Deloitte Develop Index

Offer prices of new apartments in Prague

January – February 2019

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 2018).

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

Development of the average proposed price of vacant apartments in Prague

All prices are stated including VAT.
Supply structure by availability at the end of the period:

<table>
<thead>
<tr>
<th>Number of apartments</th>
<th>Sum of proposed prices (CZK million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1+</td>
<td>1,324</td>
</tr>
<tr>
<td>2+</td>
<td>2,006</td>
</tr>
<tr>
<td>3+</td>
<td>1,290</td>
</tr>
<tr>
<td>4+</td>
<td>545</td>
</tr>
<tr>
<td>5+</td>
<td>108</td>
</tr>
<tr>
<td>6+</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,288</strong></td>
</tr>
<tr>
<td></td>
<td><strong>35,728</strong></td>
</tr>
</tbody>
</table>

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

- Awaiting construction: 141
- Under construction: 163
- Completed: 22
- Total: 326

New development projects put on the market during the period:

- Number of projects: 13
- Number of apartments: 371
- Sum of proposed prices (CZK million): 2,228
- Average price (CZK/sqm): 103,800

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

- Central Group: 80, 533
- Horizon Holding, KARLÍN GROUP: 65, 445
- Acord Invest: 48, 307
- AFI Europe: 30, 234
- Pražská správa nemovitostí: 45, 222

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

All prices are stated including VAT.

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