

Deloitte Develop Index

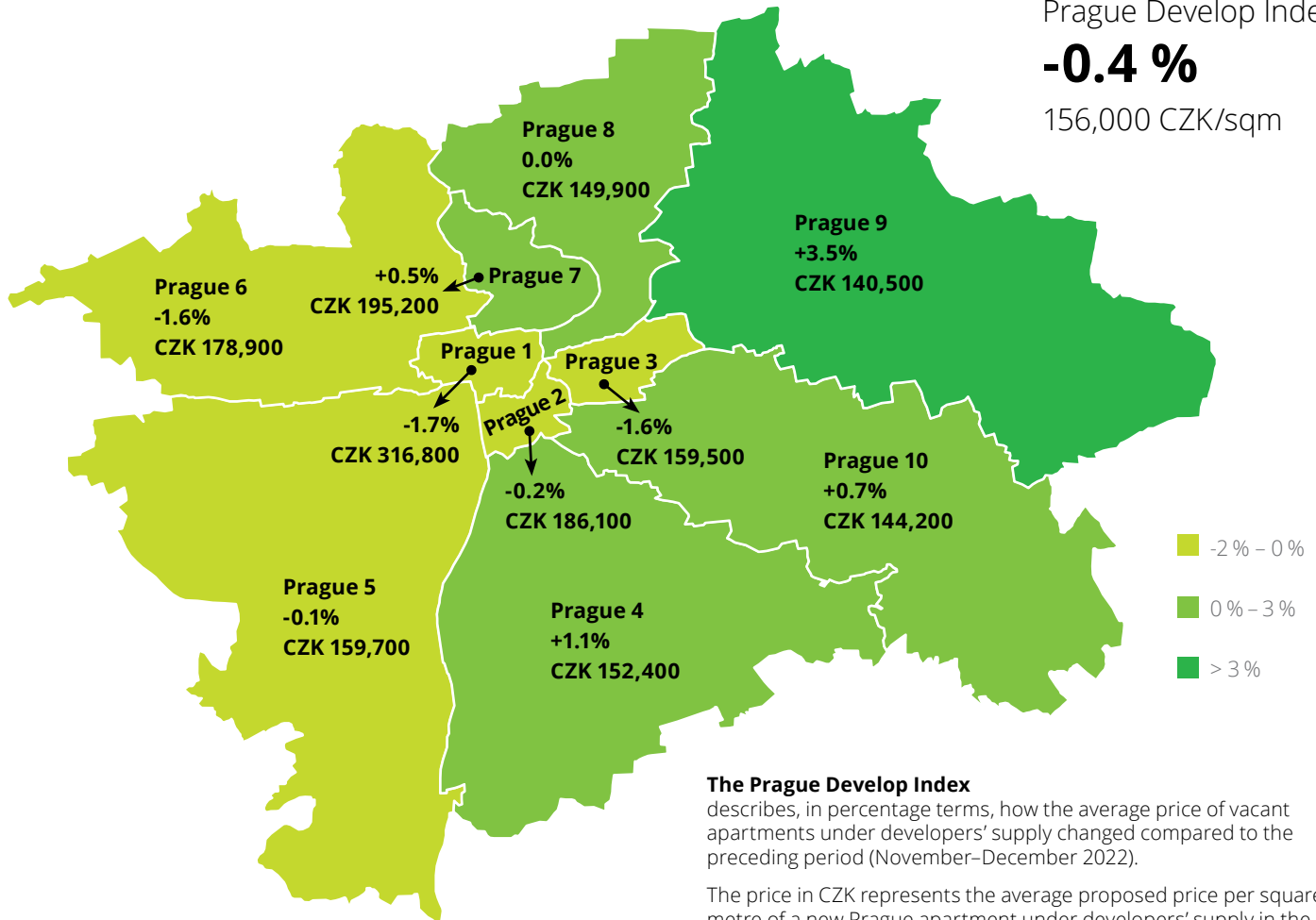
Proposed prices of new apartments in Prague

