

Mr. Erik Webb Dempsey
Ms. Eva Kavková
Relocation Management International s.r.o.
Záhřebská 25
120 00 Praha 2

January 21, 2008

Dear Mr. Dempsey, Ms. Kavková,

Valuation of 31 residential units in Airesidence Avenium, Holesovice, Prague 7, Czech Republic

In accordance with your instructions, acting in our capacity as independent valuers, we have inspected the above properties in order to provide you with our opinion of its Market Value, as per today's date. The valuation has been requested for the purposes of acquisition of the residential units in the above development.

We confirm that our professional advisers have prepared this report and that we do not have any conflict of interest in providing a valuation of these properties. The property was inspected by Colliers International Valuation Services' Consultant Nina Smitmajerova.

Report Format

This report is presented in three parts:

Part I - Property Details

- A description of the property's location, description of the project, surfaces, tenancies and covenants, tenure, town plan etc.

Part II - Valuation

- A description of the specific definition of value and assumptions relating thereto
- A commentary on the relevant valuation considerations and valuation approach adopted
- Valuation of the property

The "Conditions of Engagement for Valuations" attached in the appendix this report detail our treatment of various aspects relevant to the valuation of the properties, incorporating further general assumptions and definitions. We specifically draw your attention to these.

We are pleased to present our report.

Part I

Property Details

1. Location

General Remarks

The property is located in the general area of Prague's Holešovice. The neighbourhood is an up and coming area for residential and commercial developments. The subject area is on the Vltava River. The subject area is within a convenient distance to the centre of Prague (approximately 2.5 kilometres). The area consists mostly of older commercial, residential and industrial properties. One of the newer office complexes of note are the Hall Office Park and the Lighthouse. The property's location is just northeast of Prague's city centre.

The subject residential units are within a complex called Airesidence Avenium. The project is situated on Na Maninach and V Haji Streets.

The area of Holesovice has become a popular location for development of office centres (such as ToKovo, Lighthouse, Rosemarin Business Center, Hall Office Park) and residential projects (such as Prague Marina, River Lofts, Osadní, A7 Arena).

Due to the planned reconstruction of Libensky Most (the bridge in Holesovice) there will be an avenue with number of shops, which will connect the area of Holesovice, Bubny and Letna and will make the area one of the best accessible and attractive in sub central Prague.

Accessibility by Public Transportation

The property is closely accessible by several bus and tramlines serving the area of Holešovice. The closest Metro Station is Vltavska, which is walking distance from the subject property. Slightly farther away from the subject is the Nadrazi Holesovice Metro Station.

Accessibility by Car

Accessibility by car is good, though there may be traffic during peak hours. Access to the subject property's area is via Hlávkuv most and Bubenská Ulice from the south, Libensky most from the east, Veletržni Ulice from the west and Argentinská most from the north. The subject property offers ample of parking spaces. Parking is also available on nearby streets though at times could be limited.

A location plan showing the situation of the property can be found attached as Appendix 1 to this report.

2. Description

Project – General Remarks

The subject flats are within a newly developed property. The project is expected to be completed in the third quarter of 2008. The project comprises of 118 apartments. Subject to our valuation are 31 flats of various sizes ranging from 46.6 square meters to 84.0 square meters excluding terraces. All flats have balconies or terraces and one storage unit in the basement. Each apartment will also have one parking space.

Below we attach a table summarizing the sizes and situation of the flats.

