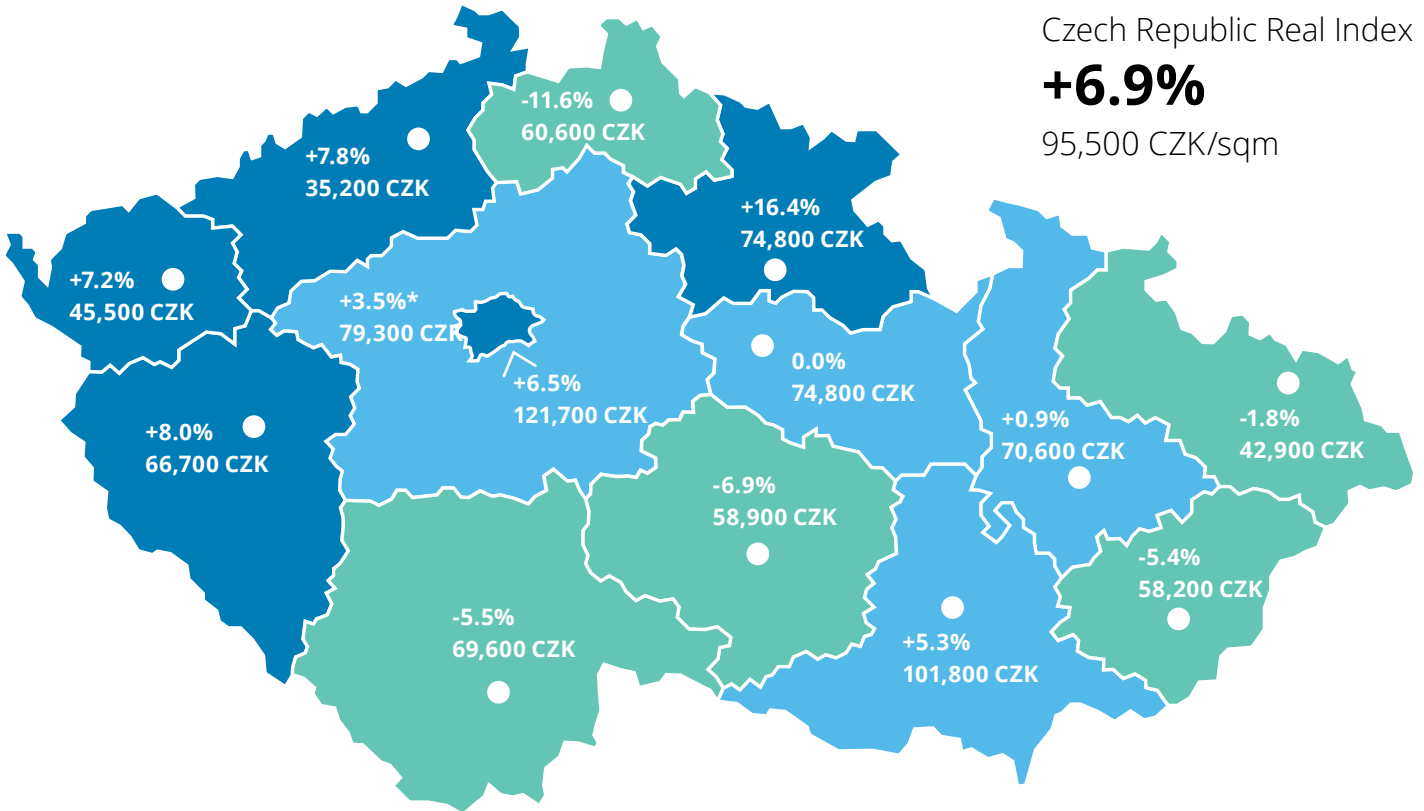


Deloitte Real Index Q4 2023

Actual prices of apartments sold in the CR



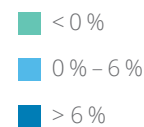
Czech Republic Real Index

represents the change in the average price percentage denoting the apartments sold in the regional capitals compared to the previous period (Q3 2023).

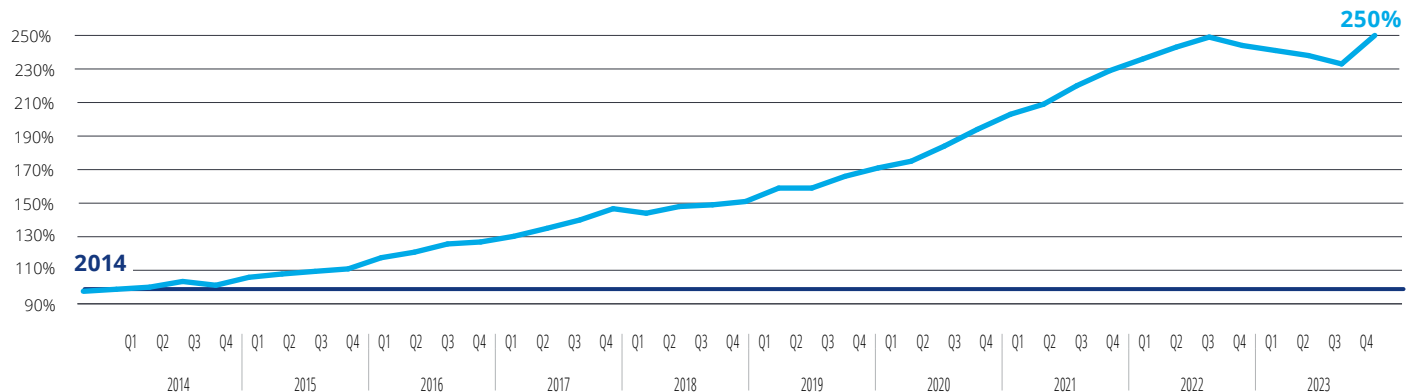
Price per sq m in the reviewed quarter for the sales completed in the regionals capitals.

