

eXX

WE BOLDLY CREATE SPACES FOR LIFE

thank you

Seven years ago, we released our first EXX BOOK 1.0, which mapped our journey so far and the projects we had the honor of working on. After thirty years of existence, we introduced EXX BOOK 2.0, a diverse collection of realizations that have become part of our story.

Today, with pride and excitement, we present EXX BOOK 3.0. This book is a testament to our perseverance, creativity, and dedication. It includes a selection of the best projects we've had the opportunity to collaborate on. Each realization carries with it a story of shared success, innovation, and precision.

This moment would not have been possible without all of you who have been part of our journey.

We thank:

Everyone who has been with us since 1993, and those who joined us along the way.

Everyone who has inspired, motivated, and pushed us forward.

Everyone who has fairly competed with us and contributed to our growth.

Our customers and business partners for their trust and the opportunity to be involved in thousands of exceptional buildings and interiors.

Our team for their loyalty, devotion, creativity, and energy they put into their work every day to make each project better than the one before.

Our families for their support, without which we couldn't have made our vision a reality.

Thanks to all of you, we have the opportunity, strength, and desire to continue.

EXX

the story

2 guys met in 1993. Petr was 25 and Jindřich 23. Petr worked as an electrical designer. Jindřich as a sales representative for an Italian lighting producer.

They decided that they liked the light, that they would try it on their own and founded a company together. At first, they focused only on the import of Beghelli emergency lights and Unilux technical lights. They started "wildly" - they had offices at home, later in the basement of an apartment building in Prague Smíchov. The goods were transported in the old Felicia and stored where possible. But soon they managed to grow and build a strong position in the market. They already had their first employees then. They are still in the company today. That's what EXX is: one big loyal and persistent family.

Petr is 2 years older and therefore more reasonable and careful. For almost 30 years, he has been consistently engaged in the projection, design and sale of lighting. He can calculate the best technical and price solution. He knows every product and every trend, and thanks to his experience and tireless concentration, the most demanding customers turn to him. When it comes to your heart, you would like Dr. Pirk to take care of you. When it comes to your light, you want it to be Brzek.

Jindřich determines the vision and strategy of the group, which today consists of more than 150 employees. Develops new activities, takes advantage of business opportunities and gives opportunities to

others. Negotiates and closes key deals. He moves the company to the next level every year. According to the motto: Life is growth. You either grow or you die

. The range and activities of the company soon began to expand. First, the entire spectrum of lighting, from technical to decorative. Soon furniture and interior design. In 2005, 10 years after its founding, EXX moved to a new headquarters in Prague's Jinonice, where the first joint showroom of lighting and interiors was created. There, EXX began to build a synergy of light and interior. In the same year, Jindřich also founded the Leontinka Foundation, which focuses on helping visually impaired children, still operates under the roof of EXX, has repeatedly been ranked among the top 25 corporate foundations in the Czech Republic and has already donated almost 100 million crowns.

EXX has been through both crises. The one in 2008 and the other one launched in 2020 by covid and escalated by the war in Ukraine. In both cases, he had to deal with a deep drop of revenue and had to restructure the team, facilities and processes. Despite or precisely because of this, it has grown stronger and now holds a leading position in the field of lighting and interiors. And it was during both crises that he included some of his most important projects in his portfolio.

EXX Group today belongs to six partners. Besides the founders, the third shareholder of the holding is Karolína Čechová, who is the CEO of the group. In 2014, Martin Žalud, who is in charge of running the largest lighting center, became a partner of EXX – the

lighting company. And in 2022, David Hladký and Ondra Karpianus became partners in EXX WOODCOR – the interiors company. Six partners, two key activities, one strong team.

EXX is a family today. Many have been a part of it since the beginning. The second generation is gradually growing in the company - colleagues younger than the company itself. All of them navigate the uncertain waters of the present day together and participate together in hundreds of small and also in the most important buildings that are growing up in our country.

In the beginning there was light. Today, almost 30 years later, there are thousands of spaces that exist also thanks to EXX. Spaces for work, living, entertainment, sports and self-realization. EXX bravely creates spaces that are as functional as they are beautiful. Spaces for life.

In 2024, two more family members joined the company – Jindřich Lukavský's children, Leontina Lukavská and Jindřich Lukavský. This new generation brings fresh energy and enthusiasm, becoming an integral part of EXX's future while continuing its long-standing tradition and values. They represent another step in the smooth transition to a new phase, where the family character of the company remains strongly present. EXX continues as a strong, stable, and ever-evolving family business, where the past, present, and future are all interconnected as one entity.

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"Life is
growth.
You grow
or you die."

- Phil Knight, Shoe Dog

Jindřich Lukavský and Petr Brzek, EXX founders

who we are

We create:

Quality lighting and interior design should be an integral part of everyone's life, and we strive to achieve that.

We are experts for solutions in the field of lighting, interior design and construction. Not only in a technical and craft way, but also in a design way.

We create solutions across all segments: administrative buildings, shopping centers, housing, sports, health, public buildings, industry, public lighting

Expertise and a human approach are always combined in our work. And through this combination we create spaces that are as functional as they are beautiful.

Our everyday purpose is to bring new solutions to the world of quality design and lighting. Since 1993.

We help:

In 2005, we established the Leontinka Foundation to support children and young people with visual impairments in overcoming their challenges and leading fulfilling professional and personal lives. The foundation co-finances personal assistants, education, sports and leisure activities, specialized non-profit organizations, assistance dogs, as well as medical and compensatory aids.

For several years now, the foundation has been ranked among the thirty leading corporate foundations in the Czech Republic. Since its inception, the Leontinka Foundation has distributed nearly CZK 100 million in support.

This year, we are celebrating 20 years since its founding – two decades of support, assistance, and real-life stories that continue to inspire us. We are proud of what the foundation has achieved and honored to remain one of its main financial partners.

Our values:

Respect, responsibility, perseverance, courage, joy.



