

Project: "Kika Brno"

The furniture retailer Kika is located in the Olympia Center business and trade district in Brno/Modrice - directly on the D2 Brno motorway about 15 km south of the city centre. It is one of the most significant shopping and specialist retail centres in South Moravia, and registers approx. 20,000 customers per day. Modrice can be easily reached by car or public transport.

The furniture retail centre - exhibiting approx. 20,600 m² of usable shop space - was erected on a 27,000 m² real estate site. It boasts approx. 380 parking spaces as well as outdoor exhibition areas amounting to 16,700 m² in total. Access to the innovatively designed and fully air-conditioned furnishing retailer is through an impressive inside courtyard. The building is divided into three sales floors and possesses advanced technical facilities, a children's play area, a theme restaurant, panorama lift, air-conditioning as well as free parking for customers.

After nine months of construction work, the furniture retailer in Brno was opened on 20 September 2007.

Financing

The utilisation period was customised to suit a 20-year lease term. The financing was conceived as an 'off balance sheet' financing scheme which aims to preserve the customer's equity. The property and building are not shown on the customer's balance sheet. Moreover, Immoconsult also supported the furniture retailer Kika in matters concerning civil and tax law. A highly satisfactory solution was obtained with regard to the purchase of the real estate site and the demarcation thereof against the Olympia Center shopping centre.

Customer relations

Immoconsult is a long-standing Kika/Leiner Group partner. The affiliated companies have already realised various joint ventures in several countries. Collaborative projects in Romania are currently being planned. For Immoconsult, co-operative customer relations always take centre stage.

Nikolaus Seifert of the International Corporates Division shall be responsible for customer care and support of the Kika/Leiner Group on behalf of Immoconsult.