

# Valuation Report

Byty Limuzská  
Apartments 403 & 410 & 510

Limuzská 2110/8  
108 00 Prague 10 - Strašnice, Czech Republic

**Prepared on behalf of:**

Future X Alpha s.r.o.  
V Parku 2335/20  
148 00 Prague 4  
Czech Republic

**Prepared by:**

Mr. Matěj Cihelka MRICS  
U Krčského nádraží 230/19  
140 00 Prague 4  
Czech Republic



1 June 2025

Future X Alpha s.r.o.  
V Parku 2335/20  
148 00 Prague 4  
Czech Republic  
(the "Client")

**For the attention of Mrs. Tereza Pokorná and Mr. Ondřej Záruba**

Dear Madam and Sir,

Thank you for asking me to undertake valuation of the Properties below. Please read below my valuation report including valuation calculation of the Properties on the basis of the Market Value.

**PROPERTIES:**

1. Apartment 403, residential development project Byty Limuzská,  
Limuzská 2110/8, 108 00 Prague 10 - Strašnice, Czech Republic  
("Apartment 403" or "403").
2. Apartment 410, residential development project Byty Limuzská,  
Limuzská 2110/8, 108 00 Prague 10 - Strašnice, Czech Republic  
("Apartment 410" or "410").
3. Apartment 510, residential development project Byty Limuzská,  
Limuzská 2110/8, 108 00 Prague 10 - Strašnice, Czech Republic  
("Apartment 510" or "510").

(All together the "Apartments")

In accordance with the Terms of Engagement dated 24 May 2025, I have made such enquiries as are sufficient to provide you with my opinion of values. Copies of the Terms of Engagement are enclosed at **Appendix I**.

I trust that my report meets your requirements, but should you have any queries, please do not hesitate to contact me.

Yours faithfully,



**Mr. Matěj Cihelka MRICS**  
Professional Member & Registered Valuer  
Professional No: 6896055

## Executive Summary

<b>Properties:</b>	Apartments 403 & 410 & 510 within the residential development project Byty Limuzská
<b>Address:</b>	Limuzská 2110/8, 108 00 Prague 10 - Strašnice, Czech Republic
<b>Saleable Areas &amp; Parking Spaces:</b>	<p><b>Apartment 403:</b></p> <ul style="list-style-type: none"> <li>• Apartment: 83.69 sq m</li> <li>• Balcony: 3.41 sq m</li> <li>• Cellar: 3.00 sq m</li> <li>• Surface parking space: 1</li> </ul> <p><b>Apartment 410:</b></p> <ul style="list-style-type: none"> <li>• Apartment: 83.39 sq m</li> <li>• Balcony: 3.41 sq m</li> <li>• Cellar: 3.00 sq m</li> <li>• Surface parking space: 1</li> </ul> <p><b>Apartment 510:</b></p> <ul style="list-style-type: none"> <li>• Apartment: 83.39 sq m</li> <li>• Balcony: 3.41 sq m</li> <li>• Cellar: 3.00 sq m</li> <li>• Surface parking space: 1</li> </ul>
<b>Valuation Date:</b>	31 May 2025
<b>Valuation Purpose:</b>	Internal decision-making purposes of the Client
<b>Basis of Valuation:</b>	Market Value
<b>Valuation Methodology:</b>	Comparable approach
<b>Interest valued:</b>	Freehold
<b>Market Values:</b>	<p><b>Apartment 403:</b> CZK 9,906,706 (incl. VAT)</p> <p><b>Apartment 410:</b> CZK 9,874,081 (incl. VAT)</p> <p><b>Apartment 510:</b> CZK 9,874,081 (incl. VAT)</p> <p><b>TOTAL Apartments:</b> CZK 29,654,869 (incl. VAT)</p>
<p><b><u>Please note that the Apartments have been valued individually and no allowance has been made, either positive or negative, should it form part of a larger disposal.</u></b></p>	

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## 1. Instructions and Bases of Valuation

### 1.1 Identification of the Properties valued

This valuation is of the unencumbered freehold interests in the Apartments within the residential development project Byty Limuzská as specified below.

The **Apartment 403** represents the apartment no. 2110/403, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 871/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. The **Apartment** of the saleable area **83.69 sq m** includes the right to exclusively use a **balcony** of the saleable area **3.41 sq m**, **cellar** of the saleable area **3.00 sq m** situated in the first underground floor and **one surface parking space**. According to the Cadastral Register, the cellar represents a share of 1/60 on the unit no. 2110/606 (other non-residential area), as identified in the cadastral deed no. 20030, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. According to the Cadastral Register, the surface parking space represents an ideal share of 1/34 on the land plot no. 2640/3, as identified in the cadastral deed no. 20080, cadastral area Strašnice.

The **Apartment 410** represents the apartment no. 2110/410, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 868/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. The **Apartment** of the saleable area **83.39 sq m** includes the right to exclusively use a **balcony** of the saleable area **3.41 sq m**, **cellar** of the saleable area **3.00 sq m** situated in the first underground floor and **one surface parking space**. According to the Cadastral Register, the cellar represents a share of 1/60 on the unit no. 2110/606 (other non-residential area), as identified in the cadastral deed no. 20030, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. According to the Cadastral Register, the surface parking space represents an ideal share of 1/34 on the land plot no. 2640/3, as identified in the cadastral deed no. 20080, cadastral area Strašnice.

The **Apartment 510** represents the apartment no. 2110/510, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 868/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. The **Apartment** of the saleable area **83.39 sq m** includes the right to exclusively use a **balcony** of the saleable area **3.41 sq m**, **cellar** of the saleable area **3.00 sq m** situated in the first underground floor and **one surface parking space**. According to the Cadastral Register, the cellar represents a share of 1/60 on the unit no. 2110/606 (other non-residential area), as identified in the cadastral deed no. 20030, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. According to the Cadastral Register, the surface parking space represents an ideal share of 1/34 on the land plot no. 2640/3, as identified in the cadastral deed no. 20080, cadastral area Strašnice.

The Apartments are owned by Future X Alpha s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic.

The valuation excludes all trade fixtures, machinery, furnishings, and other equipment.

## 1.2 General Assumptions and Conditions

The valuation has been carried out in line with the General Assumptions and Conditions set out in the relevant section towards the rear of this report.

## 1.3 Identification and Status of the Responsible Valuer

The Apartments have been valued by Mr. Matěj Cihelka MRICS, professional member (professional no. 6896055) and RICS Registered Valuer, U Krčského nádraží 230/19, 140 00 Prague 4, Czech Republic (the “Valuer”).

The Valuer apart from possessing MRICS qualification is also RICS Registered Valuer. In accordance with the RICS Valuation – Global Standards effective 31 January 2025 (the “Red Book”), the Valuer confirms that he has sufficient knowledge of the market and the skills and understanding to undertake the valuation competently. The Valuer is a real estate professional with more than eleven years of experience in the real estate sector and more than eight years of experience in undertaking valuations for local and international clients including property funds, developers, and other investors and both local and international banks.

The Valuer acted as an ‘External Valuer’ as defined within the Red Book.

## 1.4 Conflicts of Interest

The Valuer declares that he has previously valued the Apartments for internal decision-making purposes on behalf of the Client as of May 2024, May 2023 and June 2022. Whilst the Valuer has had prior involvement with the Apartments, he is not aware of any conflict of interest preventing him from providing the Client with an independent valuation in accordance with the Red Book.

## 1.5 Purpose of the Valuation

The valuation is required for internal decision-making purposes of the Client and the Valuer’s report is addressed to the Client and is for its exclusive use in connection with the stated purpose.

It is important that the Valuation Report is not used out of context or for the purposes for which it was not intended. The Valuer shall have no responsibility or liability to any party if the Valuation Report is used outside of the purposes for which it was intended, or outside of the restrictions on its use set out below.

## 1.6 Basis of Value

In undertaking the valuation, the Valuer has adopted the RICS definition of Market Value, as detailed below. The Red Book defines the Market Value under VPS 2.4 as:

*“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”*

## 1.7 Valuation Date

The valuation date is 31 May 2025.

Please note that the Apartments' values may change over a relatively short period of time and, as such, the valuation may not be valid on any date other than the stated valuation date.

## 1.8 Valuation Standards

The valuation was undertaken in accordance with the Red Book published by the Royal Institution of Chartered Surveyors (RICS), which incorporates the International Valuation Standards (IVS).

## 1.9 Valuation Approach

In calculating the Market Value of the Apartments, the Valuer has adopted a comparable approach.

## 1.10 Currency

This valuation is expressed in the Czech Crowns (CZK).

## 1.11 Nature and Sources of the Information

The Valuer has been provided with the following documentation and information by the Clients' representatives, upon which he has formed his opinion of value:

- Apartments' layouts.
- Cadastral Extract no. 20369, cadastral area Strašnice, dated 31 May 2025.
- Energy performance certificate of the Building.
- Lease agreement including appendices for the Apartment 403 between the Client and Martin Gracias dated 26 November 2022, lease agreement including appendices for the Apartment 410 between the Client and Vojtěch Řehák and Jana Řeháková dated 14 February 2023 and lease agreement including appendices for the Apartment 510 between the Client and Tomáš Mastný and Arina Zelinscaia dated 5 December 2022.
- Orders for supply and assembly of kitchenettes including appendices.
- Purchase agreements including appendices for the Apartments between ACL8, s.r.o. and the Client dated 18 July 2022.
- Technical specifications of Byty Limuzská residential development project and technical specifications of the Apartments.
- Use Permit no. P10-462560/2021 issued by the Office of the Municipality Prague 10, Vršovická 68, 101 38 Prague 10, Czech Republic dated 2 November 2021.
- Use Permit no. P10-462603/2021 issued by the Office of the Municipality Prague 10, Vršovická 68, 101 38 Prague 10, Czech Republic dated 2 November 2021.

