

Deloitte Develop Index

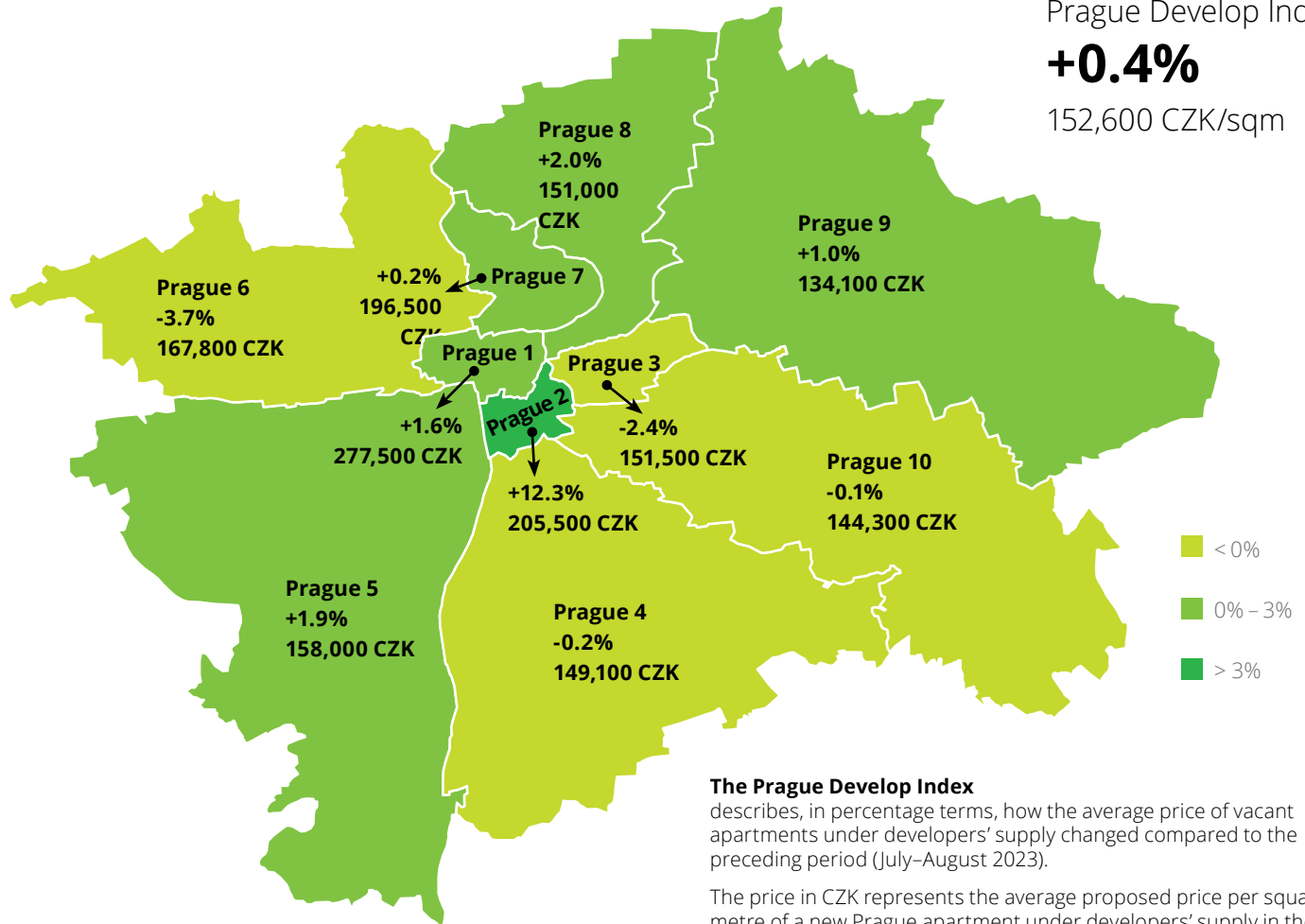
Proposed prices of new apartments in Prague

September–October 2023

Prague Develop Index

+0.4%

152,600 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 (July–August 2023).

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

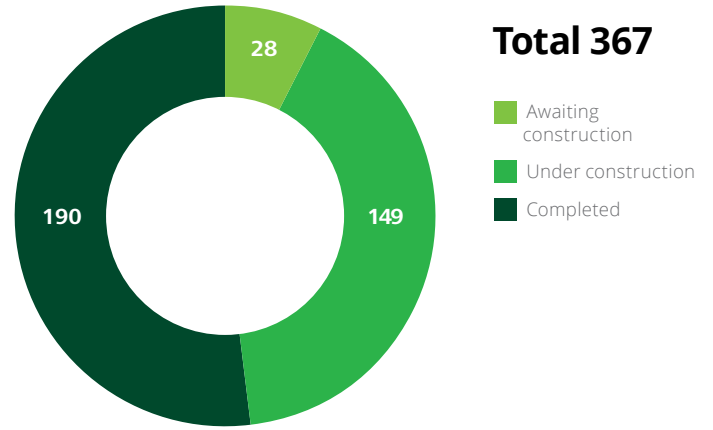
— Average proposed price of vacant units on the market for the entire 2014 = 100%

All prices are stated including VAT.