1. We enjoy being together
2. We focus on our work
3. We listen to our clients
4. We coordinate construction works
5. We help sight handicapped fulfill their dreams
6. We work hard - we play hard
7. We help sight handicapped grow
8. We know our craft
9. We cherish partnership



what we do

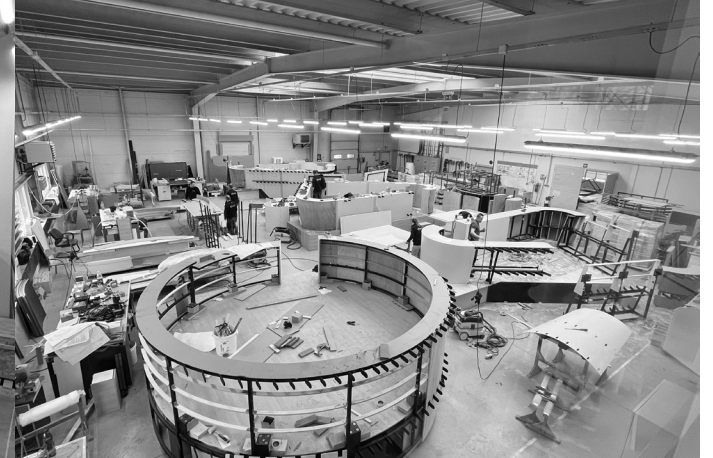
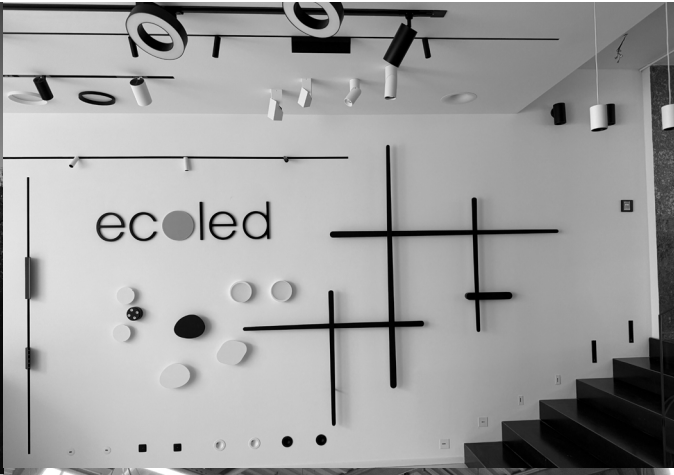
We provide a premium service at all stages of creating a new space:

We find out the needs and expectations of the customer. We try to get to know them and the environment in which we will create the space. We specify the assignment and identify risks. We let the environment and the customer inspire us. We create a concept: sketches and inspiration sheets, colors and materials. We create a study, and then a project documentation - drawings, details, technical and functional connections. We process production documentation and lighting calculations, specify exact products and materials, select technical parameters that meet standards and customer requirements. We prepare samples and mock-ups, perform lighting and functional tests. If needed we look for alternatives and optimize. We produce in our own premises and what we don't produce we buy and deliver from all over the world. We carry out construction works, assemble and install on site, coordinate suppliers, manage the schedule, carry out the handover procedures. We ensure turnkey implementation and provide warranty and postwarranty service.

Our goal is to guide the client through the whole process calmly, efficiently and joyfully.

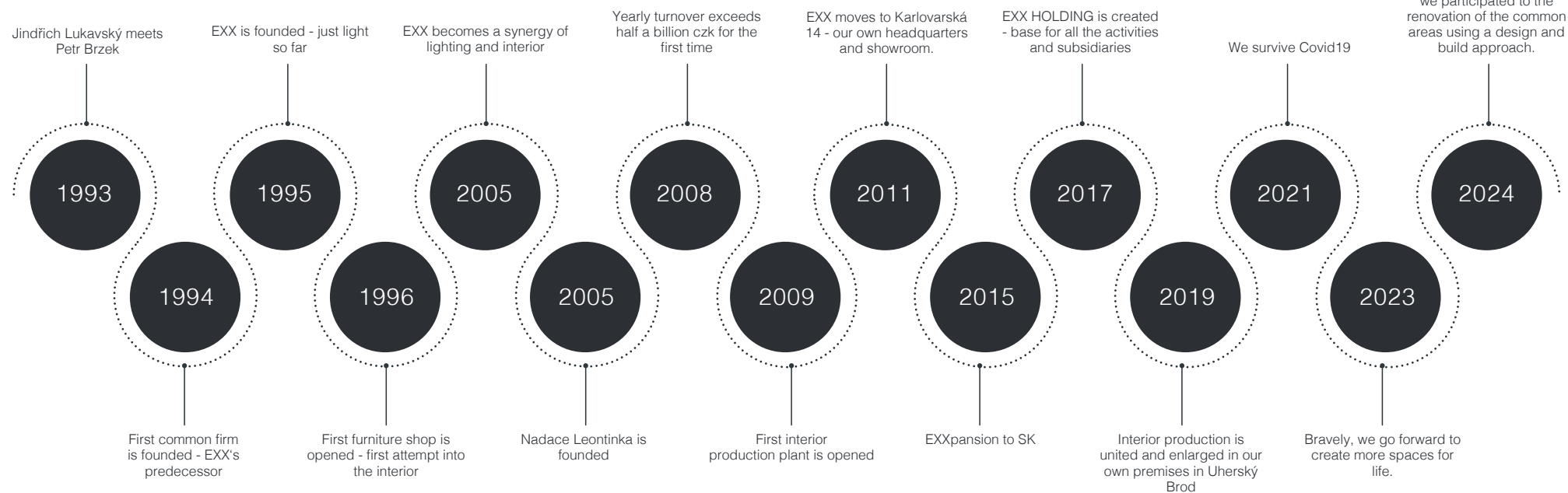


1. We are here for you in Karlovarska 14
2. We have a showroom full of designer lighting
3. We work in a showroom full of inspiration
4. We create projects in the form of design and build
5. We produce with help of the best machines
6. We operate in our own plant
7. We realize the most demanding interiors
8. We do construction work
9. We illuminate extraordinary spaces



