

Valuation Report

Lihovar
Apartments 123 & 133

U Lihovaru 3401/11
150 00 Prague 5 - Smíchov, 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



23 November 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 123, residential development project Lihovar, U Lihovaru 3401/11, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 123" or "123").
2. Apartment 133, residential development project Lihovar, U Lihovaru 3401/11, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 133" or "133").

(All together the "Apartments")

In accordance with the Terms of Engagement dated 9 November 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

Properties:	Apartments 123 & 133 within the residential development project Lihovar
Address:	U Lihovaru 3401/11, 150 00 Prague 5 - Smíchov, Czech Republic
Saleable Areas & Parking Spaces:	<p>Apartment 123:</p> <ul style="list-style-type: none"> • Apartment: 91.50 sq m • Loggia: 7.80 sq m • Cellar: 2.90 sq m • Underground parking space: 1 <p>Apartment 133:</p> <ul style="list-style-type: none"> • Apartment: 90.50 sq m • Loggia: 9.10 sq m • Two cellars: 5.20 sq m (total) • Underground parking space – standard: 1 • Underground parking space – disabled: 1
Valuation Date:	7 November 2025
Valuation Purpose:	Internal decision-making purposes of the Client
Basis of Valuation:	Market Value
Valuation Methodology:	Comparable approach
Interest valued:	Freehold
Market Values:	<p>Apartment 123: CZK 18,205,200 (incl. VAT)</p> <p>Apartment 133: CZK 19,054,000 (incl. VAT)</p> <p>TOTAL Apartments: CZK 37,259,200 (incl. VAT)</p>
<p><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></p>	

Contents

1.	Instructions and Bases of Valuation.....	5
2.	Location.....	9
3.	Technical Specifications	12
4.	Cadastral Information	16
5.	Environmental Matters.....	18
6.	ESG Assessment.....	18
7.	Energy Performance Certificate.....	19
8.	Permitting Status	19
9.	Planning	19
10.	Valuation Approach	20
11.	Market Value	26
12.	General Assumptions and Conditions.....	27

Appendices

Appendix I	Terms of Engagement
Appendix II	Photographs
Appendix III	Cadastral Extract and Map
Appendix IV	Floor Plans

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 Lihovar as specified below.

The **Apartment 123** represents the apartment no. 3401/123, as identified in the cadastral deed no. 18269, cadastral area Smíchov, including the share of 9150/781550 on the land plots no. 684/1, 684/2 and 689/7 as identified in the cadastral deed no. 17586, cadastral area Smíchov. The **Apartment** of the saleable area **91.50 sq m** includes the right to exclusively use a **loggia** of the saleable area **7.80 sq m**, **cellar** of the saleable area **2.90 sq m** and **one underground parking space** (of the saleable area 13.80 sq m).

The **Apartment 133** represents the apartment no. 3401/133, as identified in the cadastral deed no. 18269, cadastral area Smíchov, including the share of 9050/781550 on the land plots no. 684/1, 684/2 and 689/7 as identified in the cadastral deed no. 17586, cadastral area Smíchov. The **Apartment** of the saleable area **90.50 sq m** includes the right to exclusively use a **loggia** of the saleable area **7.80 sq m**, **two cellars** of the total saleable area **5.20 sq m** and **one standard underground parking space** (of the saleable area 12.80 sq m) and **one underground parking space previously designed for disabled people** (of the saleable area 17.50 sq m).

The Apartments were owned by Marve Beta, s.r.o., Bucharova 2641/14, 158 00 Prague 5 - Stodůlky, Czech Republic as at the valuation date. Nevertheless, the Valuer understands that the Apartments were the subject of sale to the Client.

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 has not had any prior involvement with any of the Apartments. Therefore, the Valuer is satisfied that by accepting this instruction will not create a conflict of interest preventing him from providing an independent valuation of the Apartments in accordance with the Red Book. The Valuer can also confirm that he has no personal or any other relationship with the Client.