Please note that the Valuer does not accept responsibility for any errors or omissions in information and documentation provided. The Client agrees not to hold the Valuer responsible if any disputes regarding the valuation arise from the accuracy of such information.

#### 1.12 Extent of Valuer's Investigations

The Apartments 403 and 410 were inspected by the Valuer on 16 May 2025. The Apartment 503 wasn't inspected by the Valuer nevertheless the Apartments are almost identical in terms of saleable areas and technical specifications and therefore the Valuer believes he has inspected a representative sample of the Apartments. Furthermore, the Valuer has inspected the external and internal premises of the Byty Limuzská residential development project.

The Valuer has not undertaken any type of measurement of the Apartments' areas and has relied fully on the information received from the Clients' representatives, together with that which is publicly available. The Valuer's inspection has not amounted to a survey of the construction, or a structural condition survey. The Valuer has assumed that the Apartments are sound and free from any defects.

#### 1.13 Assumptions

The Valuer has made several reasonable assumptions, as defined under VPS 2.9 of the Red Book, which the Valuer considered both appropriate and necessary to arrive at his opinion of value.

No Special Assumptions has been assumed in the valuation.

#### 1.14 Restrictions on Use, Distribution, and Publication of the Valuation Report

The Valuation Report shall be confidential to, and for the use only of, the Client and no responsibility shall be accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of the Valuation Report or any reference to it may be included in any published document, circular or statement, nor published, reproduced, referred to or used in any way without the Valuer's prior written approval (with such approval to be given or withheld at the Valuer's absolute discretion).

#### 1.15 Limitations on Liability

The Valuer's aggregate liability to any one or more or all of the addressees or any other party who otherwise becomes entitled to rely upon the Valuation Report under or in connection with this agreement and the Valuer's valuation, however that liability arises (including, without limitation, a liability arising by breach of contract, arising by tort, including, without limitation, the tort of negligence, or arising by breach of statutory duty) shall be limited to the total fee as stated in the Terms of Engagement.

The Valuer will not accept liability where the fee has not been paid in full.

The Client acknowledges and agrees that the Valuer shall not be liable under or in connection with this agreement and the provision of the valuation in tort (including negligence), breach of contract, breach of statutory duty or otherwise due to, under and/or arising out of or in connection with the Terms of Engagement to the extent such loss or damage is consequential, indirect, special, or punitive.

If the Client suffers loss because of the Valuer's breach of contract or negligence, the Valuer's liability shall be limited to the total fee as stated in the Terms of Engagement. The Valuer's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between the Client and the party, the Client's difficulty in enforcement, or otherwise.

## 2. Location

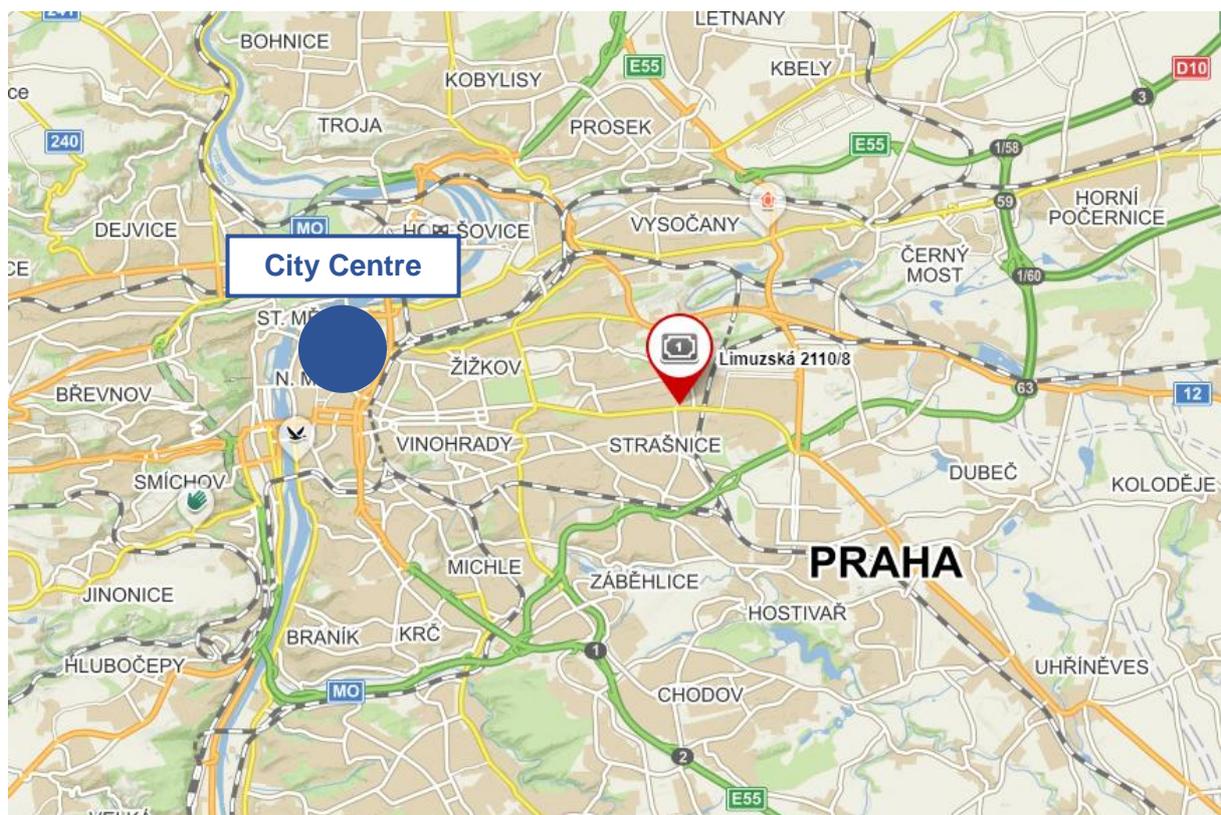
### 2.1 Location and Surroundings

The Byty Limuzská residential development project is located at the corner of Limuzská and Černokostelecká Streets in Prague 10 - Strašnice. Strašnice is a cadastral district in Prague. It became part of Prague on 1 January 1922. It lies mostly in the municipal and administrative district of Prague 10 while a small part is situated in Prague 3. The district is bordered by Vršovice, Vinohrady, Žižkov, Malešice, Hostivař, Záběhllice and Michle.

The Byty Limuzská residential development project is located in the eastern outer-city part of Prague, some 7 km to the east of the city centre. Prague is the capital of the Czech Republic and with approximately 1,300,000 inhabitants the largest city in the country. It is a natural centre of politics, international relations, education, culture and economy.

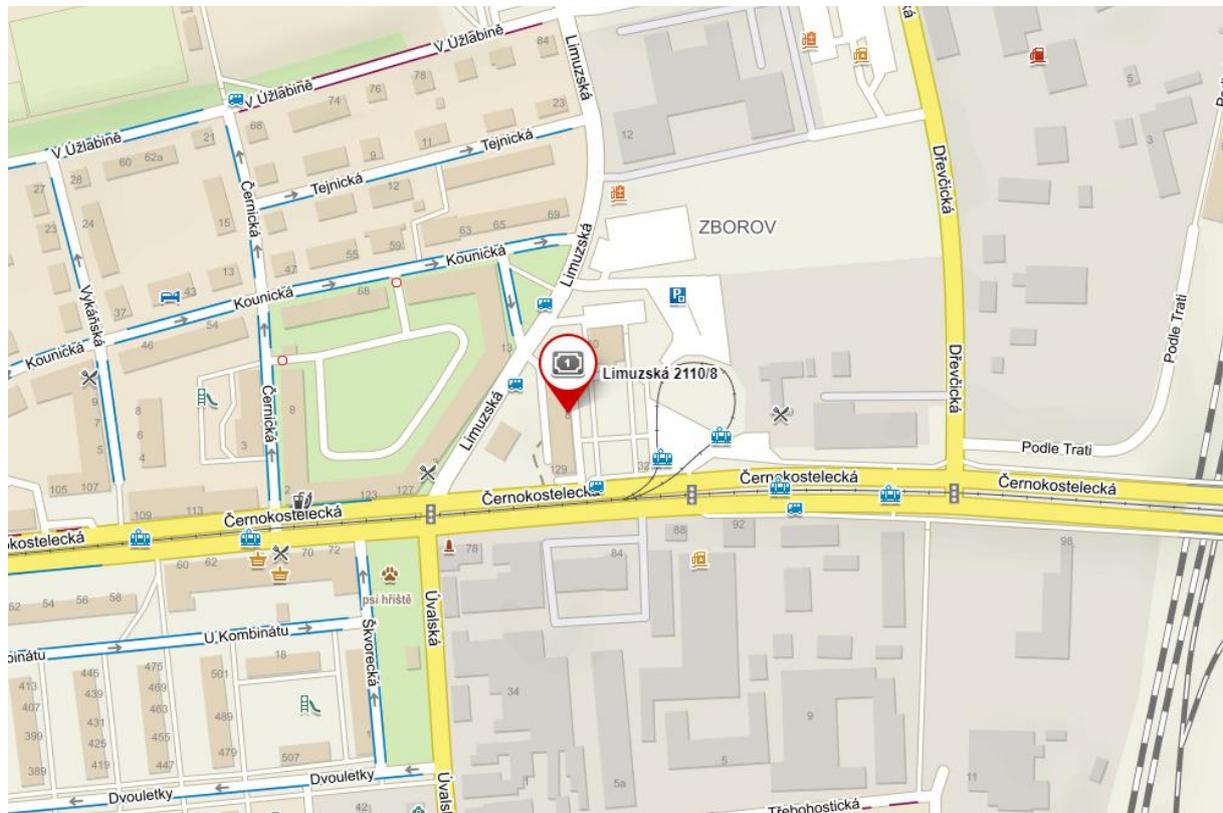
The Byty Limuzská residential development project is situated in a mixed-used area, represented by a mixture of residential and industrial properties. There is a terminal tram station located some 250 m to the south-east of the project with a public parking area situated to the north of the terminal station.

