ground floor, is inspired by the industrial origins of the location and builds on the existing administration complex on a desirable plot of land near Invalidovna metro station. Building started in August 2021.

Behind the design of Red Court is the CMC architect studio, which also designed the adjacent Rustonka office complex. CMC has a wealth of experience transforming formerly industrial sites into modern developments while both acknowledging the history of the site and creating new and attractive environments for those who visit and work in them.

Environmental certification: The project has been certified LEED GOLD (Leadership in Energy and Environmental Design). This certificate ensures that the project achieves the highest office standards in the crucial areas of public and environmental health.

Gross floor area: 8 630 m²
Office space: 7 126 m²
Retail space: 760 m²
Architect: CMC Architects
Parking spaces: 99
Year of completion: 2023
www.redcourt.cz

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COMENIUS building Prague

High-standard Comenius housing designed to meet the expectations of young people who are already working. More than 200 practical, environmentally-friendly units, taking full advantage of the potential and transport accessibility offered by Prague's Petřín district.

The building also includes several retail units on the ground floor, including a supermarket, and private parking. The Comenius House is ideally situated for access by public transport, with metro, tram and bus stops within walking distance.

With the growing purchasing power of students, most of whom also work while studying, demand for quality services and standards is also on the increase. It is with this in mind that we built the project and fitted out the apartments with quality furniture and basic appliances.

Gross floor area: 14 000 m²
Number of floors:
5 above ground / 1 below ground
To be completed in: 2023

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NOVÁ ZELENÁ

Leisure, relaxation and trade center, Hradec Králové



In the new city district of Kukleny - Nová Zelená, which has a chance to become one of the most attractive locations in Hradec Králové thanks to its convenient location, proximity to the city centre and good transport connections with the D11, a centre of leisure, relaxation and trade will be established. Part of the planned project is a park the size of Žižkovy sady, which will become a place for families, relaxation and sports. Just a short distance from the centre of Hradec Králové, a relaxation zone will be created, which has hitherto been lacking in this locality. The generous city park, which greenery was designed in connection to the surrounding landscape, will offer not only pleasant seating and water areas in the form of lakes, but also sports and game elements.

The new shopping centre will bring a diverse range of shopping opportunities. The building is designed as a one-storey complex with a promenade, where, in addition to classic business units, customers will also find a number of services, a gas station and a hobby market. The centre offers modern barrier-free spaces, convenient access. Just a short distance from the D11 motorway, new shopping opportunities will emerge that will be appreciated by both locals and residents living north and west of Hradec Králové. In addition to dozens of shops, customers will find a wide range of restaurants and other services in the centre.

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Bouřňák Hotel, Krušné hory



After a long time, the mountain lodge Bouřňák will undergo an extensive reconstruction. The original First Republic building from 1930 is located on the peak of the same name in the eastern part of the Ore Mountains. It is a popular tourist destination, which is widely visited throughout the year.

The building will be completely renovated by a renowned architectural studio, replacing damaged structures and using modern building materials. Thanks to current thermal-technical standards, the building will also receive a functional perimeter coating. Several other buildings will be added to the Bouřňák itself and the entire complex will finally be used as a new apartment hotel.

Number of apartments: 42
new restaurant, sun terrace, sauna
Architect: CMC Architects

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PROSEK POINT

PROSEK POINT Administrative centre, Prague



The Prosek Point administrative centre is a modern complex of three office buildings complemented with a park, piazzettes between buildings, shops, and cafes. This administrative centre consists of three separate eight-story buildings, offering a total of more than 26,000 m² of commercial space.

The property also has an underground parking garage for 400 cars. There is also a well-established restaurant (Ristorante Prosecco), a pharmacy, branches of leading Czech banks, and a gym, which are all available to the compound's occupants.

Thanks to its location directly at the Prosek metro station (Line C) and proximity to bus connections, Prosek Point is easily accessible by public transport as well as by car from the Prosecká radial road (R8), which connects to the D8 motorway (Teplice, Dresden, Berlin).

Office space: 23,700 m²
Retail space: 2,500 m²
Year of completion: 2010

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JESENOVA RESIDENCE

Apartment building, Prague

This apartment building is located in a quiet area of Prague 3, a few minutes from the centre Parukářka, a beautiful and popular park, is located directly behind the apartment complex and offers views of the historic and iconic Vítkov Hill.

The residence has fantastic transport connections - public transport as well as convenient road links for drivers. Another factor that contributes to the success of this project, and indeed to many other projects of ours, is the superb location in terms of local amenities: the residence is within easy reach of shopping centres, sports and recreation facilities, health facilities, schools, and other educational institutions.

The Residence is situated in a quiet area, yet only a few minutes from the centre. The Jeseniova II development followed the lead of the highly successful Jeseniova I project, which won Realty Magazine's readers prize for "Best Realty of the Year" competition. Its qualities are enhanced by its quiet location next to a green space, great aesthetics, high comfort, functionality, and the building's carefully thought-through design. This stylish Residence at the junction of Jeseniova and Českokobratrská streets offers modern apartments in a wide range of floorplans ranging from one-room to large-size duplex apartments with a terrace and private parking.