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 7 November 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. 18269, cadastral area Smíchov, dated 7 November 2025.
- Energy performance certificate of the Building, prepared by Ing. Ctibor Hůlka, energy specialist, authorization no. 269, dated 27 July 2023.
- Reservation agreement for the Apartments between Marve Beta, s.r.o. and the Client.
- Technical specifications of Lihovar residential development project and technical specifications of the Apartments.
- Use Permit no. MC05 46804/2024 issued by the Office of the Municipality Prague 5, Building Authority Department, náměstí 14. října 4, 150 22 Prague 5, Czech Republic, dated 4 March 2024.

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 Valuer has inspected the Apartments on 7 November 2025. Furthermore, the Valuer has inspected the external and internal premises of the Lihovar 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.

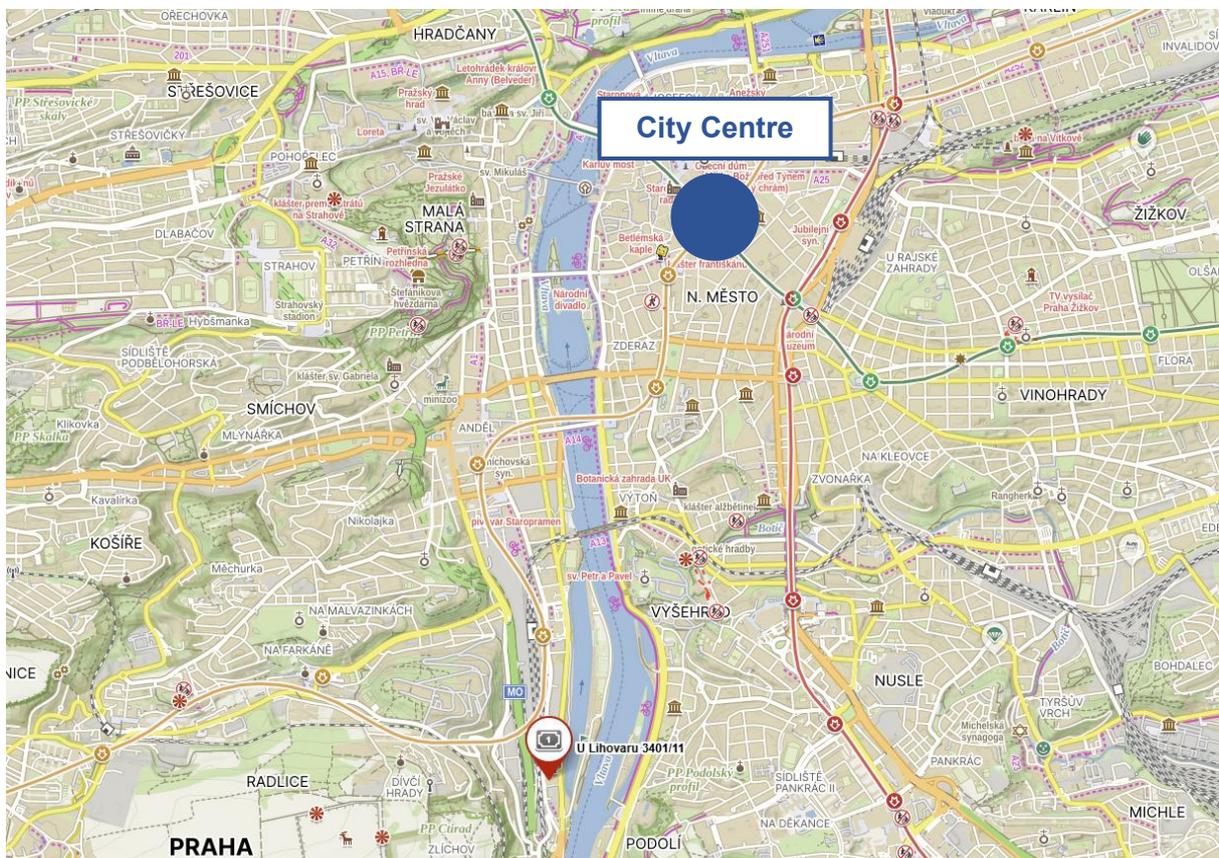
2. Location

2.1 Location and Surroundings

The Lihovar residential development project is located between Strakonická and Nádražní Streets in Prague 5 - Smíchov. Smíchov is a vibrant and rapidly developing district located on the left bank of the Vltava River in Prague 5. Long known for its industrial roots, Smíchov has transformed over the past two decades into one of Prague's most dynamic urban areas, combining modern architecture with historic character. Smíchov is situated some 4 km to the south of Prague's city centre.