The data concerns the sales of apartments incorporated in the land registry in the form of purchase contracts.

* Average for the towns of Benešov, Beroun, Kladno and Mladá Boleslav and the districts of Prague-East and Prague-West.



Development of the actual apartment sales prices index in Prague and regional capitals



— Realised sales price
— Average realised sales price for the whole of 2014 = 100%
All the prices include VAT



Average price, aggregate transaction volume and the number of sales in the reviewed period Q4 2023 per segment in Prague and regional capitals

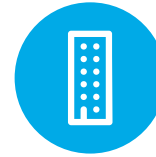


Development projects
113,500 CZK/sqm
 CZK 22.2 billion
 sales 3,203
 (of which 2,107 first sales)

first sales **100,400 CZK/sqm**
 re-sales **116,600 CZK/sqm**
 apartments marked as sold by developers **135,600 CZK/sqm**

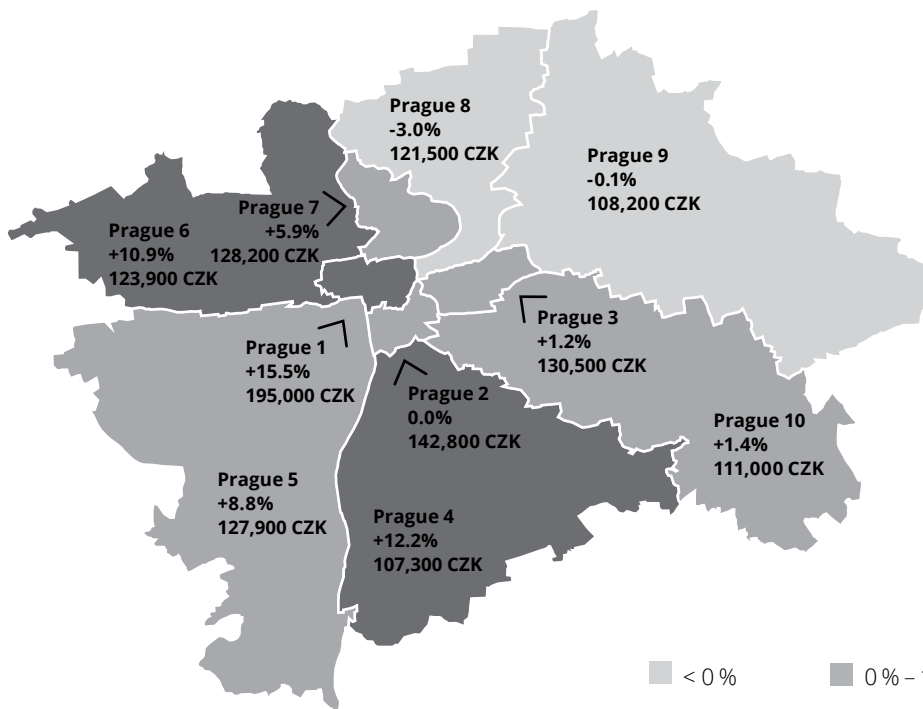
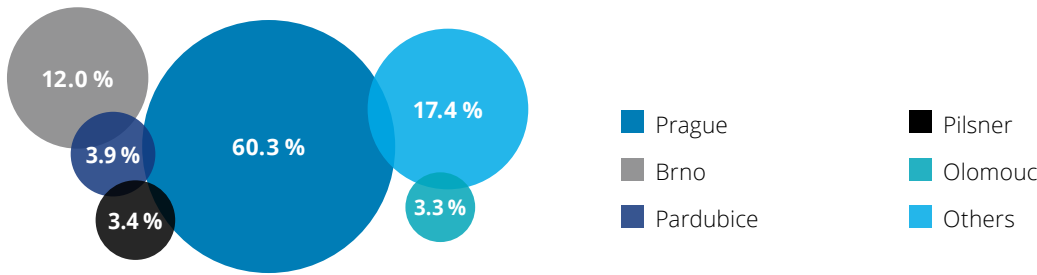


Brick houses
89,500 CZK/sqm
 CZK 8.6 billion
 sales 1,580



Prefab. apartment buildings
71,900 CZK/sqm
 CZK 8.1 billion
 sales 2,042

Structure of the apartment sales volume in Q4 2023



Prague Real Index
-6.5%

121,700 CZK/sqm

Prague Real Index

represents the change in the average price percentage denoting the apartments sold compared to the previous period (Q3 2023).

Price per sq m in the reviewed quarter for the sales completed.

The data concerns the sales of apartments incorporated in the land registry in the form of purchase contracts.

Average price, aggregate transaction volume and the number of sales in the reviewed period Q4 2023 per segment in Prague



Development projects
131,000 CZK/sqm
 CZK 14.5 billion
 1,781 sales
 (of which 1,183 first sales)

first sales **130,200 CZK/sqm**
 re-sales **132,600 CZK/sqm**
 apartments marked as sold by developers **147,600 CZK/sqm**



Brick houses
119,000 CZK/sqm
 CZK 5.3 billion
 738 sales



Prefab. apartment buildings
98,800 CZK/sqm
 CZK 3.7 billion
 659 sales