January–February 2023

Prague Develop Index

-0.4 %

156,000 CZK/sqm

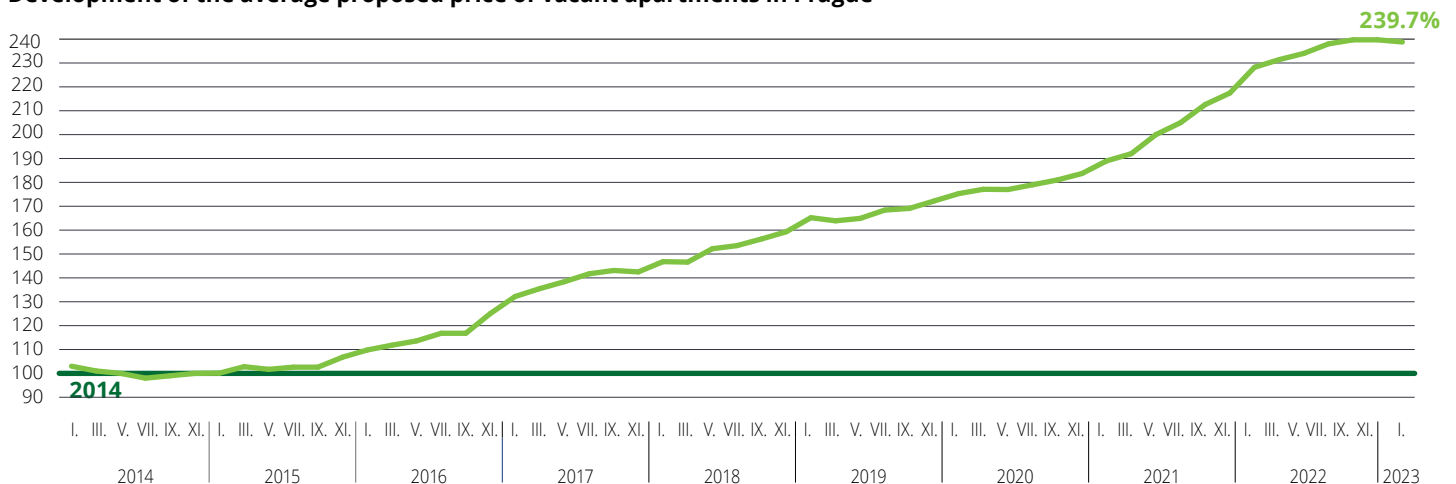


The Prague Develop Index

describes, in percentage terms, how the average price of vacant apartments under developers' supply changed compared to the preceding period (November–December 2022).

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



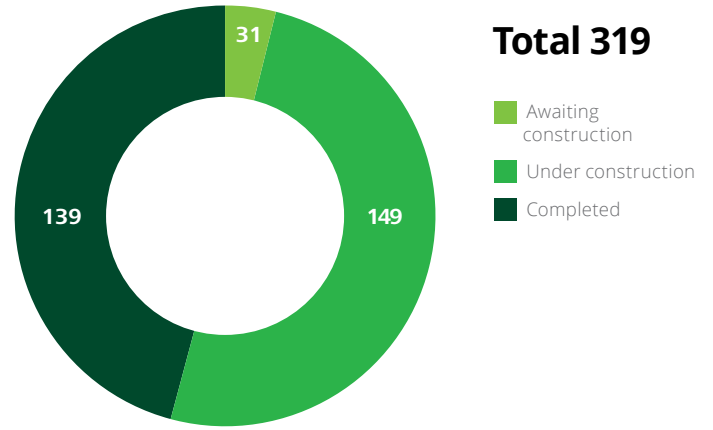
— Proposed price of vacant units
 — Average proposed price of vacant units on the market for the entire 2014 = 100%

All prices are stated including VAT.

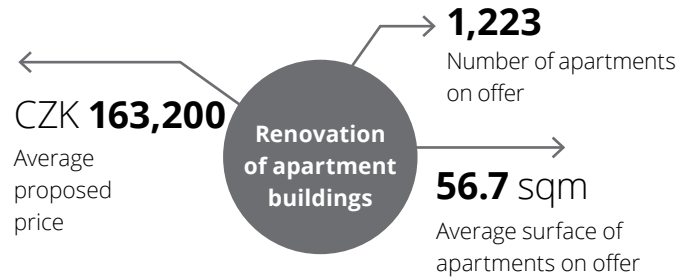
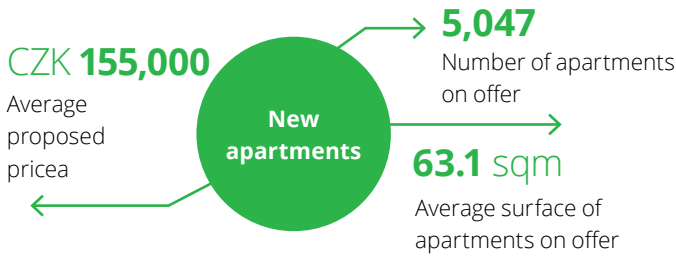
Supply structure by availability at the end of the period

	Number of apartments	Sum of proposed prices (CZK million)
1+	1,725	9,277
2+	2,480	20,133
3+	1,476	18,044
4+	534	8,852
5+	48	1,254
6+	5	166
Total	6,268	57,725

Status of projects in supply at the end of the period



Structure of apartments on offer in Prague per type of project

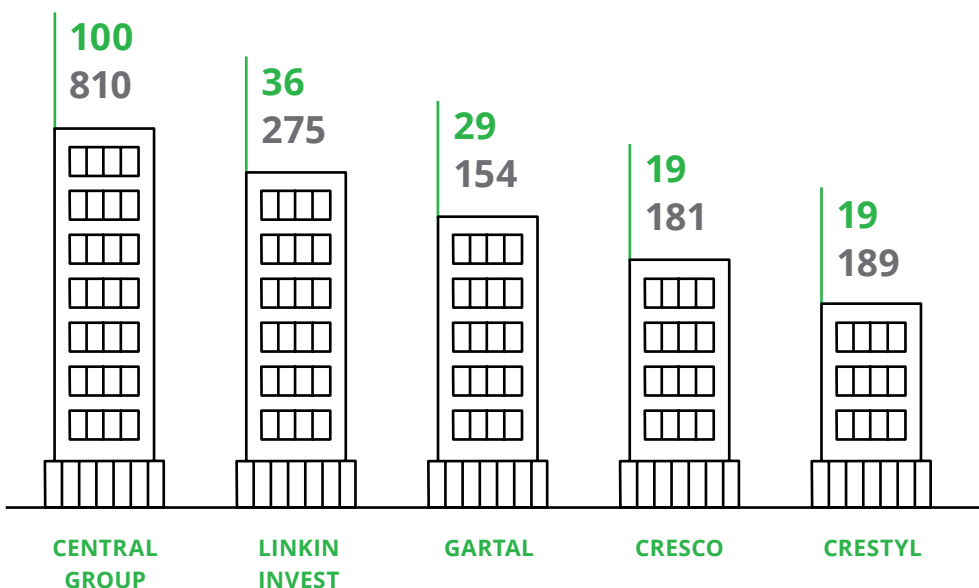


New development projects put on the market during the period:



Top 5 developers according to units disposals from the price lists*

during the period and the sum of offer prices (CZK million):



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

All prices are stated including VAT.