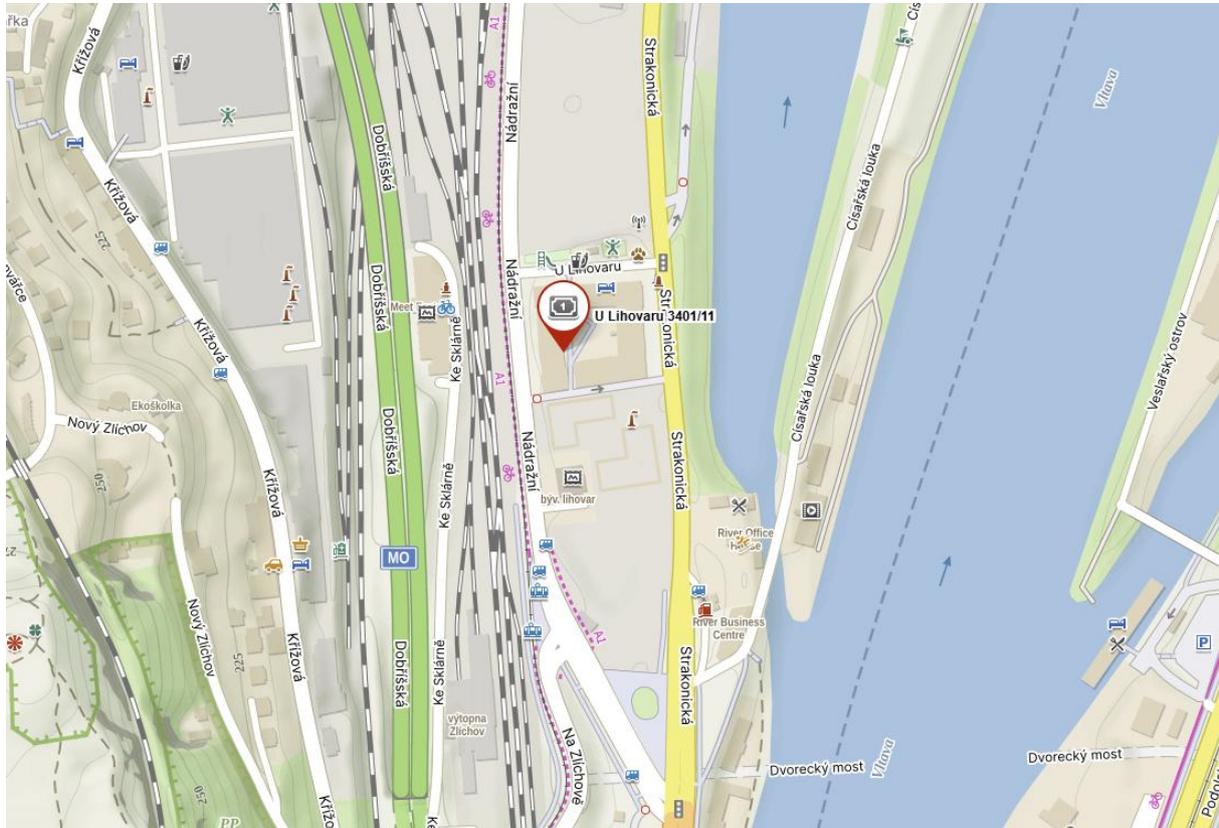
The Lihovar project is situated in Prague 5 - Smíchov, on the left bank of the Vltava River. It is part of the new Smíchov Riverside district. The site historically housed one of Prague's biggest distilleries, Fischl & Sons, giving Lihovar a strong industrial heritage. The project is located very close to several green areas: Císařská louka, Podolí, Dívčí hrady, and Děvín. There is a riverside promenade planned, making it easy to enjoy walks, cycles, and outdoor life by the Vltava. The project is bounded by a large brownfield area to the north, indicating a substantial transformation of the location ahead. In addition, the currently largest development Smíchov City is situated some 2.5 km to the north of the project. The Smíchov City project covers the area of 20 ha and approximately 400,000 sq m of combined residential, commercial, and public space will be developed in the area. Based on the above, the area has a strong potential to become one of the most popular residential areas across the entire Prague.

