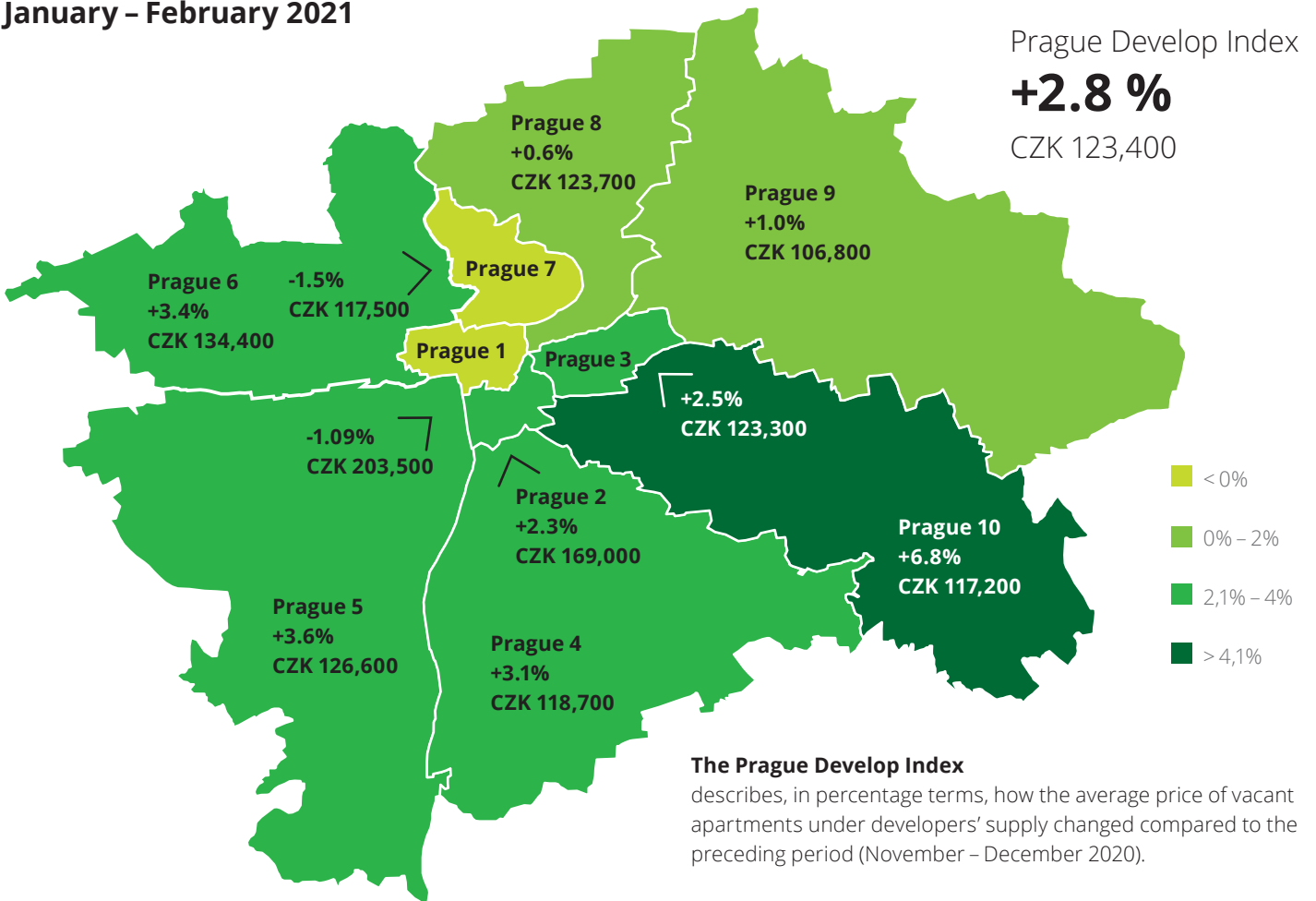


Deloitte Develop Index

Proposed prices of new apartments in Prague

January – February 2021



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 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

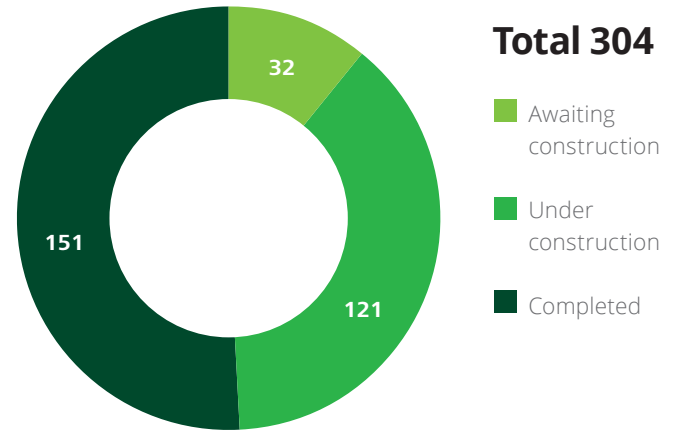


— Proposed price of vacant units
— Average proposed price of vacant units on the market for the entire 2014 = 100 %
All prices are stated including VAT.