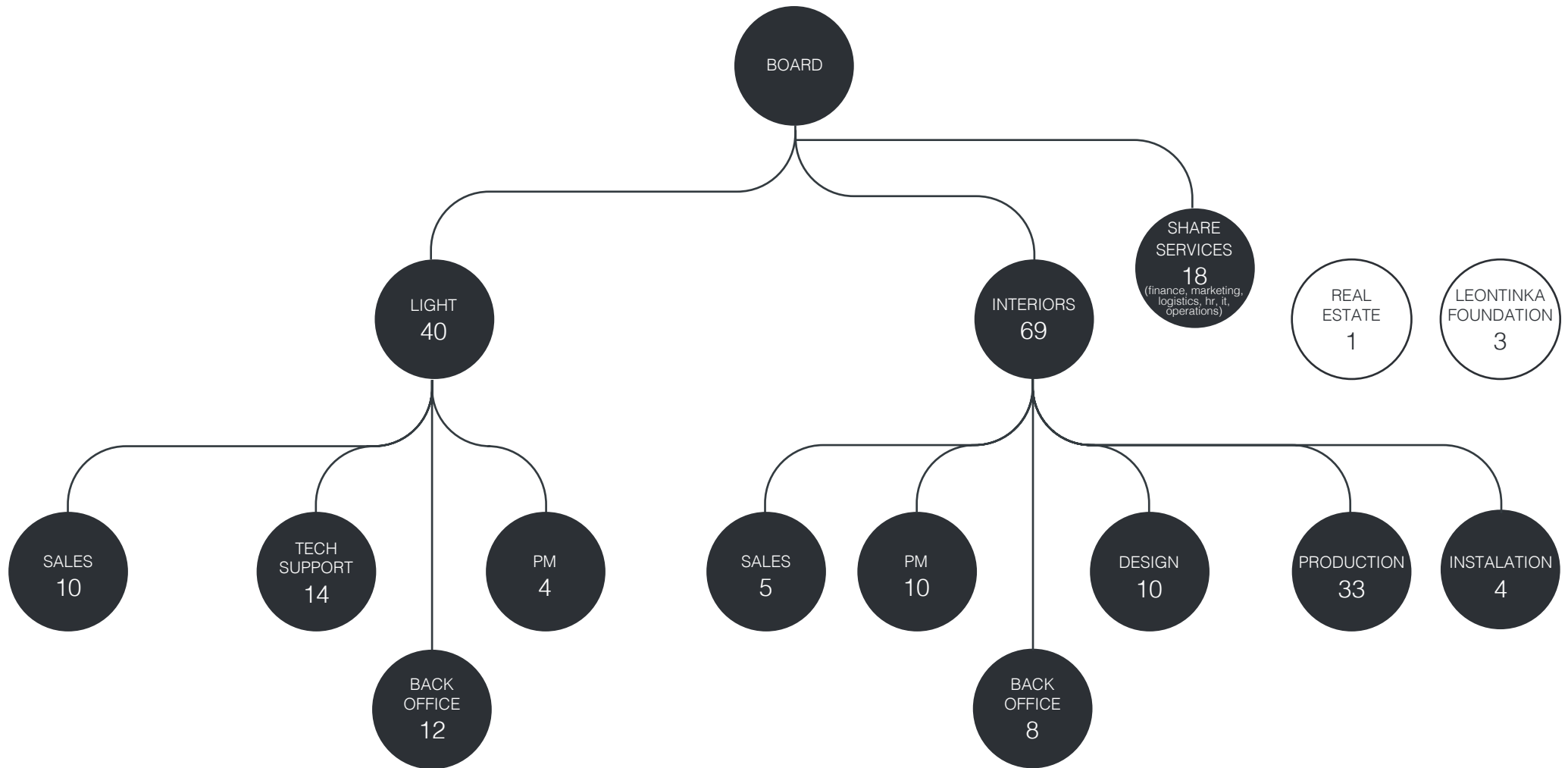
the journey

It's neither straight, nor easy. It goes up and down.
There are obstacles and beautiful views. And at every
turn, newly created spaces for life.



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the team



exx

projects

We are grateful for all the spaces we have helped create. The process was sometimes exxhausting, and sometimes exxhilarating. The results always brought satisfaction.

This book is a medley that contains just a fraction of the work we have done so far. Although it was hard and painful to do the cut, we did it with care and chose projects that are not only timeless but also most characteristic for who we are. The projects are arranged randomly: neither chronology nor importance apply.

Enjoy the journey through spaces for life.

*All photos represent projects realized by the companies of EXX HOLDING.
We thank to our cooperating photographers.
We also thank all clients from whom we could obtain photos for this book.*

Hotel W Prague, Praha

Type of project: Horeca

Architect: Chapman Taylor architectural studio
and the design studio AvroKO

Description: Reconstruction of common area
using the design and build method





















Vila Belaire, Praha

Type of project: Living

Architect: Bogle Architects

Description: Complete interior fit-out in a design and build format, from bespoke furniture to lighting.

e×x





















Mountain apartment MONOLIT, Aldrov

Type of project: Horeca

Architect: under-construction architects

Description: The project was carried out in the form of design and build, where we acted as both the contractor and the supplier

e×x





Mountain apartment WOOD, Aldrov

Type of project: Horeca

Architect: under-construction architects

Description: The project was carried out in the form of design and build, where we acted as both the contractor and the supplier.

e×x





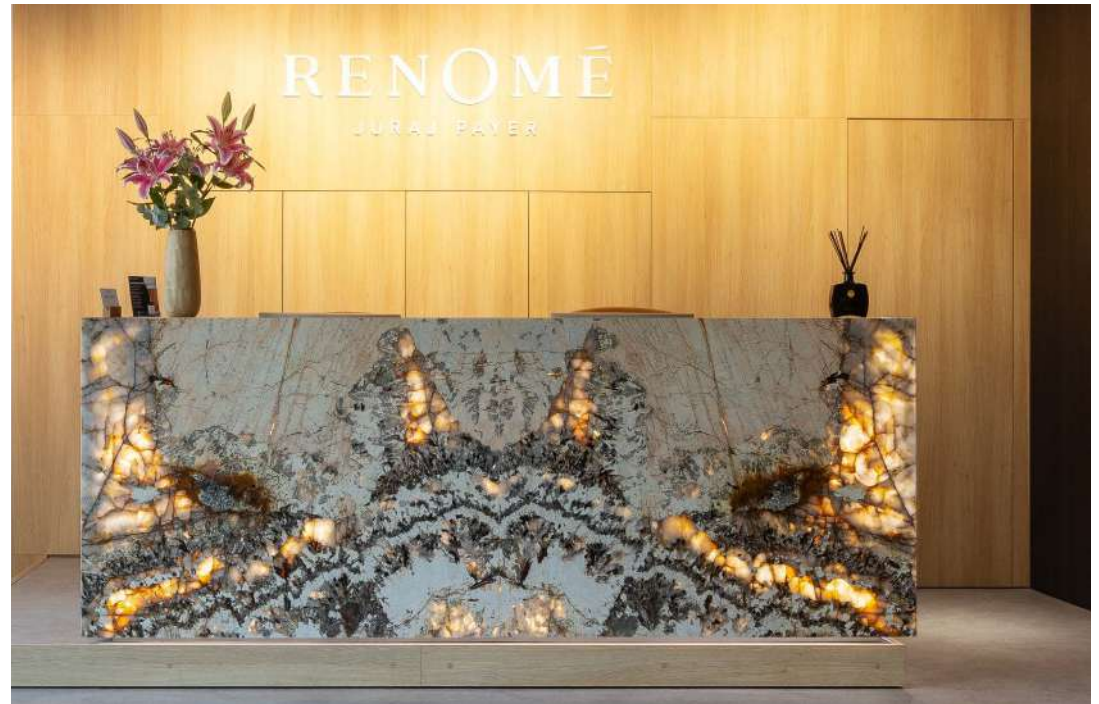
Renomé clinic Juraj Pajer, Praha

Type of project: Health

Architect: Ing. arch. Petr Šulc

Description: Design a build execution, complete production of interiors - custom furniture, supply of furnishings and lighting.