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



Source: www.mapy.cz

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



Source: www.mapy.cz

2.2 Communication and Accessibility

The Lihovar residential development project benefits from an excellent public transport accessibility given its central location. The nearest bus and metro station called “Lihovar” is situated some 200 m to the south of the project. Regular bus and tram lines from the above-mentioned station connect the location with Prague Districts 4, 5 and 10, as well as with other smaller cities and towns to the south of Prague. The city centre is reachable within 20 minutes by tram. In addition, the area is served by train with the railway station called “Praha-Smíchov”, situated some 1 km to the north of the project. The Smíchov Railway Station is a major railway station in Prague, serving national and regional rail lines, and is well integrated into Prague’s public transport network with metro, trams, and buses in proximity.

The Lihovar residential development project benefits from very good car accessibility as well as it is located along Strakonická Street, one of the main roads within Prague 5. Strakonická Street connects directly to the Prague Outer City Ring Road. Therefore, other parts of Prague are accessible within several minutes’ drive time. In the opposite direction, the city centre is accessible within 12 minutes by car. Nevertheless, it is necessary to mention that this area highly suffers from traffic jams in exposed daily periods and therefore, it is faster to commute around Prague by public transport.

2.3 Location Comment

The Lihovar residential development project is very well located for residential use. The location is very compelling – combining riverside living and excellent connectivity. It offers both urban convenience and green leisure nearby. As part of a major revitalization area, Lihovar benefits from the broader transformation of Smíchov District, which could drive appreciation and community vibrancy. Closer to the city centre, the area offers broad variety of civic amenities. The infrastructure in the area is developed and in a good, maintained condition.

3. Technical Specifications

3.1 Development Project Description

Lihovar is a mixed-use development located on the left bank of the Vltava River in Prague's Smíchov district. Set on the site of a historic distillery, it blends industrial heritage with contemporary design, featuring brick facades, saw-tooth roofs, and a preserved historic chimney.

The project is being built in 3 stages (2021-2025). The Phase 1 is represented by conversion of the historic distillery / varna building. The Phase 2 includes rental apartments, the iconic chimney-tower, food market, cultural spaces (art gallery), wine bar, cafés, etc. In the Phase 3, loft-type apartments and standard apartments will be developed.

In total, more than 500 apartments will be completed as part of this project. The retail area comprises some 7,400 sq m, which supports the idea of Lihovar as a mixed-use district (not just housing). Parking capacity is quite generous for a dense city-centre-edge development: 527 underground parking spaces will be developed as part of this project.

The project offers features including heat pumps, rainwater reuse, smart-home technology, energy-efficient systems, and sustainable features like green roofs, rooftop terraces and photovoltaics.

3.2 Apartments' Description

The Apartment 123 and 133 are almost identical, both in terms of saleable areas and technical specifications. The Valuer presents the main characteristics of the Apartments in the table below:

Apartment	Layout	Floor	Saleable Area Apartment (sq m) ²⁾	Saleable Area Loggia (sq m)	Saleable Area Cellar (sq m)	Parking Spaces (units)
123	3+kc	2AG ¹⁾	91.50	7.80	2.90	1
133	3+kc	3AG ¹⁾	90.50	7.80	5.20 ³⁾	2 ⁴⁾
TOTAL			182.00	15.60	8.10	3

¹⁾ AG means above ground.

²⁾ 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.