VALUATION OF 31 RESIDENTIAL UNITS IN AIRSIDENCE, PRAGUE 7

No.	Building	Floor	Unit	Type	Apartment area (sqm)	Terrace/ Balcony area (sqm)	Cellar (sqm)
A.3.1	A	3	1	2+kk	65.5	5.8	2.9
A.3.3	A	3	3	2+kk	66.6	6.7	2.9
A.4.1	A	4	1	2+kk	65.5	5.8	2.9
A.5.1	A	5	1	2+kk	65.5	5.8	2.9
A.5.3	A	5	3	2+kk	66.6	6.7	2.9
A.6.1	A	6	1	2+kk	65.5	5.8	2.9
A.6.3	A	6	3	2+kk	66.6	6.7	2.9
A.7.1	A	7	1	2+kk	60.4	8.9	2.9
A.7.3	A	7	3	2+kk	61.8	9.5	2.9
B.3.13	B	3	13	2+kk	82.6	17.7	5.1
B.4.13	B	4	13	2+kk	82.6	2.6	5.1
B.4.6	B	4	6	2+kk	77.5	2.1	5.1
B.5.1	B	5	1	2+kk	76.2	2.1	5.1
B.5.11	B	5	11	2+kk	59.1	2.1	5.1
B.5.12	B	5	12	2+kk	82.6	2.6	5.1
B.5.2	B	5	2	2+kk	52.4	2.1	5.1
B.5.6	B	5	6	2+kk	77.5	2.1	5.1
B.6.1	B	6	1	2+kk	76.2	2.1	5.1
B.6.11	B	6	11	2+kk	59.1	2.1	5.1
B.6.2	B	6	2	2+kk	52.4	2.1	5.1
B.6.3	B	6	3	2+kk	52.4	2.1	4.4
B.6.4	B	6	4	2+kk	52.4	2.1	4.4
B.6.5	B	6	5	2+kk	52.4	2.1	5.1
B.6.6	B	6	6	2+kk	77.5	2.1	5.1
B.6.7	B	6	7	2+kk	84.0	2.6	5.1
B.7.11	B	7	11	2+kk	59.1	2.1	2.4
B.6.9	B	5		1+kk	46.6	0	2.4
B.7.3	B	7	3	2+kk	65.2	2.1	1.6
B.7.4	B	7	4	2+kk	65.2	2.1	1.6
B.7.9	B	7	9	1+kk	46.6	0.0	2.4
B.7.6	B	7	6	2+kk	61.9	17.2	2.4
					2025.5	135.9	119.1

The total net saleable area of flats excluding terraces and balconies is approximately 2,026 sqm. The total area of the terraces and balconies is approximately 136 square meters. The total number of the parking spaces is 31. Total area of all storage units amounts to approximately 191 square meters.

We have been provided with floor plans of the flats. We note that the space provides flexibility and provides ample of the daylight. We note that the space is built according to modern standards for residential living.

Surfaces

It is not normal practice to undertake a measured survey for the purposes of valuation in the Czech Republic. According to the information and plans provided to us by the client we have assumed that the property has the areas as described above.

Condition of the subject property

Our instructions do not extend to providing a technical survey, and we are therefore unable to comment in detail regarding the structural condition of the flats. We note that the project has been built according to modern standards.

We would caution that our valuation is made on the basis and on the assumption that further investigation would not reveal any structural defect or want of repair which would have a material effect on the value or marketability (for sale and/or rent) of the property once the property is developed. We would advise any third parties considering an interest in this property to obtain independent advice regarding the soil and the structural condition of the buildings and compliance with relevant regulations, as we are not in a position to provide any qualified advice or guarantees in this regard.

3. Tenure

Introduction/General Remarks

We have been provided with extract from the Cadastral Register, and have assumed that all the information provided to us is relevant and correct. The Cadastral Extract number LV 557 shows the plots that form the subject property for the purposes of this valuation. The extract is dated January 21, 2008. Copy of the subject property cadastral information is located in the appendix of this report. The extract shows the owner to be AiResidence a.s., V haji 15, 170 00 Praha 7 – Holesovice. Details of the ownership are summarized in the chart below.

Owner	District	Cadastral district	LV
AiResidence a.s.	Hlavni mesto Praha	Holesovice	557

The cadastral extract describes following land plots.

Land plot No.	Area (sqm)	Use
992	2,768	Built area and courtyard
1004/1	963	Other areas
1004/2	40	Other areas
Total	3,771	

The extract shows a mortgage in the amount of 385,000,000 CZK in favour of UniCredit Bank Czech Republic a.s. dated October 23, 2006.

In all cases, any parties who are interested in the subject properties are advised to undertake their own enquiries regarding all legal matters, including ownership, contracts, and other matters pertaining to the legal status of the properties. For the purpose of this valuation we are assuming that the information provided to us by ownership and public records is correct.

We believe that there are no encumbrances that would have a material effect on our valuation. It is therefore understood that there are no unusual, onerous, or restrictive covenants that are likely to affect the value. Accordingly, this valuation is made of the unencumbered freehold interest in the land and buildings.