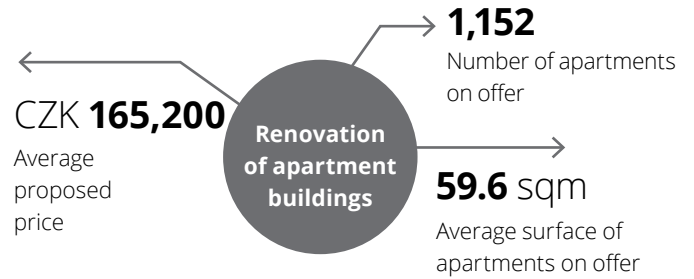
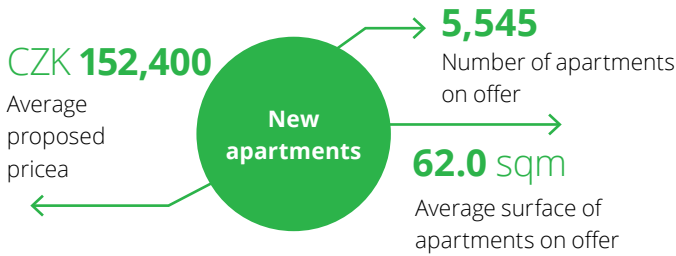
Supply structure by availability at the end of the period

| | Number of apartments | Sum of proposed prices (CZK million) |
|--------------|----------------------|--------------------------------------|
| 1+ | 1,838 | 9,393 |
| 2+ | 2,666 | 20,040 |
| 3+ | 1,593 | 18,185 |
| 4+ | 548 | 9,190 |
| 5+ | 48 | 1,275 |
| 6+ | 4 | 140 |
| Total | 6,697 | 58,224 |

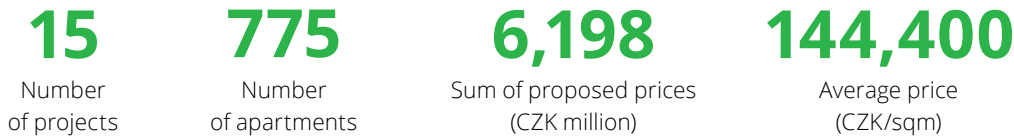
Status of projects in supply at the end of the period



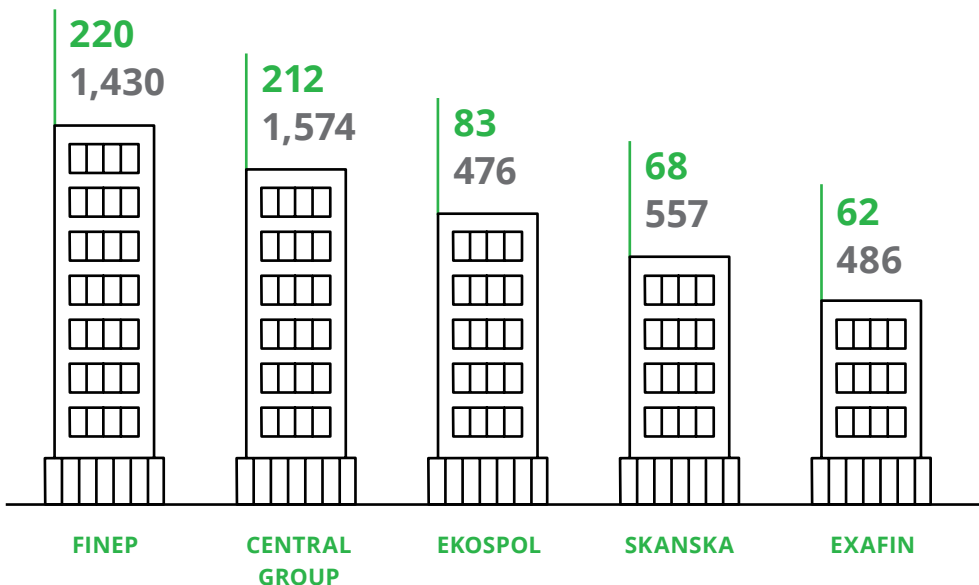
Structure of apartments on offer in Prague per type of project



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.