

TR3



TR3 or **Trg Republike 3** is the most prominent business tower in the heart of Ljubljana's city centre and is in close proximity to other important buildings and institutions. The building holds the most prestigious office spaces in the city. Next to it, there is a public car park with an underground garage.

The tenants of the TR3 include: The Embassy of Portugal, The Embassy of Japan, The Royal Embassy of Belgium, The Embassy of Switzerland, The Embassy of the United Kingdom of Great Britain and Northern Ireland, The Canadian Embassy, The Consulate of the United Mexican States, The Consulate of the Republic of South Korea and The Australian Consulate. Also quite some international companies have Headquarters in TR3 such as: IBM, AT&T, Agip and EBRD.

The TR3 office rental project, largest of its kind in CEEREF portfolio, continues to generate a steady, above Ljubljana's average, rental cash flows for the Fund.



numbers and facts	asset type	office rental
	number of stories	25,264 m _v (2B+GF+13+4)
	leasable area	17.000 m ²
	land size	4.072 m ²
	year of construction	1974
	year of renovation	2001
	occupancy rate 2007	93%
	occupancy rate 2008	95%
	current value	EUR 40.452.000
	net rent yield 2008	4.04%
	current debt/equity	74.75%