³⁾ Two cellars of the total saleable area 5.20 sq m belong to the Apartment 133.

⁴⁾ Out of two underground parking spaces, one is represented by standard underground parking space (of the saleable area 12.80 sq m) and one previously designed for disabled people (of the saleable area 17.50 sq m).

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

The Lihovar residential development project (Phase North) has the following technical specifications:

- Load-bearing system:
 - Vertical load-bearing structures: combination of reinforced concrete and masonry wall system made of sand-lime blocks.
 - Horizontal load-bearing structures: reinforced concrete monolithic slab.
 - Staircase: reinforced concrete precast beams.
- Roof – flat, thermally insulated, UV-resistant PVC waterproofing, or modified bitumen membranes with extensive/intensive green roofing.
- Façade – external thermal insulation composite system (ETICS) with coloured render or brick slips, ventilated façade clad with metal sheets or glass concrete panels.
- Common areas' wall finishes –single-layer lime-gypsum plaster, decorative plaster, exposed concrete, cladding.
- Floors:
 - Garage – epoxy coating or polyurethane screed.
 - Common corridor, landings – ceramic tiles.
- Heating and cooling – the source of heating and cooling is a ground-source heat pump (geothermal boreholes), with a central building gas boiler as a backup heat source.
- Shading: preparation for installation of external sun blinds (housing, power supply).
- Building entrance doors: glazed aluminium doors (self-closing, panic handle, electric intercom), electrically operated with keycards.
- CCTV – cameras monitoring building entrances and garage access.
- Electric vehicle charging.

The Apartments have the following technical specifications:

- Floors:
 - Living rooms, bedrooms, corridor, kitchenette – glued wooden or vinyl flooring, without transition strips, according to standard selection.
 - Entrance hall, storage room – glued wooden or vinyl flooring / ceramic tiles.
 - Balcony, terrace – large-format ceramic tiles laid on pedestals.
 - Bathroom, WC – ceramic tiles with dimensions 600 × 600 mm.

- **Apartment 123 has vinyl flooring, while the Apartment 133 has wooden one.**
- Cladding:
 - Bathroom, WC – ceramic wall tiles with dimensions 600 × 600 mm, tile height up to the plasterboard ceiling.
 - Kitchenette – no wall tiles.
- Sanitary features:
 - Bathtub – white steel, with sound-insulating underlay, filled via overflow.
 - Shower enclosure – with drain channel and sliding or hinged clear glass doors.
 - Washbasin and small basin – white ceramic, chrome siphon, washbasin drain click-clack type.
 - WC – white wall-hung pan with integrated bidet spray, ceramic, plastic soft-close seat, cistern – concealed module, flush plate white.
 - In corridor, bathroom, or storage room – provision for connection of automatic washing machine according to drawing documentation.
 - Washbasin faucets – single-lever, deck-mounted, chrome finish.
 - Shower and bathtub faucets – single-lever, concealed, shower set, chrome finish.
- Heating:
 - Apartment heating is provided by underfloor heating.
 - Individual temperature control for each living room.
 - Consumption measurement via heat meters with remote reading (M-Bus).
 - Bathrooms are equipped with electric towel warmers – chrome finish.
- Doors:
 - Entrance doors: security door (Class 3), width 900 mm with half-jamb, height 2,100 mm, CPL surface, smooth, fire-resistant, steel frame – dark colour. Security fittings: knob-handle, security cylinder, peephole, wooden or ceramic threshold, self-closing mechanism according to project documentation.
 - Interior doors: solid doors, without threshold, CPL white surface, height 2,100 mm, flush, concealed hinges, magnetic latches. Door frames – casings. Interior fittings – rosette type.
- Internal partitions – masonry, plasterboard.

