The Prague Develop Index describes, in percentage terms, how the average price of vacant apartments under developers' supply changed compared to the preceding period (January – February 2019).

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>100%</td>
</tr>
<tr>
<td>2015</td>
<td>110%</td>
</tr>
<tr>
<td>2016</td>
<td>120%</td>
</tr>
<tr>
<td>2017</td>
<td>130%</td>
</tr>
<tr>
<td>2018</td>
<td>140%</td>
</tr>
<tr>
<td>2019</td>
<td>150%</td>
</tr>
</tbody>
</table>

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>1,514 5,642</td>
</tr>
<tr>
<td>2+</td>
<td>2,095 11,188</td>
</tr>
<tr>
<td>3+</td>
<td>1,478 12,371</td>
</tr>
<tr>
<td>4+</td>
<td>572 6,813</td>
</tr>
<tr>
<td>5+</td>
<td>104 2,242</td>
</tr>
<tr>
<td>6+</td>
<td>12 326</td>
</tr>
<tr>
<td>Total</td>
<td>5,775 38,583</td>
</tr>
</tbody>
</table>

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

- **Awaiting construction**: 144
- **Under construction**: 168
- **Completed**: 27
- **Total**: 339

Structure of apartments on offer in Prague per type of project:

- **New apartments**: 4,506
  - Average proposed price: CZK 103,300
  - Average surface of apartments on offer: 69.6 sqm

- **Renovation of apartment buildings**: 1,269
  - Average proposed price: CZK 133,100
  - Average surface of apartments on offer: 56.7 sqm

New development projects put on the market during the period:

- **Number of projects**: 21
- **Number of apartments**: 1,184
- **Sum of proposed prices (CZK million)**: 6,903
- **Average price (CZK/sqm)**: 98,600

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

- **Central Group**: 114
  - Number of units: 655
  - Sum of proposed prices (CZK million): 98
  - Average price (CZK/sqm): 492

- **FINEP CZ**: 73
  - Number of units: 356
  - Sum of proposed prices (CZK million): 53
  - Average price (CZK/sqm): 226

- **PSN**: 53
  - Number of units: 226
  - Sum of proposed prices (CZK million): 48
  - Average price (CZK/sqm): 303

- **Metrostav Development**: 48
  - Number of units: 303
  - Sum of proposed prices (CZK million): 945
  - Units returned to supply: 160

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

All prices are stated including VAT.

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