e×x









RENOMÉ
JURAJ PAYER

Apartment Two Houses, Praha

Type of project: Living

Architect: Ing. arch. Erika Vašutová, Under
Cosntruction

Description: Design and build execution,
complete production of interiors - custom
furniture, supply of furnishings and lighting.

e×x









Czech News Center, Praha

Type of project: Administrative building

Architect: Studio Reaktor

Description: Supply of lighting and complete execution of a bespoke interior for the 6th, 7th, and 8th floors.

e×x









FORUM

Nová Karolina, Ostrava

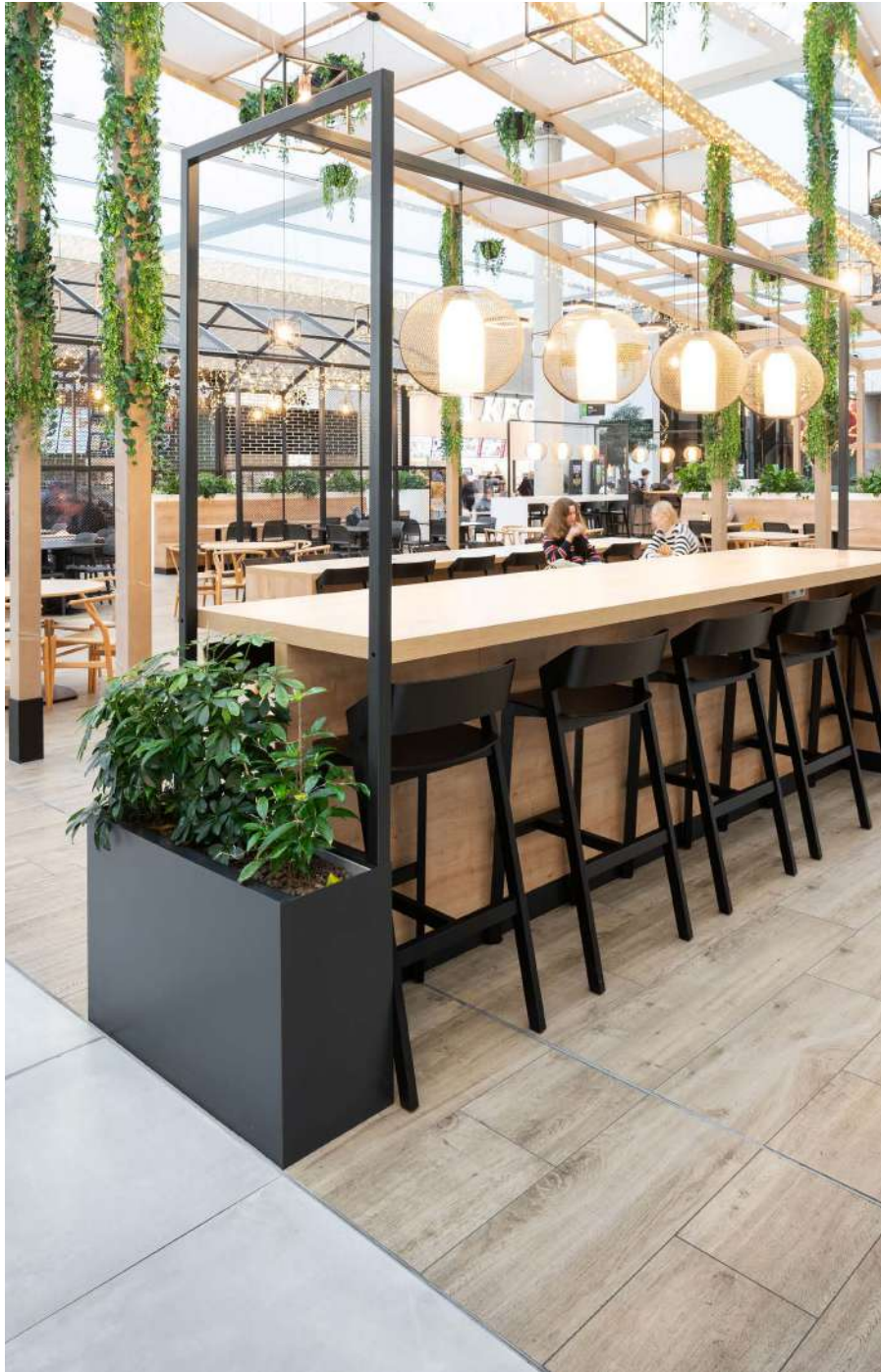
Type of project: Shopping center

Architect: WMA architects

Description: Complete implementation at Nová Karolina shopping center included demolition, floor replacement, and the construction of a new interior using Corian and modern lighting. The result meets highquality standards.



e×x







AT&T, Bratislava

Type of project: Administrative building

Description: Design and supply of custom linear lighting and supply of acoustic lighting.



e×x







SKYPARK, Bratislava

Type of project: Living

Description: Design and supply of custom lighting and a lighting management system for the corridors and reception area.



e×x



doszłowanie
brzo
>>>

Prague city golf, Zbraslav

Type of project: Public space

Architect: EXX

Description: Design and execution of a clubhouse, including a restaurant, reception, shop, multifunctional room, and terrace.



exx







Arena - Biathlon, Vysočina

Type of project: Public space

Architect: Ing. arch. Petra Pleskačová,
Ing. arch. Karel Rosecký

Description: Together with PKS stavby a.s.,
we illuminated the entire Vysočina Arena with
new ECOLED lights.

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Castle Hněvín

Type of project: Public space

Description: We had the privilege of illuminating the landmark of the Most region, Hrad Hněvín, with stunning exterior lighting. Using vibrant RGBW color lighting, we highlighted the castle's majestic features, creating a striking visual effect that beautifully showcases its historical grandeur.