Location of the Byty Limuzská residential development project within its wider context is shown on the map below:



Source: [www.mapy.cz](http://www.mapy.cz)

Location of the Byty Limuzská residential development project within its closest surroundings is shown on the map below:



Source: [www.mapy.cz](http://www.mapy.cz)

## 2.2 Communication and Accessibility

The Byty Limuzská residential development project benefits from a very good public transport accessibility. The nearest bus station called “Limuzská” is situated some 100 m to the north-west of the project and is served by four regular bus lines. In addition, there is a tram station called “Nové Strašnice” situated some 200 m to the south-east of the project and is served by several tram lines. The location is very well connected to the metro stations called “Strašnická” and “Želivského” – both lines A – as well as other parts of Prague. These metro stations can be reached within 5-7 minutes.

The Byty Limuzská residential development project benefits also from a very good car accessibility as it is located some 150 m from the Černokostelecká Street, one of the main roads within Prague 10. Černokostelecká Street connects directly to Jižní spojka and Štěřboholská spojka forming part of the Prague Outer City Ring Road. Therefore, other parts of Prague can be accessible within several minutes’ drive time.

## 2.3 Location Comment

The Byty Limuzská residential development project is well located for residential use. It benefits from a very good public transport and car accessibility. Furthermore, it benefits from an availability of civic amenities in an immediate vicinity. The infrastructure in the area is developed and in a good, maintained condition. Nevertheless, it is necessary to mention that Černokostelecká Street is a very busy road and, in connection with the terminal tram station, represents a source of an increased noise for residents.

### 3. Technical Specifications

#### 3.1 Development Project Description

The Byty Limuzská residential development project represents a conversion from an office building to a fully residential property. The project offers 60 apartments with a variety of layouts, 5 studios, one retail unit and one workroom located over five above ground and one underground floors. There are 65 cellars located in the first below ground floor and 30 surface parking spaces located around the Building.

The project is represented by one Building with two entrances. There is one elevator for the Building going across all floors. Apart from cellars, there are technical premises including heat exchanger station, air-conditioning room, carriage room, etc. in the first below ground floor. Heating of the Building is provided by heat exchanger station (heat is provided by the Malešice heating plant).

The load bearing structure of the Byty Limuzská residential development project is made from reinforced concrete with masonry perimeter cladding. The roof is flat. There is ceramic tiling in common areas of residential floors.

#### 3.2 Apartments' Description

The Apartments are almost identical in terms of saleable areas. All Apartments have identical technical specifications. The Valuer presents the main characteristics of the Apartments in the table below:

Apartment	Layout	Floor	Saleable Area Apartment (sq m) <sup>2)</sup>	Saleable Area Balcony (sq m)	Saleable Area Cellar (sq m)	Parking Spaces (units)
403	3+kc	4AG <sup>1)</sup>	83.69	3.41	3.00	1
410	3+kc	4AG <sup>1)</sup>	83.39	3.41	3.00	1
510	3+kc	5AG <sup>1)</sup>	83.39	3.41	3.00	1
<b>TOTAL</b>			<b>250.47</b>	<b>10.23</b>	<b>9.00</b>	<b>3</b>

<sup>1)</sup> AG means above ground.

<sup>2)</sup> Saleable area of an apartment represents the area according to the Governmental Regulation no. 366/2013 Coll., i.e. area including internal vertical structures such as walls, columns, pillars, chimneys, etc.

All parking spaces represent surface parking spaces.

Floor Plans of the Apartments are attached in **Appendix IV** to this report.

The Apartments have the following technical specifications:

- Floors – laminated floors My Floor of thickness 10 mm in living rooms, bedrooms and dressing rooms, ceramic tiles Imola Habitat 45 x 45 cm in bathrooms and toilets, ceramic tiles on balconies.
- Heating – remote (Malešice heating plant); radiators – smooth aluminium Korado PLAN, white.
- Recuperation system.
- Doors – interior doors VASCO DOORS, model FARO, framed, MDF, CPL surface, solid, white including fittings; exterior doors Boulit fireproof, white, security fittings.
- Non-load bearing walls – plaster and white painting.
- Internal partitions – brick.
- Windows – white plastic with sound insulation, openable, French type from a floor to a ceiling to balcony area.
- Bathrooms – wash basin Laufen Pro S 60 x 46 cm; wash basin Laufen Pro S 36 x 25 cm on toilets; faucet Grohe, stand lever, chrome; shower Concept 100, quarter circle, silver; bath Ravak Classic, acrylic, white; bath mixer Grohe with hand shower; wall-hung toilet Laufen Pro Rimless.
- Lighting:
  - Entrance halls, living rooms, bedrooms – hanging luminaires,
  - Bathrooms, toilets – lighting in a ceiling,
  - Loggias – outdoor wall.
- Apartment audio-phone – touch panel enabling communication with the building entrance.

**Furthermore, the Apartments are equipped with kitchenettes.**

Photographs of the Apartments are attached in **Appendix II** to this report.

## 4. Cadastral Information

### 4.1 Subject of Valuation

The **Apartment 403** represents the apartment no. 2110/403, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 871/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. The **Apartment** of the saleable area **83.69 sq m** includes the right to exclusively use a **balcony** of the saleable area **3.41 sq m**, **cellar** of the saleable area **3.00 sq m** situated in the first underground floor and **one surface parking space**. According to the Cadastral Register, the cellar represents a share of 1/60 on the unit no. 2110/606 (other non-residential area), as identified in the cadastral deed no. 20030, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. According to the Cadastral Register, the surface parking space represents an ideal share of 1/34 on the land plot no. 2640/3, as identified in the cadastral deed no. 20080, cadastral area Strašnice.

The **Apartment 410** represents the apartment no. 2110/410, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 868/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. The **Apartment** of the saleable area **83.39 sq m** includes the right to exclusively use a **balcony** of the saleable area **3.41 sq m**, **cellar** of the saleable area **3.00 sq m** situated in the first underground floor and **one surface parking space**. According to the Cadastral Register, the cellar represents a share of 1/60 on the unit no. 2110/606 (other non-residential area), as identified in the cadastral deed no. 20030, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. According to the Cadastral Register, the surface parking space represents an ideal share of 1/34 on the land plot no. 2640/3, as identified in the cadastral deed no. 20080, cadastral area Strašnice.

The **Apartment 510** represents the apartment no. 2110/510, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 868/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. The **Apartment** of the saleable area **83.39 sq m** includes the right to exclusively use a **balcony** of the saleable area **3.41 sq m**, **cellar** of the saleable area **3.00 sq m** situated in the first underground floor and **one surface parking space**. According to the Cadastral Register, the cellar represents a share of 1/60 on the unit no. 2110/606 (other non-residential area), as identified in the cadastral deed no. 20030, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice. According to the Cadastral Register, the surface parking space represents an ideal share of 1/34 on the land plot no. 2640/3, as identified in the cadastral deed no. 20080, cadastral area Strašnice.

Copy of the Cadastral Extract with Cadastral Map is attached in **Appendix III** to this report.

### 4.2 Building

The cadastral deed no. 19896, cadastral area Strašnice, registers the Building, building number 2110 (apartment house) which is located on the land plot no. 2640/4, cadastral area Strašnice. The Apartments are all located within the Building.

#### 4.3 Registered Owner

The Apartments including cellars and surface parking spaces and appropriate shares on the land plots and common areas are owned by Future X Alpha s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic.

#### 4.4 Access

Access to the Byty Limuzská residential development project (i.e. land plots no. 2640/3 and 2640/4, cadastral area Strašnice) is provided from the public land plots. Accesses to the Apartments, cellars and surface parking spaces are secured through the land plots no. 2640/3 and 2640/4, cadastral area Strašnice, on which the Client has a proportionate share.

#### 4.5 Heritage Protection

According to the Cadastral Register, the Apartments are located within historically protected area (in Czech: "*památkově chráněné území*").

#### 4.6 Conclusion

From the Valuer's review of the provided Cadastral Extract, the Valuer is not aware of burdens that would have a material impact on the value of the Apartments. Nevertheless, the Valuer is not lawyer, and he does not accept any responsibility for misinterpretation or omission in his review of cadastral documentation.

## 5. Environmental Matters

The Valuer has assumed that no contaminative or potentially contaminative use is currently or has historically been carried out at the land subject to the Byty Limuzská residential development project. The Valuer has not undertaken any investigations into the past or present uses of either the land subject to the Byty Limuzská residential development project or any adjoining or nearby land to establish whether there is a risk from potential contamination and has assumed that none exists. Should it be subsequently established that any contamination exists at the land subject to the Byty Limuzská residential development project or on adjoining land, this may have a detrimental effect on the Valuer's opinion of value.

According to Aquarius insurance application the Byty Limuzská residential development project is located within the area with no risk of flood.

## 6. Energy Performance Certificate

The Byty Limuzská residential development project is evaluated as efficient (Energy Performance "C").

## 7. ESG Assessment

### Environmental Factors

The Properties have been assessed for environmental and climate-related risks. The Properties, due to its inland location and not a near vicinity of substantial water bodies, are at minimal risk of flooding. Despite the climate change, particularly the predicted global temperature rise of 1.5-2.0°C and more extreme weather events, the Building is still at a low risk of future natural hazards, such as floods, earthquakes or wildfires. The Building has received an energy certificate with the "C" rating, demonstrating its efficient energy performance.

### Social Factors

The company Future X Alpha s.r.o. represents the holding SPV and has no employees. It leases the Properties based on the market conditions to the third parties. The lease agreements are drafted to institutional standards, are fair and equitable, ensuring that tenants are not placed at a disadvantage. The Valuer is not aware of any conflicts, customer dissatisfaction, breaching of data protection and privacy, gender and racial inequality, human rights violations, etc.