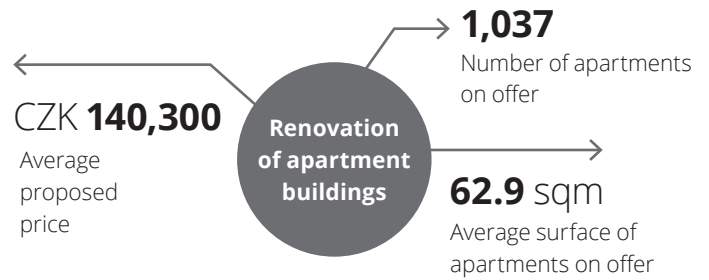
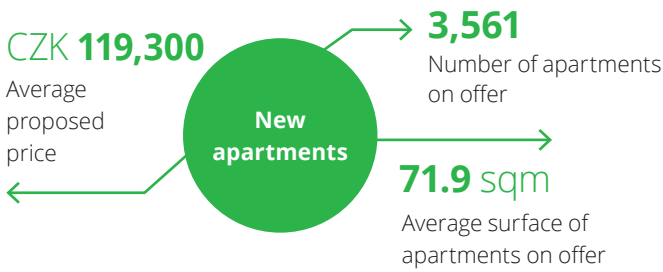
Supply structure by availability at the end of the period:

	Number of apartments	Sum of proposed prices (CZK million)
1+	1,000	4,546
2+	1,769	11,941
3+	1,236	12,762
4+	516	7,240
5+	68	1,628
6+	9	273
Total	4,598	38,391

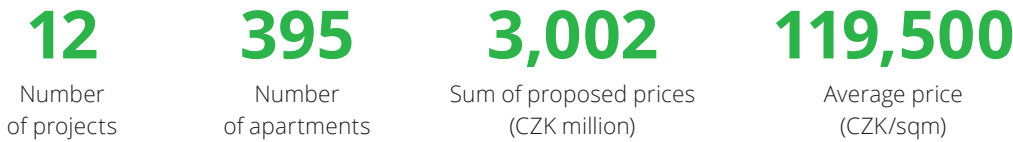
Status of projects in supply at the end of the period:



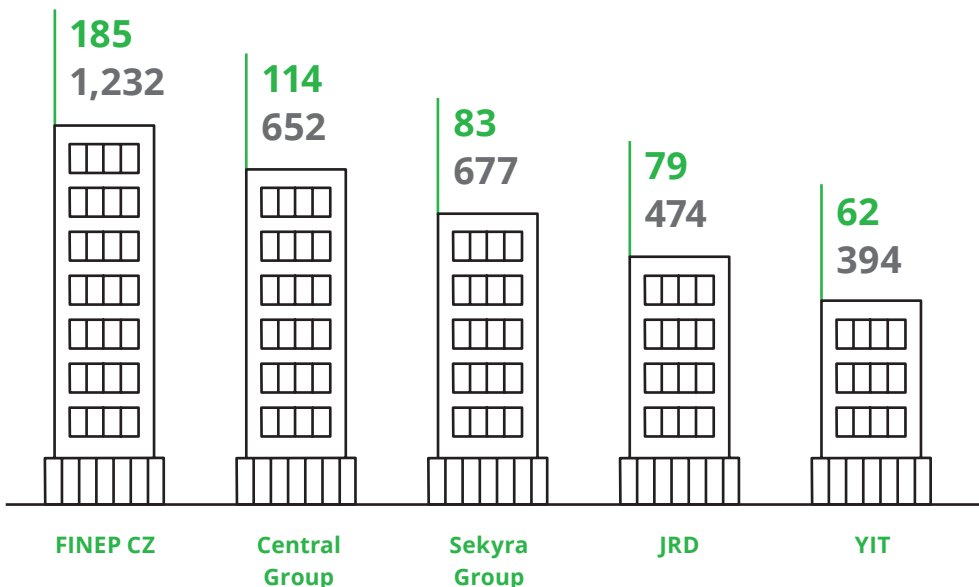
Structure of apartments on offer in Prague per type of project



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.