Total number of apartments: 91
Properties: 1-room to 4-room
apartments; studio apartments,
duplex apartments
Parking spaces: 83
Year of completion: 2007

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KAMPA RESIDENCE **Neo-Renaissance** **apartment building, Prague**

Residence Kampa is a Neo-Renaissance apartment building in Všešrdova Street in Prague's Lesser Town (Malá Strana). It is located in the most attractive neighbourhood of the historical heart of Prague, rightly regarded as a piece of the world's architectural heritage. A stone's throw from the bustling centre; turn into a quiet alley, walk down the stone steps and you are in a different world. The impressive views are further enhanced by the genius loci of this unique place - Charles Bridge, Prague Castle, the National Theater, the panorama of the New Town and the Lesser Town can all be seen from the Vltava embankment.

During the renovation, the architects succeeded in creating something exceptional with no small amount of elegance and luxury. The building's original historical character has been kept thanks to the use of replica doors, windows, and fittings. All standard apartments also have new oak parquet floors. In addition to the representative common areas, the residents of the Kampa Residence also have a courtyard, which they can use for leisure and relaxation.

Parking is provided by an advanced automatic loading system with 24-hour security. The renovated Neo-Renaissance apartment building offers its residents the comfort of modern living combined with the atmosphere of the old Kampa district. All apartments had been successfully sold by 2013.

Number of apartments: 25
Layout of flats: 1 + kk to 3 + kk
Number of parking spaces: 13
automatic loading system
Year of completion: 2011

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KŘIŽÍKOVA 68

Residential building, Prague, Karlín

This residential building in the heart of Prague's Karlín quarter was built at the beginning of the 20th century. It was part of the progressive development of apartment houses around the city centre neighbourhood.

Karlín is currently one of the most popular areas in Prague. It offers its residents a range of amenities; a variety of shops, restaurants and cafés, the metro B line, proximity to the river and the city centre. This makes the district one of the most desirable locations in Prague.

The entire building was fully reconstructed between 2013 and 2015. There are new distribution systems of electricity, water, and heating, which are connected to the central gas boiler. The property offers 19 exceptional apartments which were built to each owners' individual needs. The corridors are decorated with original renovated railings, historical fittings, and terrace tiles. The back of the house faces a quiet courtyard. There is also a traditional Karlín restaurant with a long local history located on the ground floor of the building.

Year of completion: 2015
Number of floors:
6 above-ground / 1 underground
Number of apartments: 19

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Javor

The original headquarters of J&T Bank



The original headquarters of J&T Bank in Florenc, Prague. The building consists of three parts, which meet in a courtyard, and offers a total of 6,500 m². The building also included a café, where bankers and clients had the opportunity to meet in private and with comfort. There was also a calm zone for relaxing in the outdoor atrium between the buildings, which was complemented with lots of greenery.

High-quality materials from prestigious manufacturers were used in the interior, and the design elements created by Barbora Škorpilová added to the overall style and elegance of the building

There were 50 parking spaces available to clients and bankers across a three-story underground garage. The former J&T Bank building was just a few steps from the Florenc metro and tram hub. The nearby connection to the Prague roadway also provided convenient access by car. Construction was completed in 2002.

Usable floor area: 6,500 m²
Number of parking spaces: 50
Architect:
Martin Kotík, Omicron K
Year of completion: 2002

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SOKOLOVSKÁ 9 Office building, Prague

Sokolovská 9 is a state-of-the-art office building, offering over 3,000 m² of flexible space on seven above-ground floors and a retail unit on the ground floor. The modern Sokolovská 9 structure complements and adds to the existing contemporary and historical buildings in its proximity. It is located near the Magistrála roadway, which provides great accessibility by car, and is just a short walk from the historic city centre.

The building is just a few metres from the Florenc transport hub; including the metro interchange (lines B and C) and the well-served Florenc tram station. The bustling Florenc business district offers a number of amenities, including a variety of restaurants, cafes, banks, hotels, and other facilities.

The premium quality of the office space is enhanced by modern technology. Electronic fire alarms and security systems are, of course, installed in the building as well as a fiber optic cable connection. The property also offers underground parking spaces and 24-hour security services.

Number of floors: 7
Gross floor area: 5 300 m²
Retail units: yes
Parking spaces: 21
Year of completion: 2014

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J&T AGRICULTURE AND ECOLOGY



J&T Agriculture and Ecology invests in agriculture with the aim to create long-term prosperity, not just short-term financial profit. Self-sufficiency is not an empty concept for us. The result of our work are agricultural commodities from which real food is made.

Within our companies, we try to contribute so that the Czechs are able to consume crops and products grown and produced in the Czech Republic. We truly believe in the future of Czech agriculture and food industry. We are not „collectors“ of subsidies or „extractors“ of land. We farm at a reasonable intensity and using the optimal amount of fertilizers and chemicals.

For us, agriculture is and will be in the first place. We consider the balance of crop and agricultural production to be very important. Unlike other companies, we do not want to suppress animal production at a time when it will be loss-making in a short term.

The first farms joined the group in August 2020. More at www.jtze.cz

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