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Penthouse Na Pomezí 441, Praha

Type of project: Living

Architect: EXX

Description: Design and execution of the interior through design and build, including the supply of custom furniture and lighting.

exx









Showroom Masserati, Praha

Type of project: Public space

Description: Supply of new Ecoled LED lighting for the Maserati showroom.

e×x





Penthouse Na Pomezí 442, Praha

Type of project: Living

Architect: EXX

Description: Design and execution of the interior through design and build, including the supply of custom furniture and lighting.



e×x







Prague city golf, Vinoř

Type of project: Public space

Architect: EXX

Description: Design and execution of the Prague City Golf Vinoř clubhouse. The centerpiece features wooden ceiling beams and brick cladding, complementing the halftimbered facade. The implementation utilized nonflammable Fitwall material. Additionally, lighting was supplied and integrated into a smart control system.



exx







SEKYRA GROUP, Praha

Type of project: Administrative building

Architect: Ateliér Kunc Architects

Description: Supply and installation of lighting.

e×x





Wolf Theiss, Praha

Type of project: Administrative building

Architect: Ing. arch. Dominik Syrový

Description: Supply of Ecoled LED lighting for the Wolf Theiss law firm in the AFI Karlín building.



e×x



ČNB, Praha

Type of project: Public space

Architect: František Roith

Description: Supply of new gallery lights with features: Zoom, dimming via potentiometer (100%-1%), adjustable color temperature in five shades, color rendering Ra higher than 95, directional control and adjustment of gallery lighting.



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CTPark, Bor u Tachova

Type of project: Industry

Description: Design of lighting and implementation of the Regiolux track system.



eXX



Touzimsky Kapital Offices, Praha

Type of project: Administrative building

Architect: EXX

Description: Design and supply of interior furnishings and lighting for the company's headquarters.

exx





Bořislavka office & shopping centre, Praha

Type of project: Administrative building

Architect: AFARCH

Description: Manufacture of atypical reception desks, sink counters and supply of lighting.

e×x





Aquatic World, Velké Karlovice

Type of project: Public space

Description: Carpentry production of the reception, wall cladding, mirror walls for the changing rooms, small furniture for the relaxation area, massage room, and the production of information boards in the restaurant.



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Orea Congress Hotel, Brno

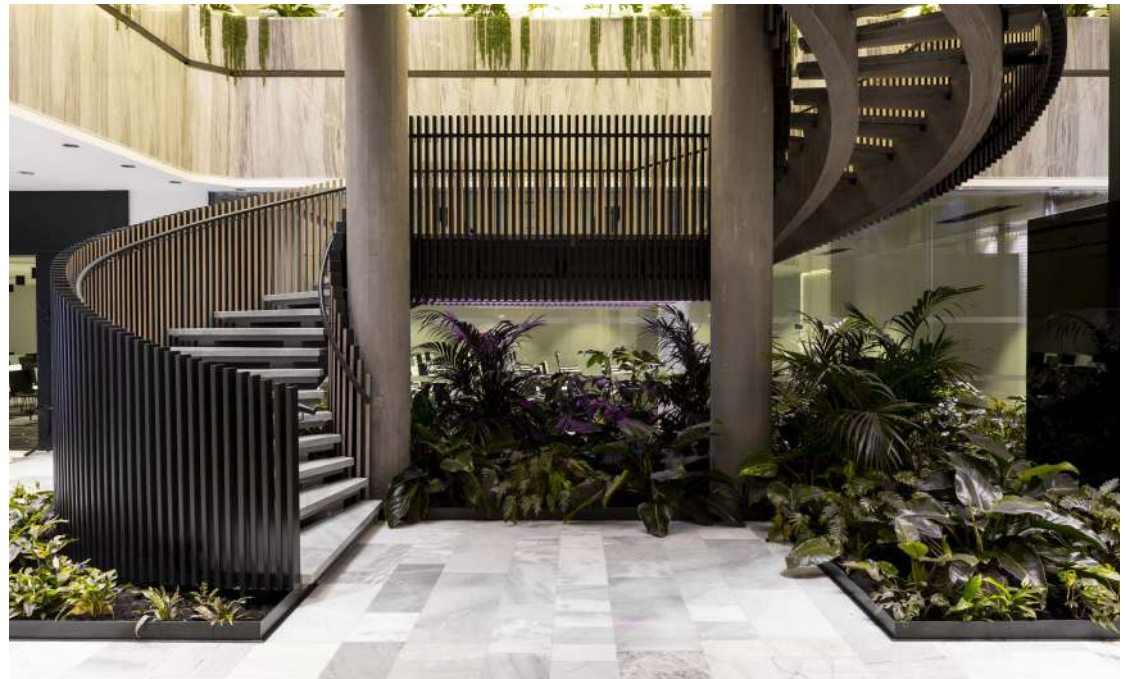
Type of project: Horeca

Architect: ZOAA ARCHITECTS

Description: Manufacture and supply of complete Interior of two floors the hotel - reception lobby, restaurants, congress areas and conference rooms, common areas, bathrooms. Remodelling of the staircase and historical luminaries.



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Winternitz Mills, Pardubice

Type of project: Administrative building

Architect: Josef Gočár

Description: Supply of lighting except gallery.



e×x



Eurovea Shopping Mall, Bratislava

Type of project: Shopping center

Architect: WINWIN Architects

Description: Manufacture of booths, interior of the foodcourt, upholstered furnit.

e×x





Penthouse Zahalka, Praha

Type of project: Living

Architect: EXX

Description: Complete design and interior supply of the entire apartment.

exx





Quadrio Offices, Praha

Type of project: Administrative building

Architect: EXX

Description: Design and complete remodelling of the company's headquarters. Floors, furniture and lighting including lighting control system, kitchen, meeting rooms, lounges, reception lobby and café with fireplace. Supply and installation acoustic wallpaper and wooden cladding, installation of stone tiles.



