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Orco Property Group announces the completion of a first issue of 145.000 new shares within its PACEO* signed with Société Générale Corporate & Investment Banking

Orco Property Group announces today it raised 14.234.650 EUR through the issuance of 145.000 new shares fully subscribed by Société Générale Corporate & Investment Banking within the second PACEO program that was set up with the Bank in April 2006 and ratified by the shareholders during the General Meeting on 27th April 2006. The shares were issued at the price of 98,17 EUR, 4% discount deducted and correspond to 1,88% of the capital.

Proceeds will fund the equity part necessary to the continuation of the development and particularly the acquisition of Viterra in Germany.

Besides, pursuant to the exercise of 466.254 warrants, to the conversion of 81.273 convertible bonds (5.5% - 2011) and to the exercise of 55.000 stock options; 291.691 new shares have been issued.

Consequently, the share capital of the company amounts to 31.624.247,10 EUR represented by 7.713.231 shares (ISIN LU0122624777).

The first quarter 2006 results will be presented on 22nd May after session closing

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<u>Luxembourg</u>	<u>Paris</u>	<u>Prague</u>
Luc Leroi Tel : + 352 26 47 67 47 leroi@orcogroup.com	Cécile Chapuis-Vandenbogaerde Tél : +33 1 40 67 67 03 cchapuis@orcogroup.com	Alès Vobruba Tél +42 02 21 416 311 av@orco.cz

*"Step-up Equity Financing (PACEO), implemented with Société Générale Corporate & Investment acting as financial intermediary, offers companies an additional optional source of equity finance. Its economic and financial impact is the same as a capital increase, while offering the flexibility of a confirmed credit line. The subscription price for shares at each share issue reflects the current stock exchange price. The programme is only activated on the OPG's request."

Orco Property Group is a leading investor, developer and asset manager in the Central European real estate and hospitality market, currently managing assets of approximately EUR 737 million. Operating in Central Europe since 1991, Orco Property Group is a public company, based on Luxembourg and listed on both the Euronext and Prague Stock Exchange. Orco Property Group's portfolio includes IPB Real, MaMaison Residences, Orco Hotel Collection, Orco Real Estate, and other retail properties. Orco Property Group operates in a number of countries including, mainly, the Czech Republic, Hungary, Poland, Russia, Croatia, Germany and Slovakia. Orco Property Group is continually analyzing investments into new territories. Orco Property Group is also sponsor and manager of the Endurance fund, a Luxembourg-regulated, closed-end fund focused on Central European real estate assets and dedicated to institutional investors controlling assets of EUR 110 million.