- Interior wall finishes – single-layer lime-gypsum plaster with paint (white, wear-resistant).
- Windows:
 - Frame – aluminium, interior colour dark, exterior colour dark.
 - Glazing – insulated triple glazing.
 - Access to balconies and terraces – hinged or sliding doors.
 - Window balustrades – glass.
- Ventilation – local ventilation unit for the apartment, including heat recovery.
- Air-conditioning – preparation (connection boxes, ductwork, cabling, condensate drainage) for installation of indoor and outdoor air conditioning units in apartments located on the top floors **so no for the Apartments.**
- Smart home system:
 - Smoke detector.
 - Automatic control of ventilation and heating based on the desired temperature.
 - Immediate overview of heat and water consumption.
 - Preparation for air-conditioning control.
 - Preparation for blind/shutter control.
 - Window contacts in apartments with preparation for air conditioning.
 - Preparation for home automation control via mobile phone or tablet application.
 - The apartment is equipped with a tablet for apartment control and as a home video intercom.
- Low-voltage electrical installation:
 - Optical network connection installed in the entrance hall.
 - Each living room is equipped with a data socket and STA (television network) socket.
 - The apartment is equipped with a tablet for the home video intercom system for communication and control of the entrance doors.

The Apartments are equipped with kitchenettes with built-in appliances.

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

4. Cadastral Information

4.1 Subject of Valuation

The **Apartment 123** represents the apartment no. 3401/123, as identified in the cadastral deed no. 18269, cadastral area Smíchov, including the share of 9150/781550 on the land plots no. 684/1, 684/2 and 689/7 as identified in the cadastral deed no. 17586, cadastral area Smíchov. The **Apartment** of the saleable area **91.50 sq m** includes the right to exclusively use a **loggia** of the saleable area **7.80 sq m**, **cellar** of the saleable area **2.90 sq m** and **one underground parking space** (of the saleable area 13.80 sq m).

The **Apartment 133** represents the apartment no. 3401/133, as identified in the cadastral deed no. 18269, cadastral area Smíchov, including the share of 9050/781550 on the land plots no. 684/1, 684/2 and 689/7 as identified in the cadastral deed no. 17586, cadastral area Smíchov. The **Apartment** of the saleable area **90.50 sq m** includes the right to exclusively use a **loggia** of the saleable area **7.80 sq m**, **two cellars** of the total saleable area **5.20 sq m** and **one standard underground parking space** (of the saleable area 12.80 sq m) and **one underground parking space previously designed for disabled people** (of the saleable area 17.50 sq m).

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

4.2 Building

The cadastral deed no. 17586, cadastral area Smíchov, registers the Building, building number 3401 (apartment house) which is located on the land plot no. 684/1, cadastral area Smíchov. The Apartments are all located within the Building.

4.3 Registered Owner

The Apartments including cellars and underground parking spaces and appropriate shares on the land plots and common areas were owned by Marve Beta, s.r.o., Bucharova 2641/14, 158 00 Prague 5 - Stodůlky, Czech Republic as at the valuation date. Nevertheless, the Valuer understands that the Apartments were the subject of sale to the Client.

4.4 Access

Access to the Lihovar residential development project is provided from the public land plots or streets. Accesses to the Apartments, cellars and underground parking spaces are secured through the land plots in the co-ownership of the Client or the easement in favour of the Apartments.

4.5 Heritage Protection

According to the Cadastral Register, the Apartments are located within protection zone of immovable cultural monuments / heritage zones / heritage preservation areas / immovable national cultural monuments.

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 Lihovar residential development project. The Valuer has not undertaken any investigations into the past or present uses of either the land subject to the Lihovar 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 Lihovar 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 Lihovar residential development project is located within the area with negligible risk of flood (zone 1 out of four zones where the fourth represents the highest risk of flood).

6. ESG Assessment

Environmental Factors

The Apartments have been assessed for environmental and climate-related risks. Although the Lihovar residential development project is located close to the Vltava River and it might seem there is some flood risk given the project's riverside location. But this risk is not necessarily a heightened or unmitigated risk, especially considering Prague's current flood protection upgrades. The fact that the city is investing in modern flood barriers is a positive sign for long-term protection. 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 "B" rating, demonstrating its high energy performance.