exx





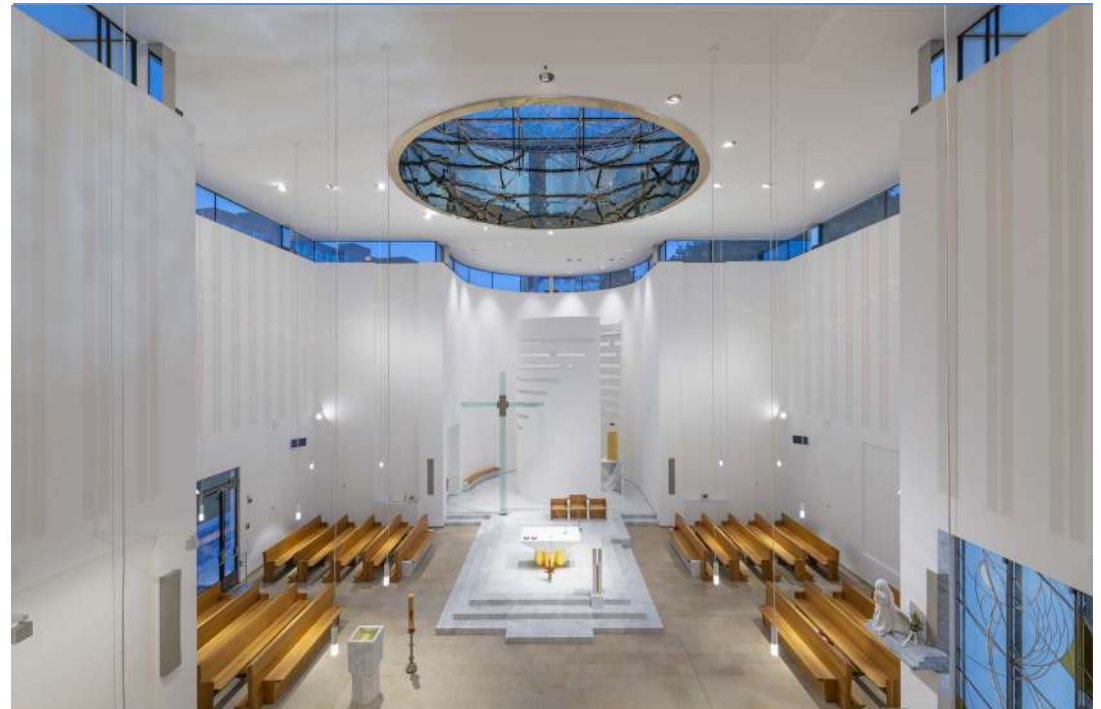


Christ the Savior Church, Praha

Type of project: Public space

Architect: Ing. arch. Jakub Žiška,
Ing. arch. Pavel Šmelhaus

Description: Complete supply of interior and emergency lighting.





TV CNN / Prima, Praha

Type of project: Public space

Architect: dotegg architekti

Description: Supply of interior and lighting in common areas, offices and reception including the broadcast rooms.

e×x





Tech Tower, Plzeň

Type of project: Administrative building

Architect: Vojtěšek architekti
Tereza Vojtěšková, Milan Varvařovský

Description: Supply of lighting.



e×x



Mayhouse Offices, Praha

Type of project: Administrative building

Architect: Schindler Seko Architects

Description: Manufacture of the interior and lighting for the lobby and offices.



e×x



Apartments Florian, Kvilda

Type of project: Horeca

Architect: MS Architekti

Description: Fitout of the holiday apartments including kitchens, bathroom cabinets, and furniture. Fitout of the common areas such as the children's playroom, dining room, and more. Supply of lighting for the entire building.



e×x



Organica, Ostrava

Type of project: Administrative building

Architect: Schindler Seko Architects

Description: Manufacture of bespoke furniture for the latest office building in “New Ostrava” - kitchens, offices, common areas, reception lobby, wall claddings. Complete supply of lighting.

e×x





Kunsthalle, Praha

Type of project: Public space

Architect: Schindler Seko Architects

Description: Supply of lighting, lighting controlsystem and emergency lighting.



e×x



CTPark Pneu, Bor u Tachova

Type of project: Industry

Description: Implementation of lighting design, including the installation of light fixtures. Tenant Fiege-Bridgestone, Hall B2, Regiolux track system with increased durability for production and storage of rubber products.



e×x



Palác Karlín, Praha

Type of project: Administrative building

Architect: Kyzlink Architects

Description: Supply of lobby interior including reception desks, wall cladding, metal seating and decorative lights.



e×x

PALÁC KARLÍN



Fitness Element, Brno

Type of project: Public space

Description: Supply of Ecoled lighting for the new fitness center.

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Nivy Mall, Bratislava

Type of project: Shopping center

Architect: Benoy, Siebert + Talash

Description: Manufacture of booths, interior of the foodcourt, upholstered furniture.



e×x



Grand Hotel Hradec, Pec pod Sněžkou

Type of project: Horeca

Architect: Ing. arch. Barbora Škorpilová,
Mimolimit

Description: Supply of lighting: exterior and
interior lighting, lobby, reception, hotel
restau-rant, bar and other common areas.

e×x





Synagogue, Žatec

Type of project: Public space

Architect: Ing. art. Jiří Vaníček

Description: Supply of lighting.



e×x



Church of Blessed Mary Restituta, Brno

Type of project: Public space

Architect: Ing. arch. Marek Štěpán

Description: Manufacture of the interior equipment for the church - doors, wall cladding, benches, staircase etc.

e×x





Private Residence 077, Praha

Type of project: Living

Architect: Ing. arch. Lenka Míková

Description: Manufacture of bespoke furniture - kitchen, bookcases, wardrobes, dining table, heating covers, upholstered elements and wall cladding.

e×x





Dock Offices, Praha

Type of project: Administrative building

Architect: Schindler Seko Architects

Description: Design and supply of lighting - exterior, interior, emergency.



e×x



Dinosaurium, Praha

Type of project: Public space

Architect: archicraft

Description: Design and supply of lighting for common areas and for gallery areas.



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Main Railway station, Praha

Type of project: Public space

Description: Supply of lighting for the platforms and exterior.



eXX



Ronald McDonald House, Praha

Type of project: Health

Architect: A69 – architekti

Description: Production of bespoke furniture for common areas and rooms, supply and installation of lighting.





IRCE, Mošnov

Type of project: industry

Description: Supply of LED lighting for the production hall of the IRCE company in Mošnov, Novojičínsko.

e×x





Mamaison Residence, Praha

Type of project: Horeca

Architect: Schindler Seko Architects

Description: Manufacture of complete interior and lighting of the short term rental apartments.



e×x



Private Villa, Horní Bezděkov

Type of project: Living

Architect: Ing. arch. Petr Šulc

Description: Technical design and implementation of roof truss cladding with plywood blocks. Production of bespoke furniture, kitchen, and window frames. Supply and installation of flooring, lighting fixtures, and appliances.

e×x





Bory Mall, Bratislava

Type of project: Shopping center

Architect: Massimiliano Fuksas

Description: Manufacture of interior of the foodcourt, info booths, kids areas, flower pots.

e×x





Kindergarten, Soběšice

Type of project: Public space

Architect: CL3

Description: Manufacture of complete interior and exterior seating.



e×x



Football Stadium, Karviná

Type of project: Sport

Description: Project, supply and installation of lighting: playing area, auditorium and corri-dors.



e×x



Village Kropáčova, Vrutice

Type of project: Street lighting

Description: Modernization of public lighting, including the supply and installation of LED street lights and the replacement of armatures. Number of light fixtures: 322.

