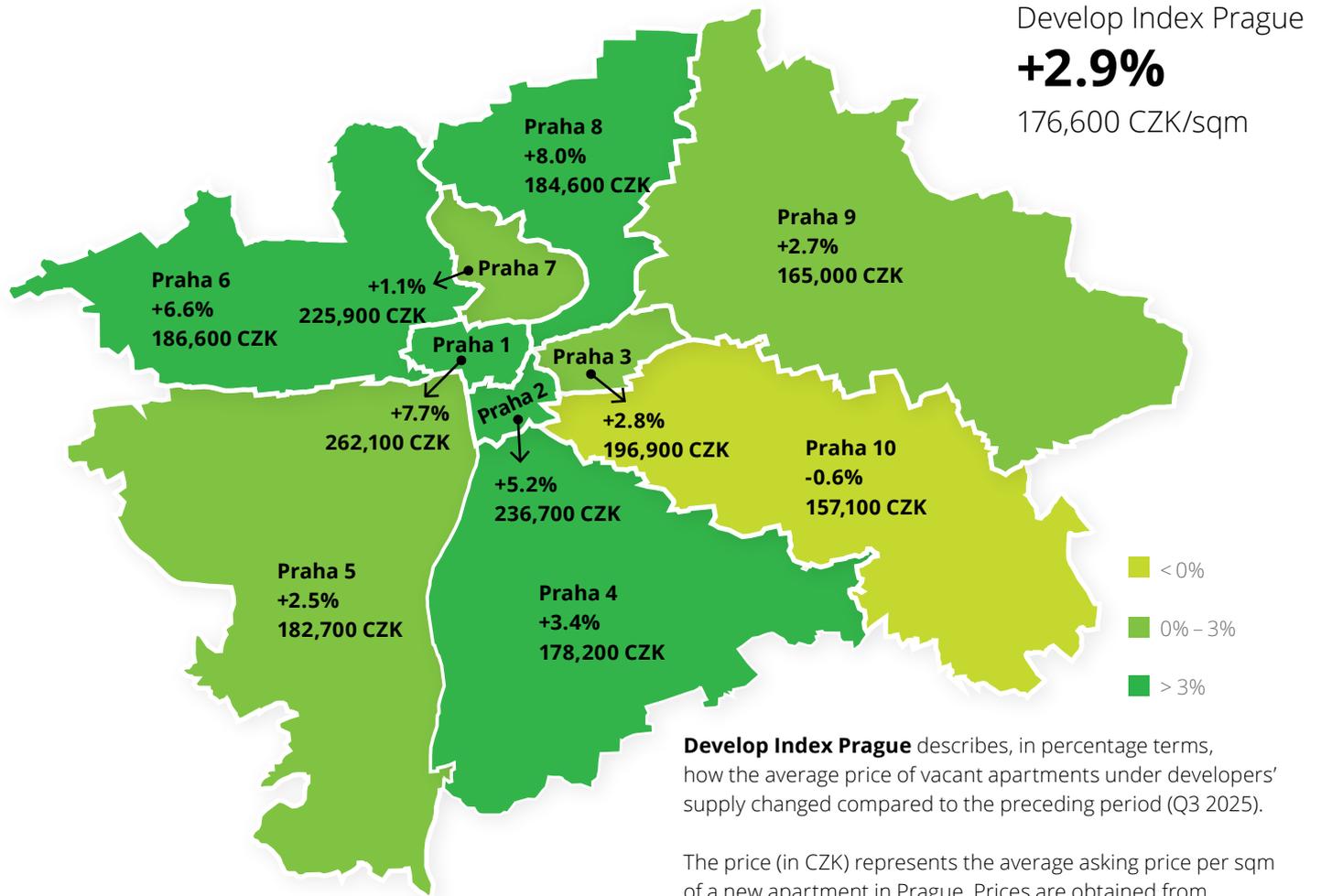


Deloitte Develop Index

Asking prices of new apartments in Prague

Q4 2025



Developer's current offering during the monitored period

Q-o-Q change in the developer's offering

322

+2.9%

Number of projects

7,271

-12.7%

Number of apartments

74,919

-7.0%

Sum of asking prices (CZK million)

470,189

-8.9%

Total area of listed apartments (sqm)



Breakdown of apartment offerings by layout during the monitored period

Layout	Number of apartments	Average price per sqm (CZK)	Average area (sqm)	Sum of asking prices (CZK million)
1+	1,453	191,800	35.7	8,939
2+	3,200	173,600	55.5	27,796
3+	1,847	170,300	81.5	23,479
4+	679	174,700	111.8	12,113
5+ and more	92	185,800	161.3	2,593
Total	7,271	176,600	64.8	74,919

Development of average asking prices of available apartments in Prague



Top 10 developers by current supply of available apartments at the end of the period and the sum of asking prices (in millions CZK)