4. Town Planning

We have not been provided with any details and documentation concerning the planning and use permits issued regarding the property. We understand that the subject property has the appropriate zoning and planning permits for its current and proposed use. This is the basis upon which we have made our valuation.

Interested parties who are intending to undertake any redevelopment or intensification of use of the property should however arrange for their own inquiries to obtain information concerning the property and any changes in planning policy.

Part II

Valuation & Conclusions

Basis of Valuation

This valuation has been made in accordance with the "Appraisal and Valuation Manual" Practice Statements and Guidance Notes as published by the Royal Institution of Chartered Surveyors (RICS). The property was purchased for a future residential/commercial development and is therefore valued to "Market Value."

The use of the expression "Market Value" not qualified by any reference to Existing Use or Alternative Use implies the value for any use to the extent to which that value is reflected in the price obtainable in the open market.

"Market Value" (MV) means the best price at which the sale of an interest in the properties might reasonably be expected to have been completed unconditionally for cash consideration on the date of the valuation assuming:

- a willing seller,
- that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms, and for the completion of the sale,
- that the state of the market, level of value, and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation,
- that no account is taken of any additional bid by a purchaser with a special interest, and
- that both parties had acted knowledgeably, prudently, and without compulsion.

Valuation Approach and Method

This report provides an opinion of the Market Value of the freehold interest of the subject site as of the date of this report.

The subject of our valuation is 31 residential units comprising some 2,026 square meters of net flats, 136 square meters of balconies and terraces, 119 square meters of small storages and 31 parking spaces.

We list below our assumptions and valuation procedure.

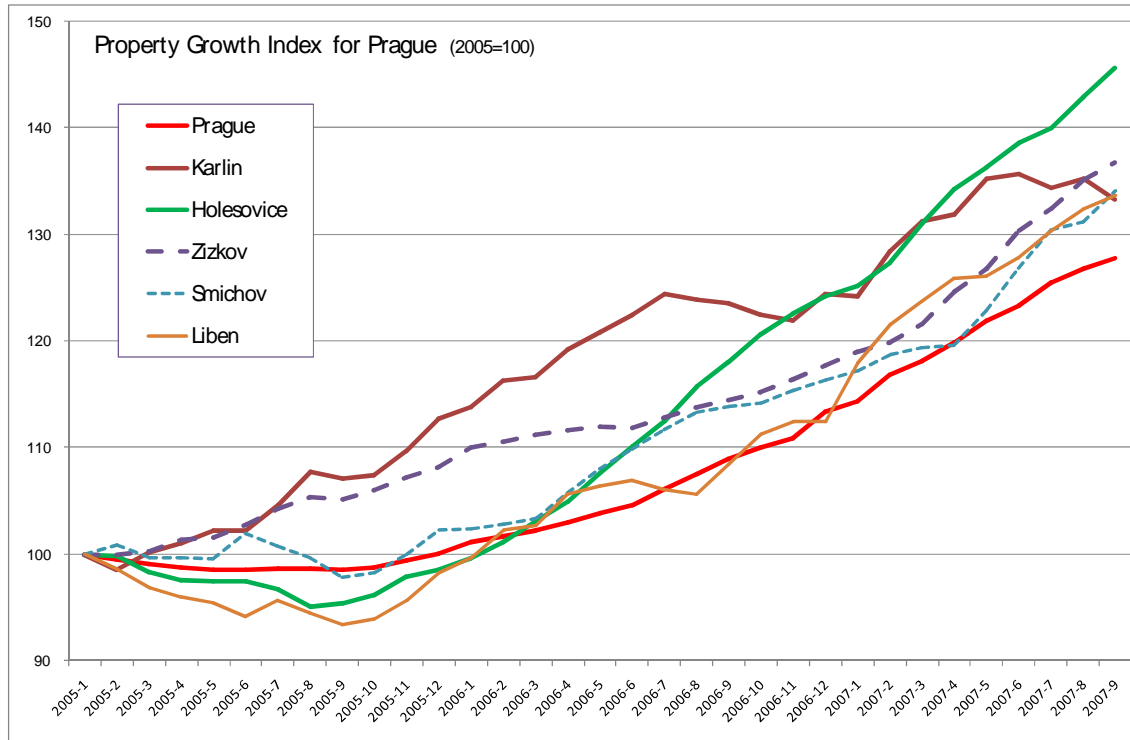
Valuation Considerations

In preparing this valuation we have taken the following factors into account:

Location

The property is located in the general area of Prague's Holešovice neighborhood along Komunardu Street and U Pruhonu Street. The neighbourhood is an up and coming area for residential and commercial developments. Holešovice is located approximately 2.5km northeast of the historical city centre in the curve of the Vltava River. The location is characterized by mixed use buildings that are of various ages. Many buildings have been reconstructed after the floods in 2002 and the area generally improved since then. We note that the area of Holesovice is in program of continuous redevelopment and revitalization and it can be expected that the prices for real estate will grow in this location. In general Holesovice nad neighboring Karlin have been the areas with highest growth of prices on the residential market in Prague.

Below please see the graph showing the price growth on the Prague residential market.



Accessibility

Accessibility by car is good, considering the inherent traffic congestion of the city. Accessibility by public transportation is by metro, tram and bus connections.

Areas

Based on the information provided to us by the client, we understand that the premises have the areas as described above.

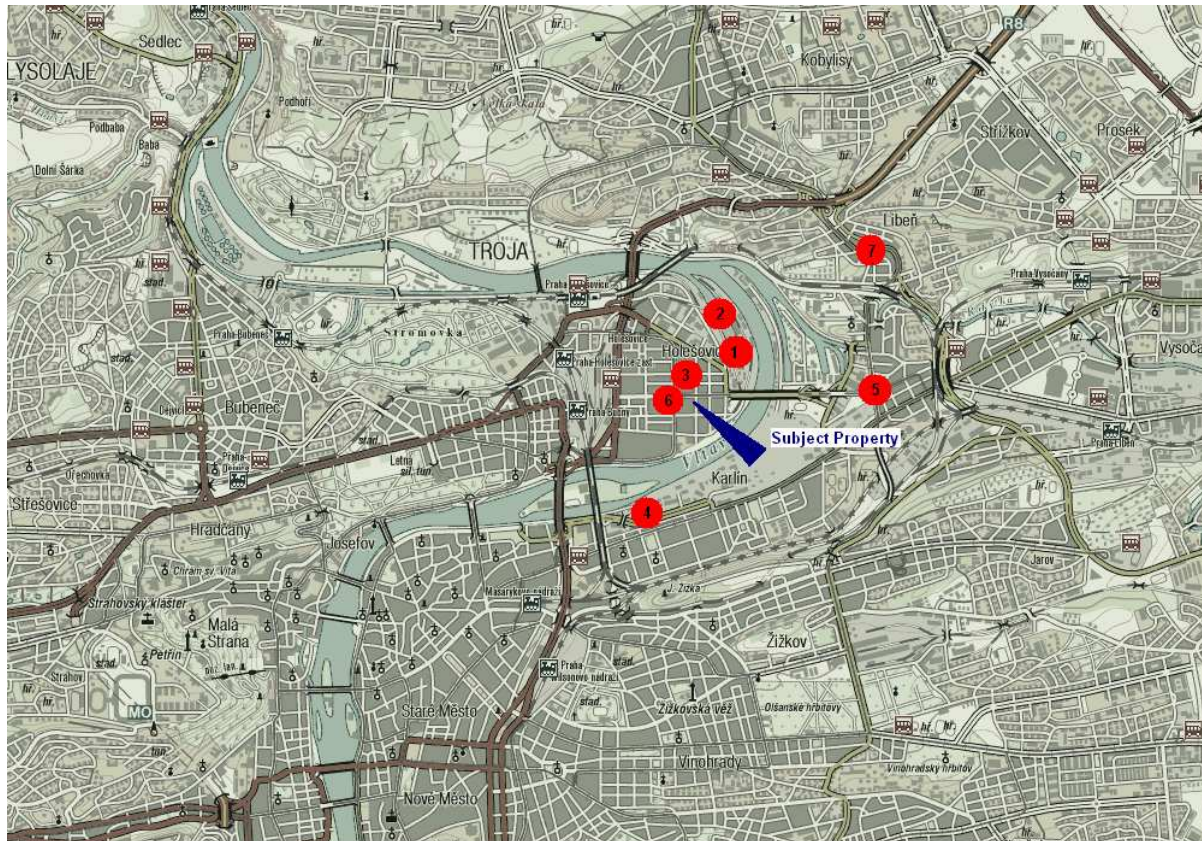
Sale Levels

We have based the sale prices on comparables with other projects of similar quality recently completed. We also believe that the prices for new developments will grow.