e×x





Comfort Hotel Prague City East, Praha

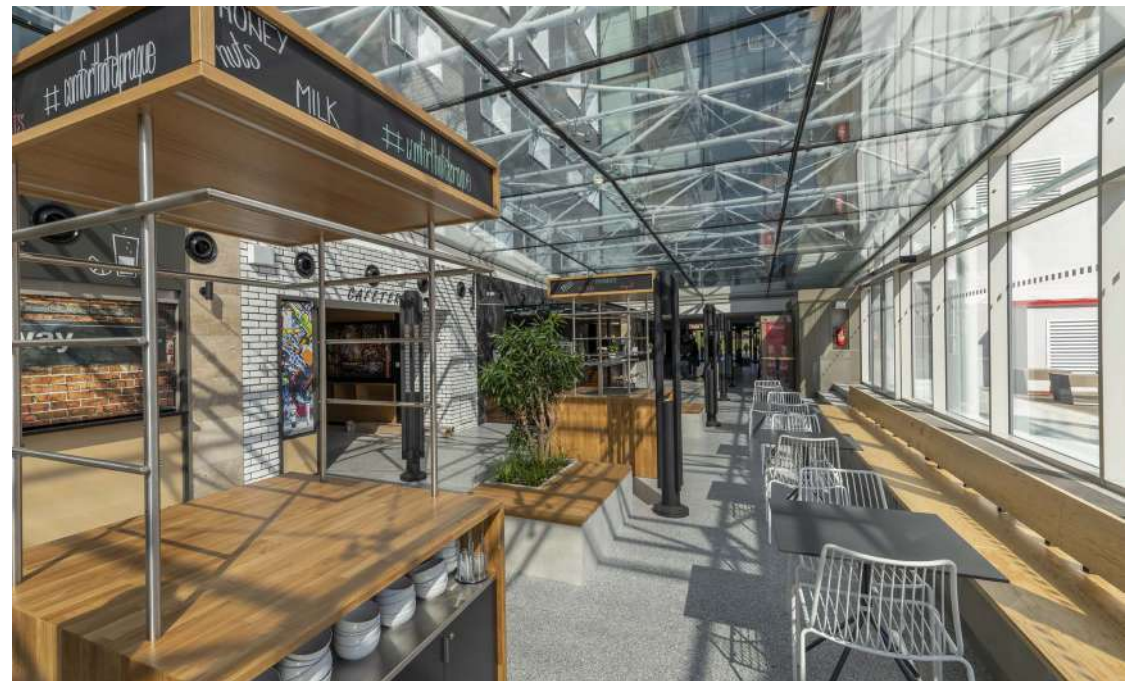
Type of project: Horeca

Architect: TaK Architects

Description: Manufacture of interior equipment and supply of furniture to the common areas of the hotel: reception, lobby, conference floor, bathrooms, elevators, corridors. Supply of lighting.

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Hybernská Offices, Praha

Type of project: Administrative building

Architect: Ing. arch. Radan Hubička

Description: Manufacture of bespoke furniture - kitchens, doors, wall cladding, meeting rooms, executive offices, curtains.



e×x



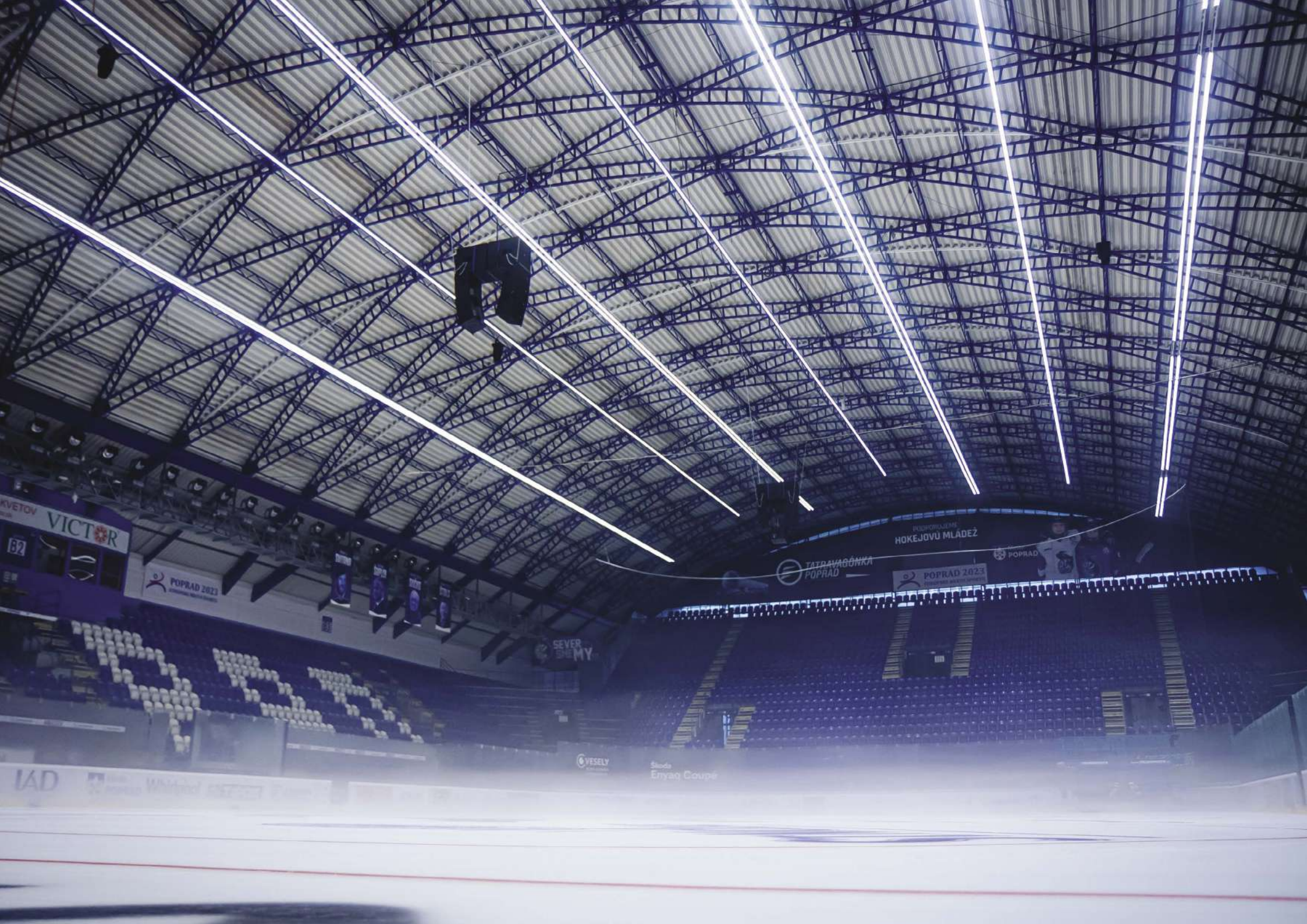
Ice Stadium, Poprad

Type of project: Sport

Description: Exchange of conventional lighting with high output energy saving LED lamps including lighting control system and installation. Energy consumption dropped by 60%.