Social Factors

The Apartments were owned by Marve Beta, s.r.o., Bucharova 2641/14, 158 00 Prague 5 - Stodůlky, Czech Republic as at the valuation date. Nevertheless, the Valuer understands that the Apartments were the subject of sale to the Client.

The company Marve Beta, s.r.o. is the SPV owned by Ing. Marcel Soural, the ultimate owner of the development company Trigema. Trigema holding has, according to public sources, positive social profile. Trigema has a strong, well-articulated social strategy within its ESG framework. They support meaningful social causes, invest in employee development, promote diversity, and integrate community-oriented design in their real estate projects. For example, Trigema supports several non-profit and cultural organizations and has been a long-term partner for Centrum Paraple (helping people with spinal cord injury). Trigema's corporate values (independence, togetherness, expertise, enthusiasm) align with a socially conscious, long-term developer rather than a purely profit-driven company.

The company Future X Alpha s.r.o. represents the holding SPV of the FUTURE X1 fund. It has no employees. It leases the Apartments 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

Trigema's governance appears relatively strong for a Czech developer group. They are clearly integrating governance into their ESG strategy, have robust quality-management and risk-management systems, and are making efforts toward anti-corruption and compliance. Trigema is not a "pure startup" – rather, a mature and ambitious development group, and their governance reflects that. However, they are not yet at the level of the most ESG-mature global corporations, particularly in terms of external assurance or third-party ESG ratings.

The future owner of the Apartments, Future X Alpha s.r.o., holding SPV of the real estate fund FUTURE X1, is 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.

7. Energy Performance Certificate

The Lihovar residential development project is evaluated as very efficient (Energy Performance "B").

8. Permitting Status

The Use Permit no. MC05 46804/2024 issued by the Office of the Municipality Prague 5, Building Authority Department, náměstí 14. října 4, 150 22 Prague 5, Czech Republic allows for the use of the Lihovar residential development project, phase North (the second part), in which the Apartments are located.

9. Planning

According to the current version of Master Plan of Prague, the land subject to the Lihovar residential development project is zoned as general mixed-use area (in Czech: "SV – všeobecně smíšené").

General mixed-use area (SV) is defined as area designated for the placement of multifunctional buildings or a combination of single-purpose buildings for housing, retail, administration, culture, public amenities, sports and services, while maintaining the multifunctional character of the area.

The Valuer believes the Lihovar residential development project meets the requirements set out in the current version of Master Plan of Prague.

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 new-built development project, the Valuer has looked at apartments' sales prices in comparable development projects as well. 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) ¹⁾	Saleable Area Terrace or Balcony or Loggia (sq m)	Price Apartment (CZK incl. VAT) ²⁾	Price Apartment <u>SQ M COUNTABLE AREA</u> (CZK incl. VAT)	Location Compared to Apartments	Specifications Compared to Apartments
Lihovar, Apartment no. 8072	3+kc	7-8 AG	73.40	27.20	16,400,000	188,506	similar	similar
Lihovar, Apartment no. 2072	3+kc	7-8 AG	73.40	26.80	14,948,950	172,223	similar	similar
Lihovar, Apartment no. 6071	3+kc	7-8 AG	108.10	33.80	22,734,432	181,875	similar	similar
Rezidence Na Plzeňce, Apartment no. 1.7.5	3+kc	7 AG	78.40	12.10	15,100,000	178,804	slightly better	similar
Rezidence Na Plzeňce, Apartment no. 3.1.3	3+kc	1 AG	84.10	28.20	17,388,806	177,075	slightly better	similar
Rezidence Na Plzeňce, Apartment no. 2.1.6	3+kc	1 AG	89.00	30.10	18,103,363	173,987	slightly better	similar
Smíchov City SM8, Apartment no. SM8-02.2.5	3+kc	2 AG	88.50	8.90	17,030,720	183,225	slightly better	similar

Smíchov City SM8, Apartment no. SM8- 02.3.5	3+kc	3 AG	88.50	8.90	17,295,880	186,077	slightly better	similar
Smíchov City SM8, Apartment no. SM8- 04.2.5	3+kc	2 AG	90.60	3.70	17,000,000	183,883	slightly better	similar
Smíchov City SM8, Apartment no. SM8- 04.3.5	3+kc	3 AG	90.50	3.60	17,339,800	187,863	slightly better	similar

¹⁾ 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.

