Deloitte Develop Index

Offer prices of new apartments in Prague

November – December 2019

Prague Develop Index

+1.8 %

CZK 112,500

The Prague Develop Index describes, in percentage terms, how the average price of vacant apartments under developers’ supply changed compared to the preceding period (September – October 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

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>1,184</td>
</tr>
<tr>
<td>2+</td>
<td>1,953</td>
</tr>
<tr>
<td>3+</td>
<td>1,435</td>
</tr>
<tr>
<td>4+</td>
<td>577</td>
</tr>
<tr>
<td>5+</td>
<td>106</td>
</tr>
<tr>
<td>6+</td>
<td>16</td>
</tr>
<tr>
<td>Total</td>
<td>5,271</td>
</tr>
<tr>
<td></td>
<td>38,812</td>
</tr>
</tbody>
</table>

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

- Total 315
  - awaiting construction: 161 (52%)
  - under construction: 133 (42%)
  - completed: 21 (7%)

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

- New apartments: 
  - Number of apartments: 4,266
  - Average price: CZK 109,000
  - Average surface of apartments on offer: 71.8 sqm

- Renovation of apartment buildings: 
  - Number of apartments: 1,005
  - Average price: CZK 138,100
  - Average surface of apartments on offer: 57.8 sqm

New development projects put on the market during the period:

- Number of projects: 14
- Number of apartments: 734
- Sum of proposed prices (CZK million): 5,727
- Average price (CZK/sqm): 114,400

Top 5 developers according to units disposals from the price lists* during the period and the sum of offer prices (CZK million):

- Central Group: 155,834
- FINEP CZ: 72,442
- STAR GROUP: 57,364
- YIT: 57,357
- PSN: 53,248

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

All prices are stated including VAT.

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