### Governance Factors

The Properties are owned by Future X Alpha s.r.o., holding SPV of the real estate fund FUTURE X1, managed and administrated by CAIAC Fund Management AG based in Liechtenstein with fund depositary under Liechtensteinische Landesbank AG. The fund FUTURE X1 is regularly audited by a renowned international company Grant Thornton AG. In addition, none of the executive directors of Future X Alpha s.r.o. is listed in any debtors' registers such as the Insolvency Register of the Czech Republic. Overall, no negative records or concerns regarding the company or its executive directors have been identified in the public sources.

## 8. Permitting Status

The following use permits have been issued in favour of the Building:

- The Use Permit no. P10-462560/2021 issued by the Office of the Municipality Prague 10, Vršovická 68, 101 38 Prague 10, Czech Republic allows for the use of the first underground floor and the first above ground floor of the Building (twelve apartments, one retail unit, five studios and one workroom).
- The Use Permit no. P10-462603/2021 issued by the Office of the Municipality Prague 10, Vršovická 68, 101 38 Prague 10, Czech Republic allows for the use of the second, third, fourth and fifth above ground floors of the Building (forty-eight apartments).

## 9. Planning

According to the current version of Master Plan of Prague, the land subject to the Byty Limuzská residential development project is zoned as general mixed area (in Czech: “*SV – všeobecné smíšené*”).

General mixed area (SV) is defined as an area for multifunctional buildings or a combination of monofunctional buildings for housing, retail, administration, culture, public facilities, sports, and services with maintaining the multifunctionality of the territory.

The Valuer believes the Byty Limuzská residential development project meets the requirements set out in the current version of Master Plan of Prague. There is, apart from the residential premises, retail element part of the project as well.

## 10. Valuation Approach

In calculating the Market Value of the Apartments, the Valuer has adopted a **comparable approach**. The comparable approach is recognised as a primary approach to the valuation of real estate and as such is a suitable methodology to adopt for the Apartments. This method relies on direct evidence from the market of sales and/or offers on properties with similar characteristics.

Generally, it is difficult to find evidence of comparable properties which are identical to the Apartments. Therefore, it is necessary for the Valuer to adjust the available comparable evidence. These adjustments allow the comparable evidence to be utilised in the calculation and vary depending on the drivers of value in any given market and the specific differences between the Apartments and the comparable evidence.

The number of adjustments depends upon the judgement and knowledge of the Valuer and relies upon his skills and understanding of the market.

### 10.1 Comparable Analysis

Because the Apartments are situated in a development project representing a conversion of a former office building into apartment house, the Valuer has looked at apartments' sales prices in comparable projects (predominantly refurbished apartments in similar locations). As mentioned above, the Valuer has adjusted the sales prices based on several factors including the location and micro location, attractiveness, technical specification, position within the project, orientation, availability of balconies, terraces, loggias, front gardens, cellars and parking spaces and other factors of the comparable properties.

The analysis of sales prices of comparable apartments is set out in the table below:

Project & Apartment	Layout	Floor	Saleable Area Apartment (sq m) <sup>1)</sup>	Saleable Area Terrace or Balcony or Loggia or Front Garden (sq m)	Price Apartment (CZK incl. VAT) <sup>2)</sup>	Price Apartment <u>SQ M COUNTABLE AREA</u> (CZK incl. VAT)	Location Compared to Apartments	Specifications Compared to Apartments
Pod Strání, Prague 10	3+kc	1AG	72.00	7.00	8,130,000 <sup>3)</sup>	107,682	Better	Worse
Limuzská, Prague 10	3+kc	5AG	83.39	3.41	9,846,863 <sup>4)</sup>	115,716	Similar	Similar
Nad Vodovodem, Prague 10	3+kc	4AG	87.36	0.00	9,148,000 <sup>5)</sup>	104,716	Similar	Worse

<sup>1)</sup> Saleable area of an apartment represents the area according to the Governmental Regulation no. 366/2013 Coll., i.e. area including internal vertical structures such as walls, columns, pillars, chimneys, etc.

<sup>2)</sup> Price of Terraces, Balconies, Loggias, and Front gardens is included in the price of Apartment. Prices of parking spaces and cellars are excluded from the price of Apartment.

<sup>3)</sup> Price of Cellar has been deducted from the asking price of the Apartment (the Valuer has applied the sale rate for Cellar as per below). Furthermore, price of Kitchenette at the level of CZK 230,000 and price of Furniture and Equipment at the level of CZK 300,000 has been deducted from the asking price of the Apartment.

<sup>4)</sup> Price of Cellar and Surface Parking Space has been deducted from the asking price of the Apartment (the Valuer has applied the sale rate for Cellar and Surface Parking Space as per below). Furthermore, price of Kitchenette at the level of CZK 200,000 has been deducted from the asking price of the Apartment.

<sup>5)</sup> Price of Cellar has been deducted from the asking price of the Apartment (the Valuer has applied the sale rate for Cellar as per below). Furthermore, price of Furniture and Equipment at the level of CZK 150,000 has been deducted from the asking price of the Apartment.

Please note that prices in the table above represent asking prices for refurbished apartments in similar projects.

Based on the table above, the Valuer has estimated the sale rate for the **Apartments** at the level of **CZK 108,750 (incl. VAT) per sq m of countable area**.

Please note that the sale rate for the Apartments above include Terraces, Balconies, Loggias, and Front Gardens if available but exclude sale rates for Cellars and Surface Parking Spaces (please see the Valuer's comparable analysis for Cellars and Surface Parking Spaces below).

Furthermore, based on comparable evidence the Valuer has estimated sale rates for Cellars and Surface Parking Spaces. These figures are set out in the following table:

Project	Price Cellar (CZK per <u>SQ M</u> incl. VAT)	Price Surface Parking Space (CZK per <u>UNIT</u> incl. VAT)
Alfa Residence	29,900	299,000
Arcus City	34,500	N/A
Bydlení Braník	35,000	N/A
Neugraf	45,000	N/A
Nové Modřany	51,900	N/A
Nuselský pivovar	40,000	N/A
Rezidence Prosecká Vyhlídka	N/A	290,000
Zahálka	35,000	N/A

Based on the table above, the Valuer has estimated the sale rate for **Cellars** at the level of **CZK 40,000 (incl. VAT) per sq m of saleable area** and for **Surface Parking Spaces** at the level of **CZK 300,000 (incl. VAT) per one surface parking space**.

## 10.2 Market Value Calculation

Based on the comparable evidence presented above, the Valuer's experience, and knowledge of the market the Valuer has calculated the Market Values of the Apartments as follows:

Apartment	Apartment Countable Area & Sale Rate (CZK incl. VAT)	Cellar Saleable Area & Sale Rate (CZK incl. VAT)	Parking Space No. & Sale Rate (CZK incl. VAT)	Kitchenette  (CZK incl. VAT)	Market Value  (CZK incl. VAT)
403	85.40 @ 108,750	3.00 @ 40,000	1 Surface @ 300,000	1 @ 200,000	9,906,706
410	85.10 @ 108,750	3.00 @ 40,000	1 Surface @ 300,000	1 @ 200,000	9,874,081
510	85.10 @ 108,750	3.00 @ 40,000	1 Surface @ 300,000	1 @ 200,000	9,874,081
<b>TOTAL</b>					<b>29,654,869</b>

## 11. Market Value

Having carefully considered the **Apartment 403**, as described in this report, the Valuer is of the opinion that the **Market Value** of the freehold interest in the Apartment 403 as of the valuation date is:

**CZK 9,906,706**  
**(Nine Million Nine Hundred Six Thousand Seven Hundred and Six Czech Crowns)**  
**incl. VAT**

Having carefully considered the **Apartment 410**, as described in this report, the Valuer is of the opinion that the **Market Value** of the freehold interest in the Apartment 410 as of the valuation date is:

**CZK 9,874,081**  
**(Nine Million Eight Hundred Seventy-Four Thousand and Eighty-One Czech Crowns)**  
**incl. VAT**

Having carefully considered the **Apartment 510**, as described in this report, the Valuer is of the opinion that the **Market Value** of the freehold interest in the Apartment 510 as of the valuation date is:

**CZK 9,874,081**  
**(Nine Million Eight Hundred Seventy-Four Thousand and Eighty-One Czech Crowns)**  
**incl. VAT**

## **12. General Assumptions and Conditions**

### **12.1 General Assumptions**

Unless otherwise stated in this report, the valuation has been carried out based on the following General Assumptions. If any of them are subsequently found not to be valid, the Valuer may wish to review his valuation, as there may be an impact on it.

1. The Valuer has assumed that the Apartments are not subject to any unusual or especially onerous restrictions, encumbrances or outgoing charges contained in the Freehold Title. Should there be any mortgages or charges, the Valuer has assumed that the Apartments would be sold free of them. The Valuer has not inspected the Cadastral Deed or Cadastral Register Certificates.
2. The Valuer has assumed that he has been supplied with all information likely to influence the value of the Apartments, and that the information supplied to him and summarised in this report is both complete and correct.
3. The Valuer has assumed that the Apartments are not adversely affected, nor is likely to become adversely affected, by any highway, town planning or other schemes or proposals, and that there are no matters adversely affecting value that might be revealed by a local search, replies to usual enquiries, or by any statutory notice (other than those points referred to above).
4. The Valuer has assumed that the development project and the Apartments are connected to the public services including water, sewerage, electricity, gas, Internet, and telecommunication networks.
5. The Valuer has assumed that the Apartments have not suffered any land contamination in the past, nor is it likely to become so contaminated in the foreseeable future. The Valuer has not carried out any soil tests or made any other investigations in this respect, and he cannot assess the likelihood of any such contamination.
6. The Valuer has assumed that the Apartments do not suffer from any risk of flooding.
7. The Valuer has assumed that the Apartments do not suffer from any ill effects of Radon Gas, high voltage electrical supply apparatus and other environmental detriment.