Comparable Sales

We have attached a table summarizing prices for properties that were completed in the area or are in the phase of development. We have utilized price in CZK per square meter for support of our valuation of the subject property.



- 1 Prague Marina (avg. 69,956 CZK/m², parking included)
- 2 River Lofts (avg. 60,200 CZK/m² without parking)
- 3 ING A7 Breweries-Lofts (avg. 65,000 CZK/m², parking included)
- 4 River Diamond (avg. 73,745 CZK/m² without parking)
- 5 One Palmovka-price list is currently updated by developer (avg. 58,665 CZK/m², parking included)
- 6 Spirit Wharfs (avg. 60,000 CZK/m², parking included)
- 7 V Zahradách - sold out (avg. 48,968 CZK/m², parking included)

In our analysis of competing new residential developments in the subject’s area, we have concluded that the most probable sales price per square meter of the subject residential units would be approximately 68,000 CZK per square meter in average, the most probable sale price per square meter of the balconies and terraces would be approximately 34,000 CZK per square meter

in average, further storage space would sell for a standard price of approximately 23,000 CZK per square meter and parking space was estimated at 350,000 CZK.

We have based our calculations on following assumptions:

- We assume the apartments would sell for 68,000 CZK/sqm in average, balconies and terraces for 34,000 CZK/sqm in average and that all storage units would sell for a standard price of 23,000 CZK/sqm. One parking space would be sold for 350,000 CZK/space. These values do not include VAT.
- We calculated average price per square meter and variance from this average for each of the subject residential units based on the sale prices stated in the price list of developer. We assume that the variances from average price we have arrived at and that are used by the developer reflect location of the unit within the project and lay-out of each of the units.
- We have applied the calculated variances on the average sale prices of 68,000 CZK/sqm and 34,000 CZK/sqm and arrive at the potential sale value of the internal apartment area and pertaining balcony/terrace area of each of the units. We assume that the storage units would be sold for 23,000 CZK/sqm.
- We multiply the potential sale values by the respective areas and arrive at the total value of the subject units.

Having regards to the above assumptions, the market value of the 31 units and 31 parking spaces, as of January 21, 2008 is 154,609,812 CZK rounded to 154,600,000 CZK.

The following chart summarizes our calculations.