e×x



KVETOV
VICTOR
B2

POPRAD 2023
INTERNATIONAL HOCKEY FEDERATION

SEVER
DEMY

TATRAVAGONKA
POPRAD

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WINDPROTECT

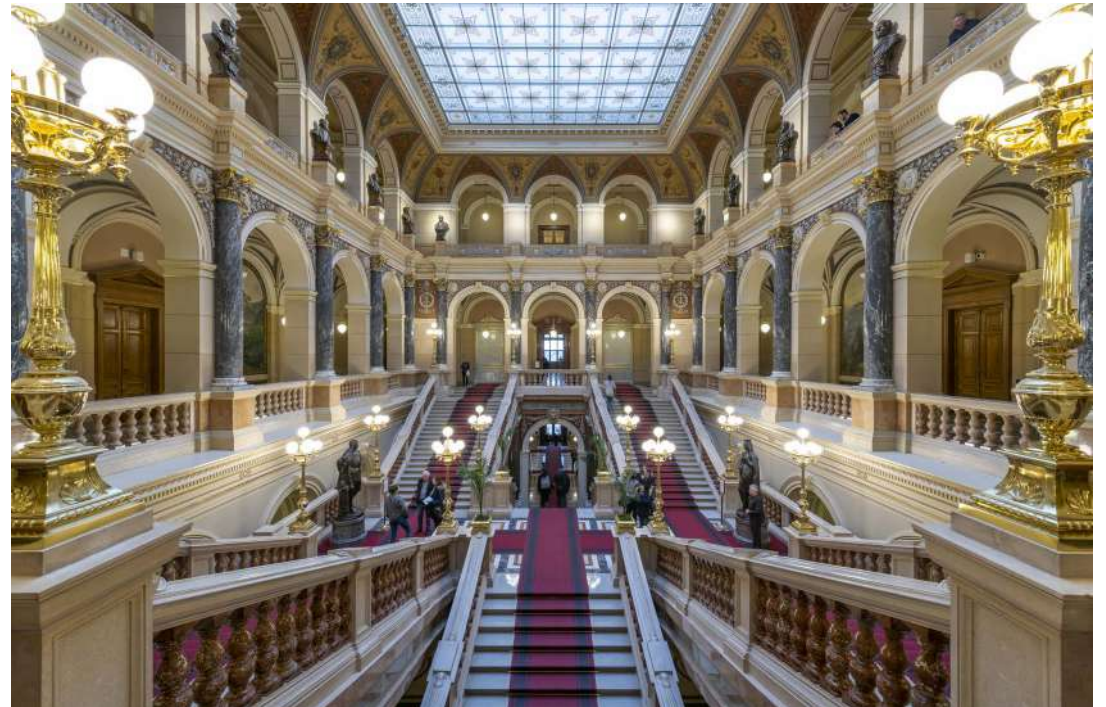
VESELY

Škoda
Enyaq Coupé

National Museum, Praha

Type of project: Public space

Description: Illumination of the statues and the National Museum's dome which dominates the entire historical building.



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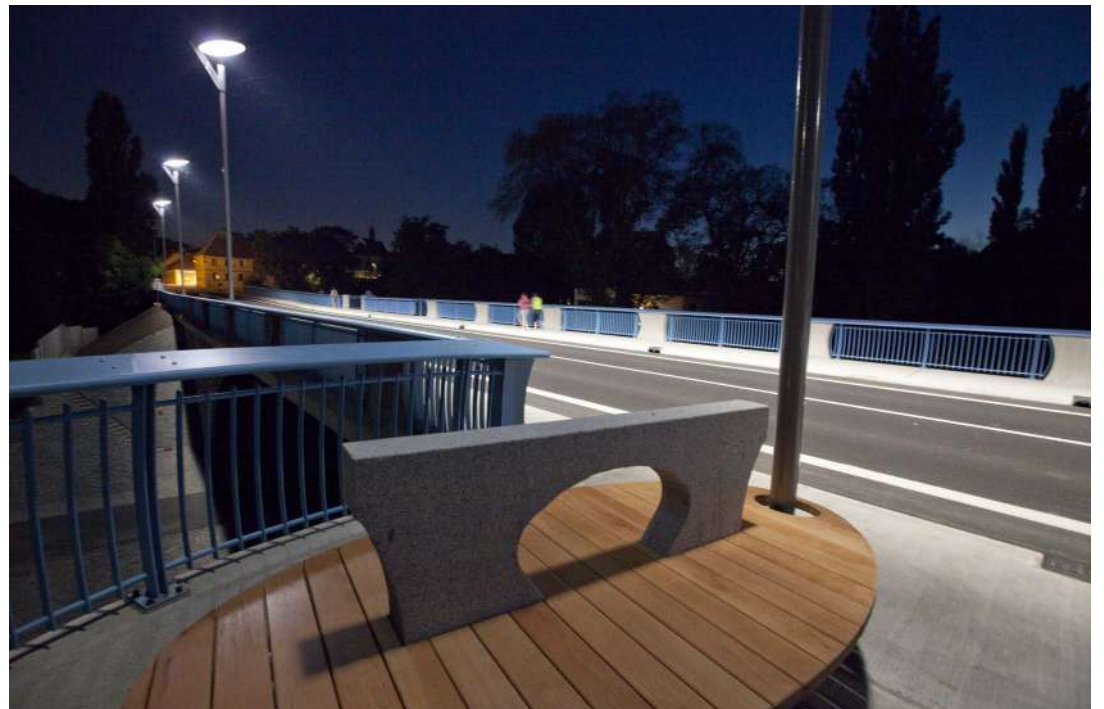


General Liška Bridge, Brandýs nad Labem

Type of project: Street lighting

Description: Supply of lighting.

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Imprint



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Mountain apartment WOOD - Aldrov
Renomé clinic Juraj Pajer - Praha
Apartment Two Houses - Praha
Czech News Center - Praha
FORUM Nová Karolina - Ostrava
AT&T - Bratislava
SKYPARK - Bratislava
Prague city golf - Zbraslav
Vysočina Arena - Biatlon
Castle Hněvín - Most
Penthouse Na Pomezí 441 - Praha
Showroom Masserati - Praha
Penthouse Na Pomezí 442 - Praha
Prague city golf - Vínor
SEKYRA GROUP - Praha
Wolf Theiss - Praha
ČNB Praha - Praha
CTPark - Bor u Tachova
Touzimsky Kapital Offices - Praha
Bořislavka office & shopping centre - Praha
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Hybernská Offices - Praha
Ice Stadium - Poprad
National Museum - Praha
Gen. Liška bridge - Brandýs nad Labem

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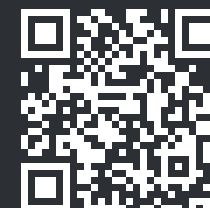
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