### **12.2 General Conditions**

The valuation has been carried out based on the following general conditions:

1. The Valuer has made no allowance for any Capital Gains Tax or other taxation liability that might arise upon a sale of the Apartments.
2. The Valuer's valuations are inclusive of VAT.
3. Excluded from the Valuer's valuations is any additional value attributable to goodwill, or to fixtures and fittings which are only of value in situ to the present occupier.
4. The Apartments have been valued individually, and no allowance has been made, either positive or negative, should it form part of a larger disposal.

## **APPENDICES**

**APPENDIX I**

**TERMS OF ENGAGEMENT**

**Mr. Matěj Cihelka MRICS**

Professional Member & Registered Valuer

Professional No: 6896055

U Krčského nádraží 230/19

140 00 Prague 4

Czech Republic

E: MatejCihelka@seznam.cz

**Future X Alpha s.r.o.**

V Parku 2335/20

148 00 Prague 4

Czech Republic

24 May 2025

**Terms of Engagement: Valuation of three apartments within the development project  
Byty Limuzská, Limuzská 2110/8, 108 00 Prague 10 - Strašnice, Czech Republic**

Thank you for asking me to undertake valuation of the Properties below. I hereby confirm I will undertake the valuation based on the on the terms set out in this letter, including attached Appendix.

**Valuer:** Mr. Matěj Cihelka MRICS, Professional Member & Registered Valuer, Professional No: 6896055, U Krčského nádraží 230/19, 140 00 Prague 4, Czech Republic (the “Valuer”)

**Status of the Valuer:** The Valuation Report will be signed by the signatory to this letter (responsible valuer).

The Valuer hereby confirms that he can provide an objective and unbiased valuation in an ethical and competent manner because he has no material connection or involvement with the Properties. Furthermore, the Valuer can also confirm that he has no personal relationship with any of the beneficiaries of the valuation.

The Valuer apart from possessing MRICS qualification is also RICS Registered Valuer. In accordance with the RICS Valuation – Global Standards effective from 31 January 2025 (the “Red Book”), the Valuer confirms that he has sufficient knowledge of the market and the skills and understanding to undertake the valuation competently. The Valuer is a real estate professional with more than eleven years of experience in the real estate sector and more than eight years of experience in undertaking valuations for local and international clients including property funds, developers, and other investors and both local and international banks.

The Valuer will act as an ‘External Valuer’ as defined within the Red Book.

**Client:** Future X Alpha s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic, ID 11731249 (the "Client")

**Addressee:** Future X Alpha s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic, ID 11731249

- Properties:**
1. The Apartment 403 represents the apartment no. 2110/403, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 871/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice.
  2. The Apartment 410 represents the apartment no. 2110/410, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 868/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice.
  3. The Apartment 510 represents the apartment no. 2110/510, as identified in the cadastral deed no. 20369, cadastral area Strašnice, including the share of 868/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice.

Furthermore, three surface parking spaces represent the share of 1/20 on the unit no. 2110/606, cadastral area Strašnice, including the share of 1478/38148 on the land plot no. 2640/4, as identified in the cadastral deed no. 19896, cadastral area Strašnice.

(Together the "Properties")

**Valuation Currency:** CZK (Czech Crowns)

**Exchange Rate:** If necessary and where appropriate, the Valuer will utilize the exchange rate between any currency as published by the Czech National Bank as of the valuation date.

**Purpose of the Valuation:** The valuation will be prepared for internal decision-making purposes of the Client.

It is important that the Valuation Report is not used out of context or for the purposes for which it was not intended. The Valuer shall have no responsibility or liability to any party if the Valuation Report is used outside of the purposes for which it was intended, or outside of the restrictions on its use set out below.

**Bases of Value:** Market Value

The Red Book defines the Market Value under VPS 2.4 as: "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

**Special Assumptions:** None.

<b>Assumptions:</b>	The Valuer will make several reasonable assumptions as defined under VPS 2.9 of the Red Book which the Valuer will consider both appropriate and necessary.
<b>Valuation Date:</b>	31 May 2025  Please note that the valuation date will differ from the date on which the Valuation Report is to be issued or the date on which investigations are to be undertaken.
<b>Valuation Standards:</b>	The valuation will be undertaken in accordance with the Red Book published by the Royal Institution of Chartered Surveyors (RICS), which incorporates the International Valuation Standards (IVS).
<b>Nature and Sources of Information upon which the Valuer will Rely:</b>	A schedule of information necessary to undertake the valuation is attached in the <b>Appendix</b> . The Valuer does not accept responsibility for any errors or omissions in information and documentation provided. Please note that the list of documents and information required may change during the valuation process.  To the extent that the Client or their professional advisors has provided information and/or instructed the Valuer to obtain it from the third party the Client agrees that, unless otherwise agreed by the Valuer in writing, the Valuer can safely rely upon this information without further verification. The Valuer will rely on the accuracy, completeness, and consistency of any such information as well. The Client agrees not to hold the Valuer responsible if any disputes regarding the valuation arise from the accuracy of such information.  For the avoidance of doubt, the Valuer accepts no liability for any inaccuracy or omission contained in information disclosed by the Client or any other third party or from the public sources.
<b>Extent of Valuer's Investigations:</b>	The Valuer will undertake an inspection of at least one selected apartment. The Valuer will carry out investigations to the extent necessary to provide the Client with the valuation. The Valuer will not carry out a structural survey or test the services and nor will inspect the woodwork and other parts of the structures which are covered, unexposed or inaccessible.  The Valuer will not undertake a measurement survey of the Properties.
<b>Format of the Report:</b>	The Valuer will provide one Valuation Report for the Properties.  The Valuation Report will meet the requirements as defined under VPS 6.2 of the Red Book which sets out the mandatory minimum terms of reporting and includes all the matters addressed in this letter.  The Valuation Report will be prepared in English.  The Valuer will provide one signed soft copy of the Valuation Report which will be sent electronically to the Client.

**Restrictions on Use, Distribution, and Publication of the Valuation Report:**

The Valuation Report shall be confidential to, and for the use only of, the Client and no responsibility shall be accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of the Valuation Report or any reference to it may be included in any published document, circular or statement, nor published, reproduced, referred to or used in any way without the Valuer's prior written approval (with such approval to be given or withheld at the Valuer's absolute discretion).

**Timing:**

Draft Valuation Report: To be delivered by 13 June 2025 to the Client in case all necessary information for the valuation are delivered to the Valuer before the delivery date.

Final Valuation Report: Few days after all comments and questions to the Draft Valuation Report are clarified.

The above is subject to Force Majeure. 'Force Majeure' shall mean any external event or situation of extraordinary nature over which the Valuer has no control, and which prevents the performance of any of its obligations under this agreement.

**Fee:**

CZK XXXX

The invoice will be addressed to the Client.

The agreed fee will be payable within 14 days the invoice is sent to the Client.

The Valuer reserves the right to charge additional fees in the event he is required to revise his valuation calculations based on different scenarios or information other than that initially provided. This might for example include a different valuation date.

The Valuer's hourly rate for additional work as stated in the previous section shall amount to CZK XXXX.

Any amounts unpaid in due time shall incur interest at a rate in accordance with the statutory interest rates.

It is acknowledged the Valuer will have provided most of the service in preparing the draft Valuation Report and therefore, he may invoice 100% of the total fee on delivery of the draft Valuation Report. In the event of the instruction being terminated for whatever reason, a fee will become payable proportionate to the work carried out up to the moment of termination, subject to a minimum of 75% of the total fee.

In the event of the Valuer's incurring any expenditure on lawyers or other third parties to recover the fee due, this expenditure will be payable by the Client.

**Limitations on Liability:**

The Valuer's aggregate liability to any one or more or all of the addressees or any other party who otherwise becomes entitled to rely upon the Valuation Report under or in connection with this agreement and the valuation, however that liability arises (including, without limitation, a liability arising by breach of contract, arising by tort, including, without limitation, the tort of negligence, or arising by breach of statutory duty) shall be limited to the total fee as stated above.

The Valuer will not accept liability where the fee has not been paid in full.

The Client acknowledges and agrees that the Valuer shall not be liable under or in connection with this agreement and the provision of the valuation in tort (including negligence), breach of contract, breach of statutory duty or otherwise due to, under and/or arising out of or in connection with this agreement to the extent such loss or damage is consequential, indirect, special, or punitive.

If the Client suffers loss because of the Valuer's breach of contract or negligence, the Valuer's liability shall be limited to the total fee as stated above. The Valuer's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between the Client and the party, the Client's difficulty in enforcement, or otherwise.

**Environmental, Social and Governance (ESG) Factors:**

The Valuer will consider an impact of significant ESG factors in determining the value of the Properties. The level of ESG consideration will be commensurate with the type of asset, location and purpose of the valuation. Please note that upon consideration, there may not be any significant ESG factors that impact the valuation.

**Complaints:**

Complaints will be dealt with in accordance with the Valuer's complaints handling procedure, a copy of which is available on request.

**RICS Monitoring:**

Please note the Valuer's valuation may be subject to monitoring under RICS' conduct and disciplinary regulations.

**Jurisdiction:**

These Terms of Engagement shall be governed by the laws of the Czech Republic.

**Dispute Resolution:**

The parties declare that they will endeavour to solve between themselves any matters or disputes that may result from this agreement and if this is not possible, then the parties agree that all disputes arising out of and in connection with this agreement shall be finally settled by three arbitrators at the Court of Arbitration of the Chamber of Commerce of the Czech Republic and the Chamber of Agriculture of the Czech Republic in accordance with its rules. The language of procedure for any dispute shall be the Czech language.

Any notices to be served by any party upon the other party shall be served in writing and sent by registered mail to the address recorded above.

