Deloitte Develop Index
Offer prices of new apartments in Prague
January – February 2018

The Prague Develop Index describes, in percentage terms, how the average price of vacant apartments under developers’ supply changed compared to the preceding period (November – December 2017).

The price in CZK represents the average proposed price per square metre of a new Prague apartment under developers’ supply in the monitored period.

All prices are stated including VAT.

Proposed price of vacant units
Average proposed price of vacant units on the market for the entire 2014 = 100 %
Supply structure by availability at the end of the period:

<table>
<thead>
<tr>
<th>Number of</th>
<th>Sum of proposed prices (CZK million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>apartments</td>
<td></td>
</tr>
<tr>
<td>1+</td>
<td>968</td>
</tr>
<tr>
<td>2+</td>
<td>1,833</td>
</tr>
<tr>
<td>3+</td>
<td>1,319</td>
</tr>
<tr>
<td>4+</td>
<td>638</td>
</tr>
<tr>
<td>5+</td>
<td>112</td>
</tr>
<tr>
<td>6+</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>4,882</td>
</tr>
</tbody>
</table>

Status of projects in supply at the end of the period:

- Awaiting construction: 128
- Under construction: 133
- Completed: 35

Total 296

New development projects put on the market during the period:

- Number of projects: 21
- Number of apartments: 1,124
- Sum of proposed prices (CZK million): 6,142
- Average price (CZK/sqm): 86,700

Top 5 developers according to apartment disposals from the price lists* during the period and the sum of offer prices (CZK million):

- Finep CZ: 159
- Central Group: 138
- Acord Invest: 54
- Vivus: 52
- Avia-Odien Group: 46

1,067 Apartment disposals from the price lists
131 Returned to supply

* Apartments indicated in the price lists of individual projects as “sold”.

All prices are stated including VAT.

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