**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 2020).

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**

- **Prague 6**: +0.4% CZK 124 200
- **Prague 7**: +1.9% CZK 112 400
- **Prague 8**: +5.3% CZK 115 300
- **Prague 9**: +0.6% CZK 102 900
- **Prague 10**: -0.2% CZK 107 300
- **Prague 1**: +2.6% CZK 131 600
- **Prague 2**: -0.5% CZK 136 400
- **Prague 3**: +2.6% CZK 120 900
- **Prague 4**: -3.6% CZK 112 700
- **Prague 5**: +1.3% CZK 120 900
- **Prague 11**: +0.4% CZK 124 200
- **Prague 12**: +0.6% CZK 112 400
- **Prague 13**: +5.3% CZK 115 300
- **Prague 14**: +0.6% CZK 102 900
- **Prague 15**: -0.2% CZK 107 300
- **Prague 16**: +2.6% CZK 131 600
- **Prague 17**: -0.5% CZK 136 400
- **Prague 18**: +2.6% CZK 120 900
- **Prague 19**: -3.6% CZK 112 700
- **Prague 20**: +1.3% CZK 120 900
- **Prague 21**: +0.4% CZK 124 200
- **Prague 22**: +0.6% CZK 112 400
- **Prague 23**: +5.3% CZK 115 300
- **Prague 24**: +0.6% CZK 102 900
- **Prague 25**: -0.2% CZK 107 300
- **Prague 26**: +2.6% CZK 131 600
- **Prague 27**: -0.5% CZK 136 400
- **Prague 28**: +2.6% CZK 120 900
- **Prague 29**: -3.6% CZK 112 700
- **Prague 30**: +1.3% CZK 120 900
- **Prague 31**: +0.4% CZK 124 200
- **Prague 32**: +0.6% CZK 112 400
- **Prague 33**: +5.3% CZK 115 300
- **Prague 34**: +0.6% CZK 102 900
- **Prague 35**: -0.2% CZK 107 300
- **Prague 36**: +2.6% CZK 131 600
- **Prague 37**: -0.5% CZK 136 400
- **Prague 38**: +2.6% CZK 120 900
- **Prague 39**: -3.6% CZK 112 700
- **Prague 40**: +1.3% CZK 120 900
- **Prague 41**: +0.4% CZK 124 200
- **Prague 42**: +0.6% CZK 112 400
- **Prague 43**: +5.3% CZK 115 300
- **Prague 44**: +0.6% CZK 102 900
- **Prague 45**: -0.2% CZK 107 300
- **Prague 46**: +2.6% CZK 131 600
- **Prague 47**: -0.5% CZK 136 400
- **Prague 48**: +2.6% CZK 120 900
- **Prague 49**: -3.6% CZK 112 700
- **Prague 50**: +1.3% CZK 120 900

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

<table>
<thead>
<tr>
<th></th>
<th>Number of apartments</th>
<th>Sum of proposed prices (CZK million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1+</td>
<td>1,191</td>
<td>5,022</td>
</tr>
<tr>
<td>2+</td>
<td>2,106</td>
<td>13,165</td>
</tr>
<tr>
<td>3+</td>
<td>1,424</td>
<td>13,487</td>
</tr>
<tr>
<td>4+</td>
<td>553</td>
<td>7,134</td>
</tr>
<tr>
<td>5+</td>
<td>104</td>
<td>2,432</td>
</tr>
<tr>
<td>6+</td>
<td>14</td>
<td>410</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,392</strong></td>
<td><strong>41,650</strong></td>
</tr>
</tbody>
</table>

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

- **Total 291**
  - 149 Waiting construction
  - 120 Under construction
  - 20 Completed

Structure of apartments on offer in Prague per type of project

- **CZK 113,300** Average proposed price
  - **4,415** Number of apartments on offer
  - **71 sqm** Average surface of apartments on offer

- **CZK 137,900** Renovation of apartment buildings
  - **977** Number of apartments on offer
  - **571 sqm** Average surface of apartments on offer

New development projects put on the market during the period:

- **15** Number of projects
- **965** Number of apartments
- **7,449** Sum of proposed prices (CZK million)
- **121,500** Average price (CZK/sqm)

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

- **FINEP CZ**
  - **84** Units disposals from the price lists
  - **555** Returned to supply

- **Central Group**
  - **64** Units disposals from the price lists
  - **383** Returned to supply

- **Moravská Stavební – Invest**
  - **32** Units disposals from the price lists
  - **175** Returned to supply

- **Trigema**
  - **29** Units disposals from the price lists
  - **173** Returned to supply

- **Star Group**
  - **27** Units disposals from the price lists
  - **181** Returned to supply

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

All prices are stated including VAT.

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