It will be my pleasure to cooperate with you on this instruction.

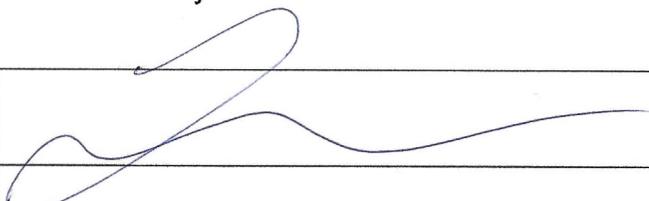
I would be grateful if you could please sign, date, and return a copy of this letter to me confirming your acceptance of its contents.

Yours sincerely,



Mr. Matěj Cihelka MRICS  
Professional Member & Registered Valuer  
Professional No: 6896055

I have read and understood this Terms of Engagement and attached Appendix and accept them for and on behalf of the Client by whom I am duly authorised.

<b>Signature:</b>	
<b>Name:</b>	ONDŘEJ ZÁBURA
<b>Organisation:</b>	FUTURE X ALPINA S.R.O.
<b>Position:</b>	MANAGING DIRECTOR
<b>Date:</b>	20.5.2025

## **Appendix: Information Required (Apartments and Commercial Units)**

1. Extract from the Cadastral Register and Cadastral Map.
2. Saleable areas of an apartment and commercial units according to the Governmental Regulation no. 366/2013 Coll. and other saleable areas including balconies, terraces, loggias, front gardens, etc.
3. Saleable areas of cellars and number of parking spaces (both underground and surface).
4. Apartments and commercial units' layout including saleable areas of individual rooms and position within the building.
5. Reservation agreement, future purchase agreement and purchase agreement.
6. Lease agreement, if leased.
7. Details of any decrees or restitution claims.
8. Technical specification and building technical specification.
9. Planning permit, building permit and occupancy permit of the building.
10. Contact details of the local property or development manager.
11. Schedule of capital expenditures planned for the next years, if available.
12. Level of property tax and property insurance.
13. Details of any known defects.
14. Technical due diligence report or property condition survey, if available.
15. Environmental report for the building or site, if available.
16. Any other relevant matters that might affect value, e.g. refurbishment plans, specialised adaption works, easements, ownership changes, etc.
17. Energy performance certificate.
18. Details of utilities' connections plan showing what utility connections are connected to the building and where.
19. Environmental, Social and Governance (ESG) factors.
  - Environmental factors may include but are not limited to the following: air and water pollution, biodiversity, climate change (current and future risks), clean water and sanitation, carbon and other gas emissions, deforestation, natural disaster, resource scarcity or efficiency (e.g. energy, water and raw materials), waste management.
  - Social factors may include but are not limited to the following: community relations, conflict, customer satisfaction, data protection and privacy, development of human capital (health & education), employee engagement, gender equality and racial equality, good health and well-being, human rights, working conditions, working environment.
  - Governance factors may include but are not limited to the following: audit committee structure, board diversity and structure, bribery and corruption, corporate governance, donations, ESG reporting standards and regulatory costs, executive remuneration, institutional strength, management succession planning, partnerships, political lobbying, rule of law, transparency, whistle-blower schemes.

**APPENDIX II**  
**PHOTOGRAPHS**



External front view



External front view



External rear view



External rear view



External rear view



Surface parking area



Apartment 403



Apartment 403



Apartment 403



Apartment 403



Apartment 403



Apartment 403



Apartment 410



Apartment 410



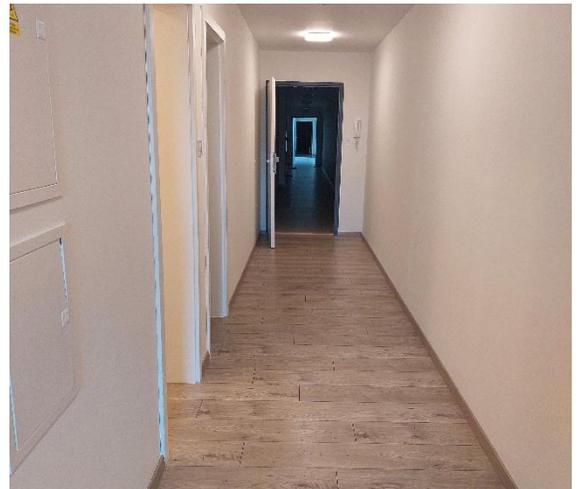
Apartment 410



Apartment 410



Apartment 410



Apartment 410

**APPENDIX III**

**CADASTRAL EXTRACT AND MAP**

# VÝPIS Z KATASTRU NEMOVITOSTÍ

prokazující stav evidovaný k datu 31.05.2025 23:59:00

Vlastnictví jednotky vymezené podle občanského zákoníku

Okres:

Obec: 554782 Praha

Kat.území: 731943 Strašnice

List vlastnictví: 20369

V kat. území jsou pozemky vedeny v jedné číselné řadě

A Vlastník, jiný oprávněný	Identifikátor	Podíl
Vlastnické právo		
Future X Alpha s.r.o., V parku 2335/20, Chodov, 14800 Praha 4	11731249	

B Nemovitosti

Jednotky

Č.p./ Č.jednotky	Způsob využití	Způsob ochrany	Typ jednotky	Podíl na společných částech nemovitosti
2110/403	byt	památkově chráněné území	obč.z.	871/38148
<b>Vymezeno v:</b>				
Parcela	2640/4	zastavěná plocha a nádvoří		867m2
Součástí je stavba: Strašnice, č.p. 2110, byt.dům, LV 19896				
2110/410	byt	památkově chráněné území	obč.z.	868/38148
<b>Vymezeno v:</b>				
Parcela	2640/4	zastavěná plocha a nádvoří		867m2
Součástí je stavba: Strašnice, č.p. 2110, byt.dům, LV 19896				
2110/510	byt	památkově chráněné území	obč.z.	868/38148
<b>Vymezeno v:</b>				
Parcela	2640/4	zastavěná plocha a nádvoří		867m2
Součástí je stavba: Strašnice, č.p. 2110, byt.dům, LV 19896				

B1 Věcná práva sloužící ve prospěch nemovitostí v části B

Typ vztahu

o Věcné břemeno chůze

dle čl.2 smlouvy v rozsahu GP 4654-29/2021

Oprávnění pro

Jednotka: 2110/403, Jednotka: 2110/410, Jednotka: 2110/510

Povinnost k

Parcela: 2640/3

Listina Smlouva o zřízení věcného břemene - bezúplatná ze dne 03.08.2021. Právní účinky zápisu k okamžiku 05.08.2021 10:53:59. Zápis proveden dne 20.09.2021.

V-60087/2021-101

Pořadí k 05.08.2021 10:53

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů - Bez zápisu

D Poznámky a další obdobné údaje - Bez zápisu

Plomby a upozornění - Bez zápisu

E Nabývací tituly a jiné podklady zápisu

Listina

o Smlouva kupní ze dne 18.07.2022. Právní účinky zápisu k okamžiku 17.08.2022 16:34:31. Zápis proveden dne 09.09.2022.

V-49442/2022-101

Nemovitosti jsou v územním obvodu, ve kterém vykonává státní správu katastru nemovitostí ČR

Katastrální úřad pro hlavní město Prahu, Katastrální pracoviště Praha, kód: 101.

strana 1

**VÝPIS Z KATASTRU NEMOVITOSTÍ**  
prokazující stav evidovaný k datu 31.05.2025 23:59:00

Okres: Obec: 554782 Praha  
Kat.území: 731943 Strašnice List vlastnictví: 20369  
V kat. území jsou pozemky vedeny v jedné číselné řadě

---

*Listina*

- Pro: Future X Alpha s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 11731249
- o Smlouva kupní ze dne 18.07.2022. Právní účinky zápisu k okamžiku 16.09.2022 10:50:11.  
Zápis proveden dne 11.10.2022. V-54858/2022-101
- Pro: Future X Alpha s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 11731249
- o Smlouva kupní ze dne 18.07.2022. Právní účinky zápisu k okamžiku 16.09.2022 10:51:09.  
Zápis proveden dne 11.10.2022. V-54861/2022-101
- Pro: Future X Alpha s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 11731249

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F Vztah bonitovaných půdně ekologických jednotek (BPEJ) k parcelám - Bez zápisu

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**Upozornění:** Další údaje o budově a pozemcích uvedených v části B jsou vždy na příslušném výpisu z katastru nemovitostí pro vlastnictví domu s byty a nebytovými prostory.