VALUATION OF 31 RESIDENTIAL UNITS IN AIRSIDENCE, PRAGUE 7

No.	Building	Floor	Unit	Type	Apartment area (sqm)	Terrace/ Balcony area (sqm)	Cellar (sqm)	Apartment area (CZK/sqm)	Balconies/ Terraces (CZK/sqm)	Cellars (CZK/sqm)	Total value (CZK)	Value including parking (CZK)
A.3.1	A	3	1	2+kk	65.5	5.8	2.9	67,458	33,729	23,000	4,680,849	5,030,849
A.3.3	A	3	3	2+kk	66.6	6.7	2.9	67,411	33,706	23,000	4,782,101	5,132,101
A.4.1	A	4	1	2+kk	65.5	5.8	2.9	68,993	34,496	23,000	4,785,808	5,135,808
A.5.1	A	5	1	2+kk	65.5	5.8	2.9	70,527	35,264	23,000	4,890,766	5,240,766
A.5.3	A	5	3	2+kk	66.6	6.7	2.9	70,497	35,249	23,000	4,997,973	5,347,973
A.6.1	A	6	1	2+kk	65.5	5.8	2.9	72,062	36,031	23,000	4,995,725	5,345,725
A.6.3	A	6	3	2+kk	66.6	6.7	2.9	72,040	36,020	23,000	5,105,909	5,455,909
A.7.1	A	7	1	2+kk	60.4	8.9	2.9	74,374	37,187	23,000	4,889,863	5,239,863
A.7.3	A	7	3	2+kk	61.8	9.5	2.9	74,285	37,143	23,000	5,010,367	5,360,367
B.3.13	B	3	13	2+kk	82.6	17.7	5.1	57,264	28,632	23,000	5,354,054	5,704,054
B.4.13	B	4	13	2+kk	82.6	2.6	5.1	61,479	30,740	23,000	5,275,406	5,625,406
B.4.6	B	4	6	2+kk	77.5	2.1	5.1	61,178	30,589	23,000	4,922,816	5,272,816
B.5.1	B	5	1	2+kk	76.2	2.1	5.1	62,741	31,371	23,000	4,964,078	5,314,078
B.5.11	B	5	11	2+kk	59.1	2.1	5.1	68,883	34,442	23,000	4,260,616	4,610,616
B.5.12	B	5	12	2+kk	82.6	2.6	5.1	62,371	31,185	23,000	5,350,206	5,700,206
B.5.2	B	5	2	2+kk	52.4	2.1	5.1	70,261	35,130	23,000	3,872,725	4,222,725
B.5.6	B	5	6	2+kk	77.5	2.1	5.1	62,659	31,329	23,000	5,039,131	5,389,131
B.6.1	B	6	1	2+kk	76.2	2.1	5.1	64,222	32,111	23,000	5,078,453	5,428,453
B.6.11	B	6	11	2+kk	59.1	2.1	5.1	70,360	35,180	23,000	4,349,468	4,699,468
B.6.2	B	6	2	2+kk	52.4	2.1	5.1	71,736	35,868	23,000	3,951,578	4,301,578
B.6.3	B	6	3	2+kk	52.4	2.1	4.4	71,706	35,853	23,000	3,933,868	4,283,868
B.6.4	B	6	4	2+kk	52.4	2.1	4.4	71,706	35,853	23,000	3,933,868	4,283,868
B.6.5	B	6	5	2+kk	52.4	2.1	5.1	71,736	35,868	23,000	3,951,578	4,301,578
B.6.6	B	6	6	2+kk	77.5	2.1	5.1	64,139	32,070	23,000	5,155,447	5,505,447
B.6.7	B	6	7	2+kk	84.0	2.6	5.1	60,214	30,107	23,000	5,253,551	5,603,551
B.7.11	B	7	11	2+kk	59.1	2.1	2.4	72,334	36,167	23,000	4,406,082	4,756,082
B.6.9	B	5		1+kk	46.6	0	2.4	71,119	35,559	23,000	3,369,333	3,719,333
B.7.3	B	7	3	2+kk	65.2	2.1	1.6	67,215	33,607	23,000	4,489,779	4,839,779
B.7.4	B	7	4	2+kk	65.2	2.1	1.6	67,215	33,607	23,000	4,489,779	4,839,779
B.7.9	B	7	9	1+kk	46.6	0.0	2.4	73,173	36,587	23,000	3,465,084	3,815,084
B.7.6	B	7	6	2+kk	61.9	17.2	2.4	66,643	33,322	23,000	4,753,550	5,103,550
					2025.5	135.9	119.1	AVG 68,000	AVG 34,000	AVG 23,000	143,759,812	154,609,812

Valuation

We would note that while the figures presented in this report represent our opinion of the current Market Value of the property, there remains the possibility of some prospective purchasers paying prices in excess of this amount, depending upon the perceived importance of the property for their needs. We note that the date of any transaction or valuation is critically important since experience has revealed that values can vary considerably within short periods of time.

Our report was prepared under the assumption that there are no onerous restrictions or unusual outgoings regarding the property. The values presented are subject to the "Conditions of Engagement" attached as Appendix to this report.

Registration Duty, Notary Fees and VAT

It should be noted that these values do not include registration fees and transfer taxes, which vary according to the type and means of transaction.

Confidentiality

In addition to the limitations on publication of this report referred to in the "Conditions for Engagement" attached as Appendix to this report, we would further advise that publication of or reference to this valuation report will not be permitted without the express written consent of Colliers International valuation Services s.r.o.

We trust that this report is satisfactory for your purposes.

Sincerely,

Nina Šmitmajerová
Valuation Analyst
Colliers International Valuation Services s.r.o.
January 21, 2008

Radek Cerha
Director