Deloitte Develop Index
Offer prices of new apartments in Prague
September – October 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 (July – August 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

- 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:

<table>
<thead>
<tr>
<th>Number of apartments</th>
<th>Sum of proposed prices (CZK million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1+</td>
<td>1,357</td>
</tr>
<tr>
<td>2+</td>
<td>2,007</td>
</tr>
<tr>
<td>3+</td>
<td>1,476</td>
</tr>
<tr>
<td>4+</td>
<td>584</td>
</tr>
<tr>
<td>5+</td>
<td>94</td>
</tr>
<tr>
<td>6+</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,533</strong></td>
</tr>
</tbody>
</table>

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

- **Total 323**
  - **17** Awaiting construction
  - **157** Under construction
  - **149** Completed

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

- **New apartments**
  - Number of apartments: 4,453
  - Average proposed price: CZK 106,700
  - Average surface of apartments on offer: 70.6 sqm

- **Renovation of apartment buildings**
  - Number of apartments on offer: 1,080
  - Average proposed price: CZK 137,800
  - Average surface of apartments on offer: 57.5 sqm

New development projects put on the market during the period:

- **14** Number of projects
- **1,072** Number of apartments
- **7,124** Sum of proposed prices (CZK million)
- **104,300** 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**
  - Units disposals from the price lists: 147
  - Returned to supply: 819

- **Central Group**
  - Units disposals from the price lists: 86
  - Returned to supply: 460

- **TOP.ESTATES**
  - Units disposals from the price lists: 66
  - Returned to supply: 565

- **YIT**
  - Units disposals from the price lists: 63
  - Returned to supply: 362

- **VIVUS**
  - Units disposals from the price lists: 61
  - Returned to supply: 314

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

All prices are stated including VAT.

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