Nemovitosti jsou v územním obvodu, ve kterém vykonává státní správu katastru nemovitostí ČR:  
**Katastrální úřad pro hlavní město Prahu, Katastrální pracoviště Praha, kód: 101.**

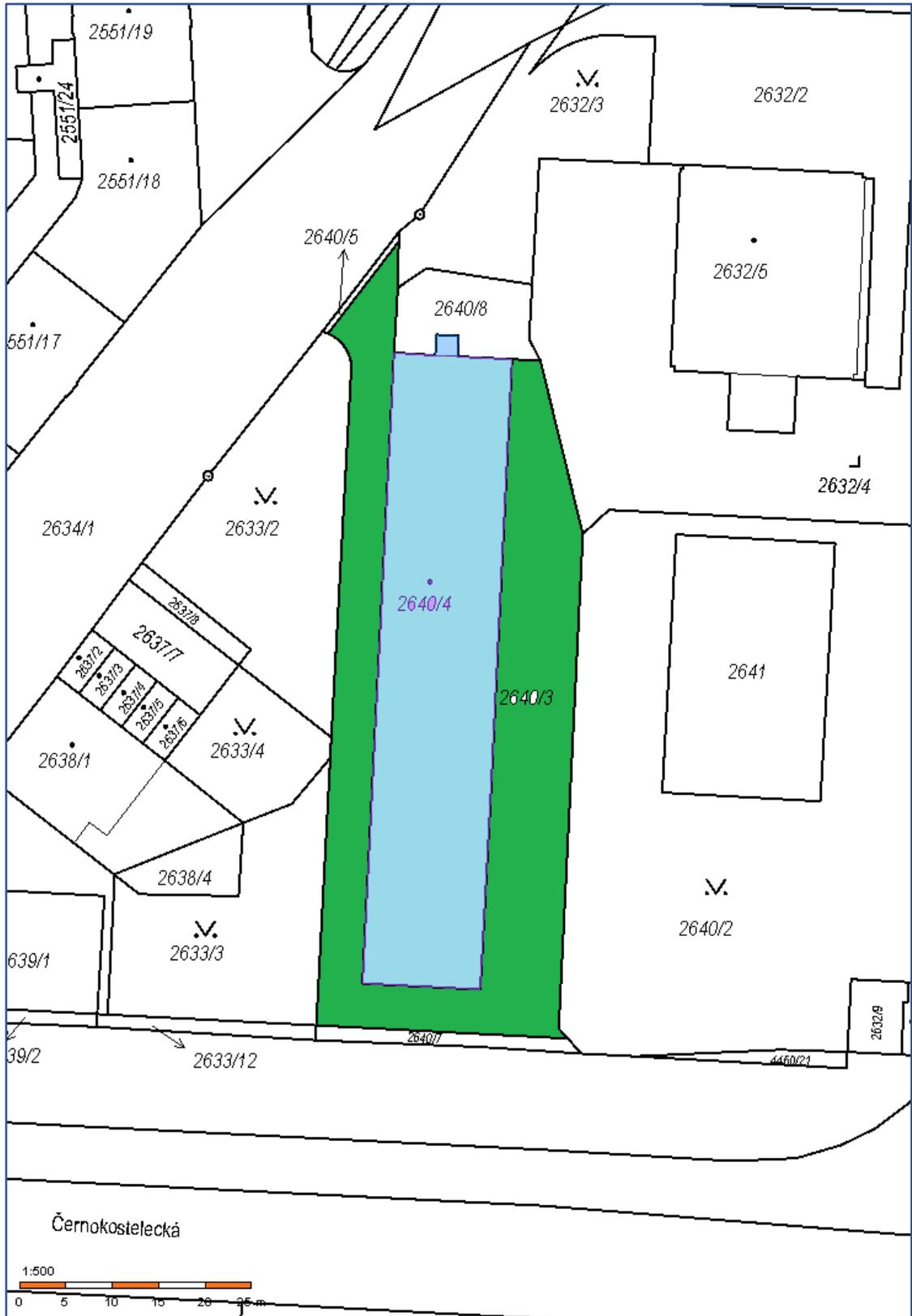
Vyhotovil:  
Český úřad zeměměřický a katastrální - SCD  
Vyhotoveno dálkovým přístupem

Vyhotoveno: 01.06.2025 14:26:50

Podpis, razítko:

Řízení PÚ: .....

Poučení: Údaje katastru lze užít pouze k účelům uvedeným v § 1 odst. 2 katastrálního zákona. Osobní údaje získané z katastru lze zpracovávat pouze při splnění podmínek obecného nařízení o ochraně osobních údajů. Podrobnosti viz <https://cuzk.gov.cz/>.



- The Building, building no. 2110
- Surface parking area

**APPENDIX IV**  
**FLOOR PLANS**

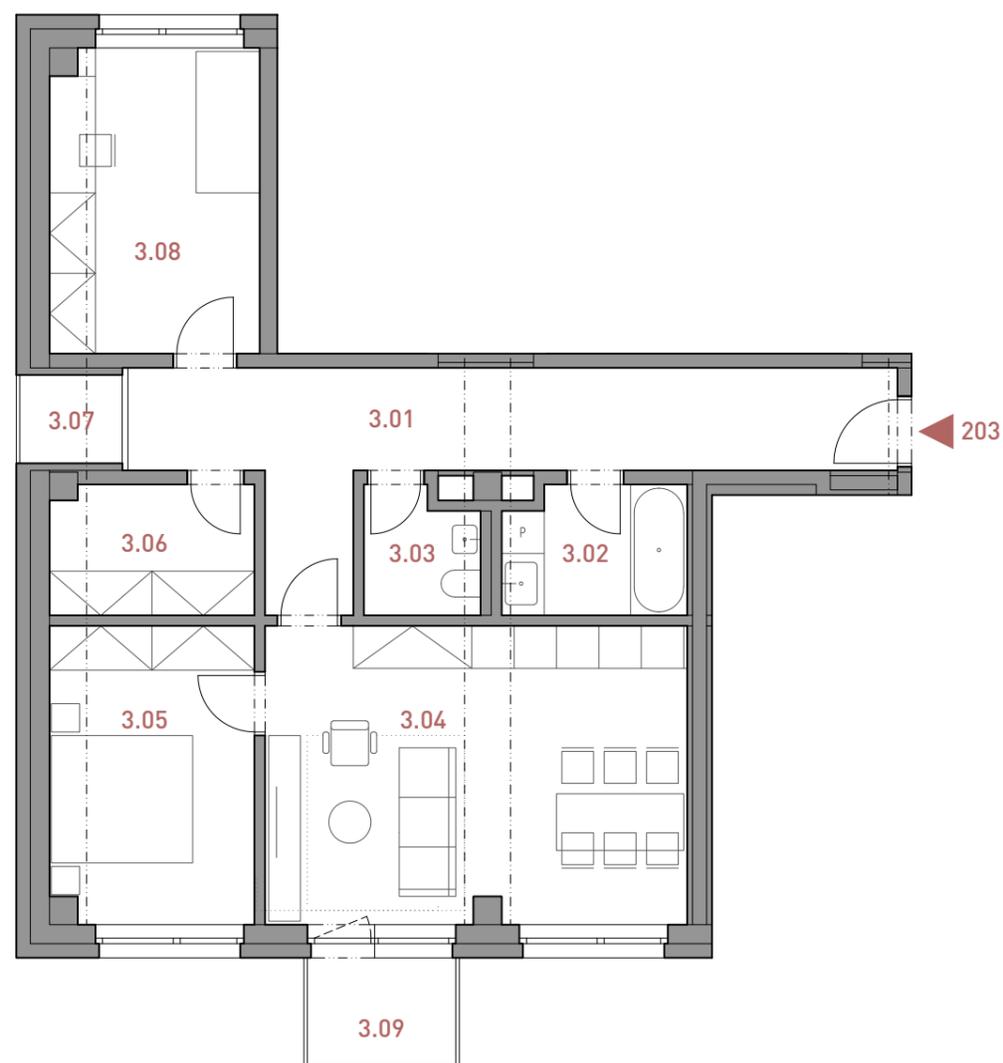
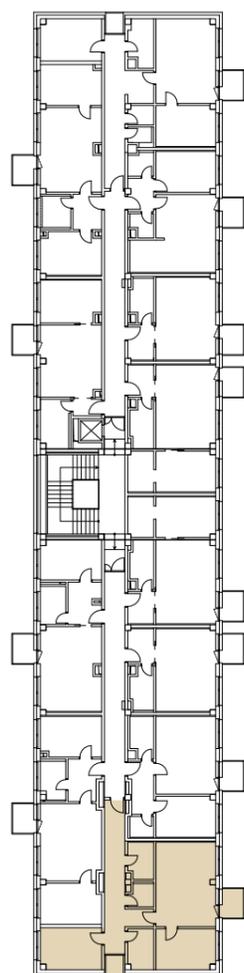
# LIMUZSKÁ 2110/8

PRAHA 10 STRAŠNICE

## BYT 403

### 3+KK

půdorys 2.NP - 5.NP

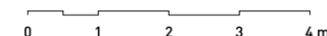


CELKOVÁ PODLAHOVÁ PLOCHA BYTU \* 87,07 m<sup>2</sup>

3.01	CHODBA	19,13 m <sup>2</sup>
3.02	KOUPELNA	4,63 m <sup>2</sup>
3.03	WC	2,77 m <sup>2</sup>
3.04	OBÝVACÍ POKOJ + KK	25,15 m <sup>2</sup>
3.05	LOŽNICE	12,16 m <sup>2</sup>
3.06	KOMŔA	5,28 m <sup>2</sup>
3.07	LODŽIE	1,88 m <sup>2</sup>
3.08	POKOJ	12,71 m <sup>2</sup>
3.09	BALKON	3,41 m <sup>2</sup>



MĚŘÍTKO 1:100



Limuzská 2110/8  
Praha 10 Strašnice, 108 00

Tento plán je pouze ilustrační. Názvy, popis a plošné rozměry jsou orientační. Developer si vyhrazuje právo na změny. Zobrazené vybavení (nábytek, vestavěné skříně, kuchyňská linka, elektrické spotřebiče a podobně) není součástí dodávky bytu. Toto vybavení je zobrazeno pouze pro názornost. Užité plochy se rozumí čisté plochy místností, bez ohledu na světelnou výšku.  
\*Podlahová plocha bytu se rozumí celková podlahová plocha bytu dle Nařízení vlády č. 366/2013 Sb. o úpravě některých záležitostí souvisejících s bytovým spoluvlastnictvím

