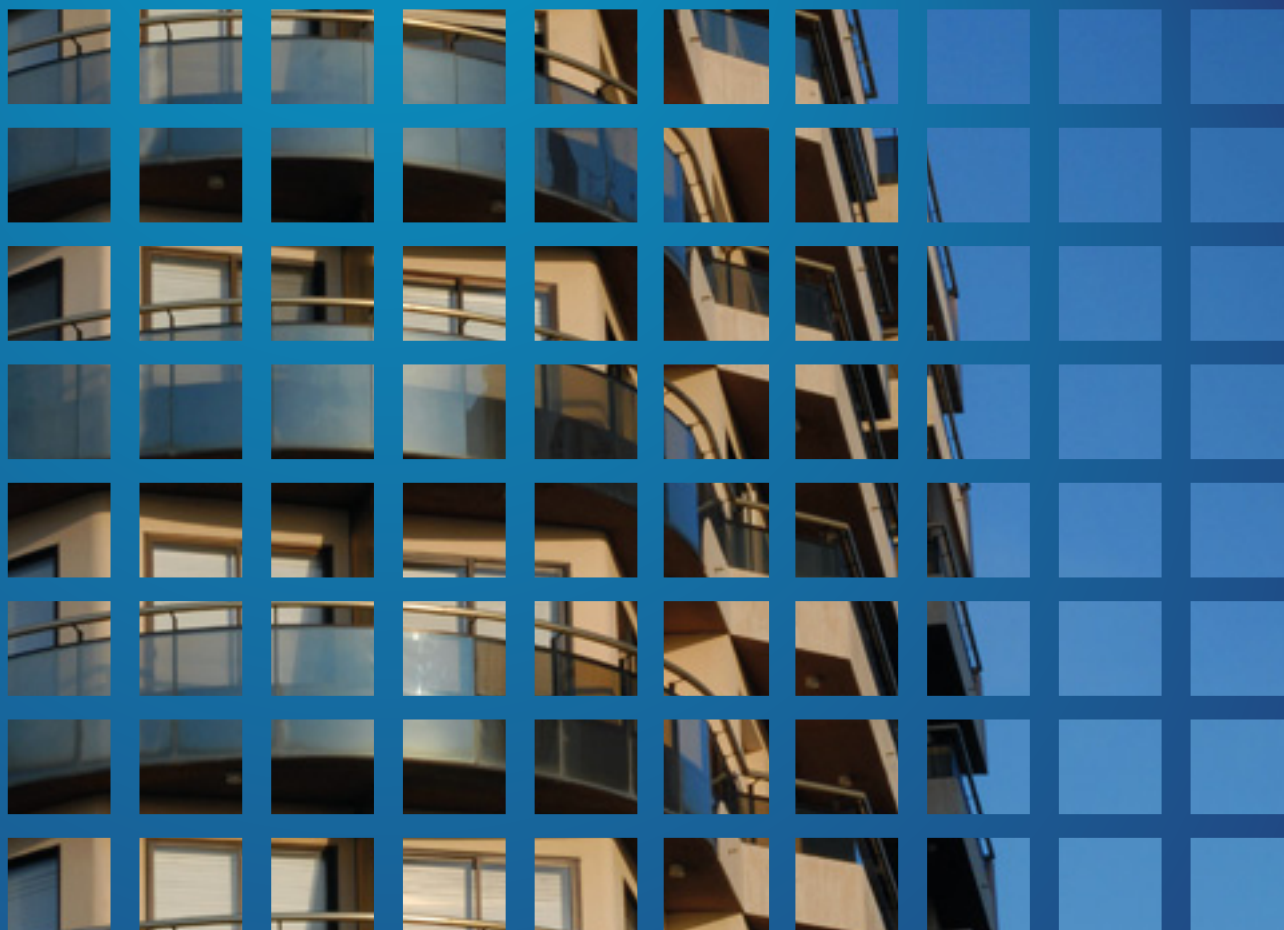


LEXXUS

Key to your Living



Market overview of new apartments in Bratislava Q2 2011

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Same as every year, in the second quarter the residential market entered a phase of demand passivity. Despite this fact, in the year-on-year comparison the market registers an increase of the interest of buyers. Hardly a project has been added to the offer, and this forces the existing projects to offer bonuses with the only aim of selling out the existing offer of already built apartments.

Offer

In the past quarter the offer of new apartments was widened almost no projects. Only a few smaller projects were added which, however, have not brought a revival to the present stereotype. Prevailing are finished new buildings in all city districts with universal apartment types in regards the apartment size.

Demand

Compared to the previous two quarters the number of sold apartments decreased due to oscillation in demand influenced also by seasonal fluctuations of the second quarter. In the year-on-year comparison the sales were higher. The most apartments were sold in the projects located in the city district Bratislava II. This regards mostly to the finished apartments of smaller size type.

Prices

With regards to the prevailing offer of flats in the already completed new buildings, efforts to fight for clients can be observed. Discounts and advantages were offered in almost 20 projects in this quarter, however only rarely the public was informed about this fact other than by adjusting the pricelist prices. In most cases the adjustment of the price was reflected in increase of the buyers shortly after the official publishing of the discount. Average prices have not changed in a while, oscillations are rare.

Prognosis

The advised increase of the interest rates in connection to the lasting advantageous prices could cause increase in demand for the best apartments in the best localities in the upcoming months.

LEXXUS is participating in sale of 16 residential projects:

Jantár Jarovce	Vinohradis	Tri Veže	Dubravia
Slnčnice	Rezidencia Záhorská	River Park	Duality Rovinka
Hlboká 7	Perla Ružinova	Sunny Residence	Pozemky Čierna Voda
Mestské vily Horský Park	Villa Rustica	Palác Motešických	Pozemky Zelené Terasy I, II

and 7 recreational projects:

Apartmány Hrabovo	Residences Kukučka	Apartmány Veľká Lomnica	Grand Residences Tatranská Lomnica
Pálenica	Smrek	Apartmány Unipharma Donovaly	

The real estate agency Lexxus has from its start been contacted by approximately 20.000 clients. We have helped over 2.300 of them to find their home thanks to our service. During the six years of our activity we have participated in selling of apartments, suites or land plots in 40 important projects.

Research and Real Estate Consultants Department in Bratislava covers activities dealing with market research, monitoring of new residential buildings as well as the consultation on the construction of new residential and recreational projects.

Note:

This report has been elaborated on the basis of a market research using publicly available sources and information on the market development. We are not able to guarantee this information and thus we bear no responsibility for any damages that could originate on the basis of this report.

This report is in reduced version. For further information regarding the market overview, please contact:

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