APRIS 3MP

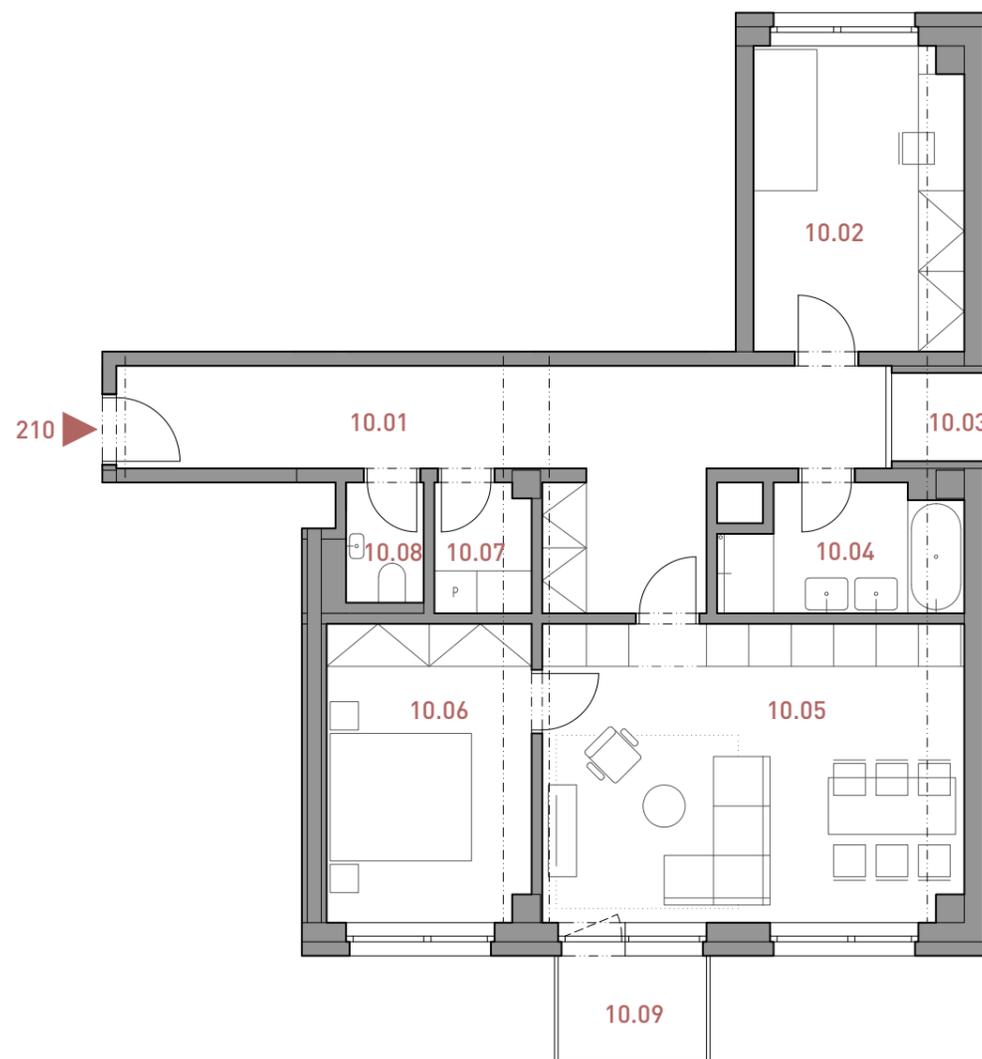
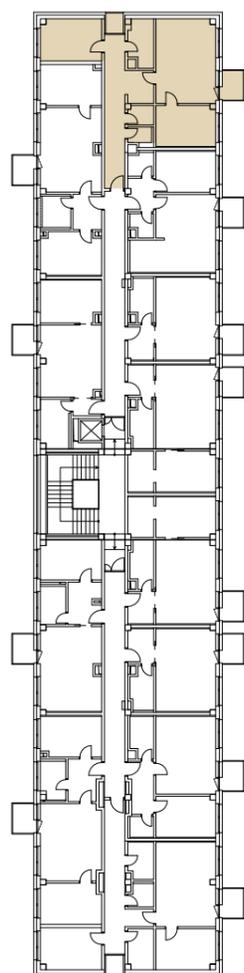
# LIMUZSKÁ 2110/8

PRAHA 10 STRAŠNICE

## BYT 410

### 3+KK

půdorys 2.NP - 5.NP

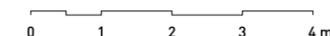


CELKOVÁ PODLAHOVÁ PLOCHA BYTU \* 86,77 m<sup>2</sup>

10.01	CHODBA	21,14 m <sup>2</sup>
10.02	POKOJ	12,75 m <sup>2</sup>
10.03	LODŽIE	1,88 m <sup>2</sup>
10.04	KOUPELNA	5,69 m <sup>2</sup>
10.05	OBÝVACÍ POKOJ + KK	25,28 m <sup>2</sup>
10.06	LOŽNICE	12,21 m <sup>2</sup>
10.07	KOMORA	2,48 m <sup>2</sup>
10.08	WC	1,87 m <sup>2</sup>
10.09	BALKON	3,41 m <sup>2</sup>



MĚŘÍTKO 1:100



Limuzská 2110/8  
Praha 10 Strašnice, 108 00

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APRIS 3MP

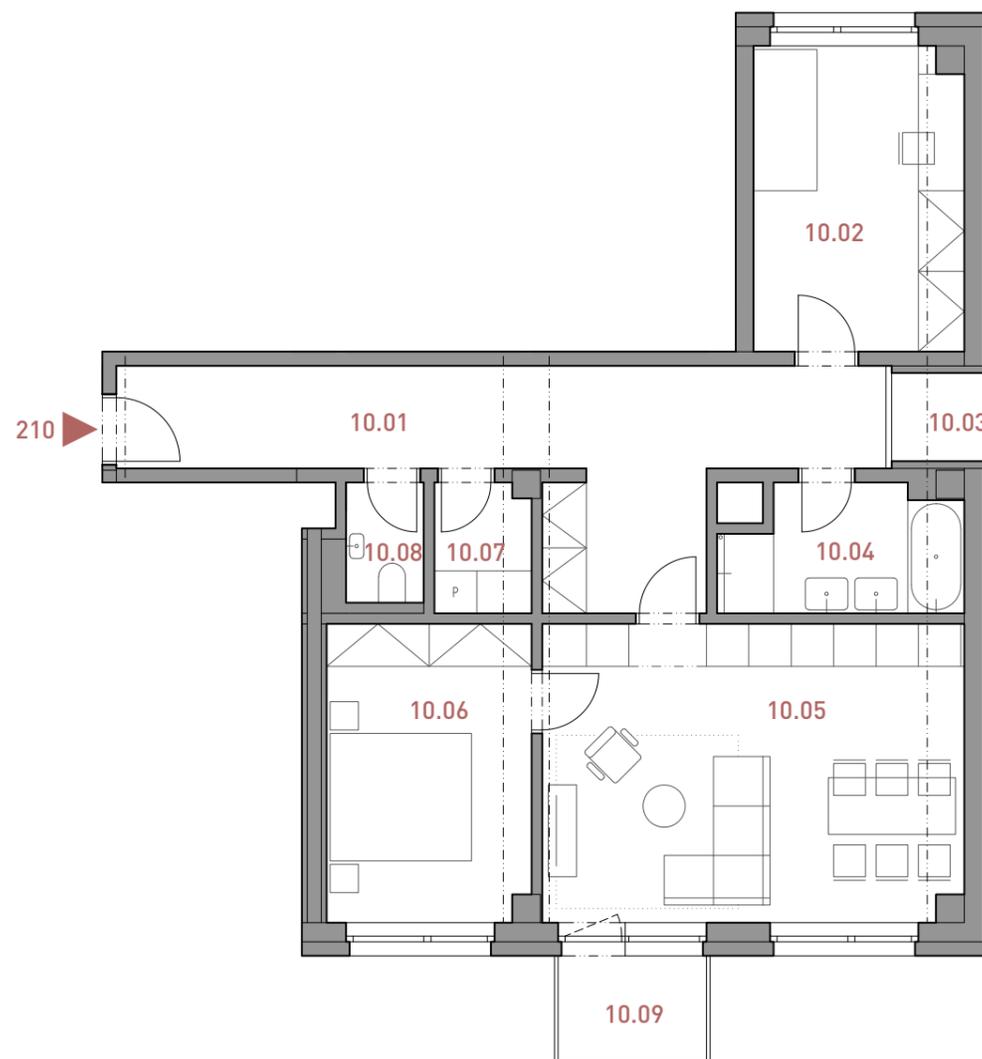
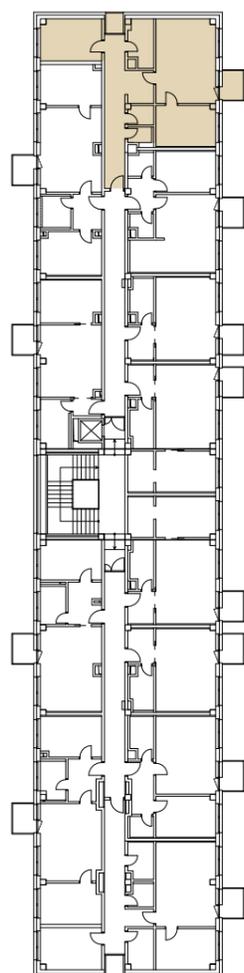
# LIMUZSKÁ 2110/8

PRAHA 10 STRAŠNICE

## BYT 510

### 3+KK

půdorys 2.NP - 5.NP

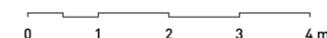


CELKOVÁ PODLAHOVÁ PLOCHA BYTU \* 86,77 m<sup>2</sup>

10.01	CHODBA	21,14 m <sup>2</sup>
10.02	POKOJ	12,75 m <sup>2</sup>
10.03	LODŽIE	1,88 m <sup>2</sup>
10.04	KOUPELNA	5,69 m <sup>2</sup>
10.05	OBÝVACÍ POKOJ + KK	25,28 m <sup>2</sup>
10.06	LOŽNICE	12,21 m <sup>2</sup>
10.07	KOMORA	2,48 m <sup>2</sup>
10.08	WC	1,87 m <sup>2</sup>
10.09	BALKON	3,41 m <sup>2</sup>



MĚŘÍTKO 1:100



Limuzská 2110/8  
Praha 10 Strašnice, 108 00

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APRIS 3MP