²⁾ Price of Terraces, Balconies, and Loggias is included in the price of Apartment. Prices of parking spaces and cellars are excluded from the price of Apartment.

Please note that prices of the apartments above have been calculated per sq m of the Countable Area (in Czech: “započitatelná plocha”) according to the methodology of the Czech Banking Association. This methodology takes into consideration 50% of the Terraces, Balconies and Loggias but only up to 20% of the Apartment area. Front Gardens are excluded from the Countable Area as well as Parking Spaces and Cellars.

Please note that prices in the table above represent asking prices.

Based on the table above, the Valuer has estimated the sale rate for the **Apartment 123** at the level of **CZK 178,000 (incl. VAT) per sq m of saleable area** and for the **Apartment 133** at the level of **CZK 180,000 (incl. VAT) per sq m of saleable area**. The Apartment 133 benefits from a slightly better location in the building (the third above ground floor compared to the second above ground floor although orientation is the same).

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 Underground 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 Underground Parking Spaces. Comparable evidence for Underground Parking Spaces is set out in the following table:

Project	Price Underground Parking Space (CZK per <u>UNIT</u> incl. VAT)
Astrid Garden	575,000
Hagibor	600,000
Lihovar Smíchov	638,400
Rezidence Laurová	600,000
Rezidence Na Plzeňce	795,200
Rezidence Vitality	850,000
Smíchov City 3	575,000
Vilapark Klamovka	600,000

Based on the table above, the Valuer has estimated the sale rate for **Standard Underground Parking Spaces** (of the saleable area 12.80 sq m, or 13.80 sq m respectively) at the level of **CZK 650,000 (incl. VAT) per one underground parking space**. In addition, the Valuer has estimated the sale rate for **Underground Parking Space previously designed for disabled people** (of the saleable area 17.50 sq m) at the level of **CZK 700,000 (incl. VAT) per one underground parking space**.

Furthermore, comparable evidence for Cellars is set out in the following table:

Project	Price Cellar (CZK per <u>SQ M</u> incl. VAT)
Lihovar Smíchov	78,400
Nové Modřany	51,900
Panorama Braník	61,600
Paprasek Stodůlky	69,000
Rezidence Na Plzeňce	72,800
Rezidence Petřiny	55,000

Based on the table above, the Valuer has estimated the sale rate for **Cellars** at the level of **CZK 60,000 (incl. VAT) per sq m of saleable area**.

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)
123	95.40 @ 178,000	2.90 @ 60,000	1 Underground Standard @ 650,000	Kitchenette @ 400,000	18,205,200
133	94.40 @ 180,000	5.20 @ 60,000	1 Underground Standard @ 650,000 1 Underground Disabled @ 700,000	Kitchenette @ 400,000	19,054,000
TOTAL					37,259,200

11. Market Value

Having carefully considered the **Apartment 123**, as described in this report, the Valuer is of the opinion that the **Market Value** of the freehold interest in the Apartment A12 as of the valuation date is:

CZK 18,205,200
(Eighteen Million Two Hundred Five Thousand and Two Hundred Czech Crowns)
incl. VAT

Having carefully considered the **Apartment 133**, as described in this report, the Valuer is of the opinion that the **Market Value** of the freehold interest in the Apartment A13 as of the valuation date is:

CZK 19,054,000
(Nineteen Million and Fifty-Four Thousand 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 are 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

9 November 2025

Terms of Engagement: Valuation of two apartments within the development project Lihovar, U Lihovaru 3401/11, 150 00 Prague 5 - Smíchov, 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:	<ol style="list-style-type: none"> 1. The Apartment 123 with the saleable area 91.50 sq m located on the second above ground floor of the Section 1, including loggia of the saleable area 7.80 sq m, cellar of the saleable area 2.90 sq m (no. S02008) and one underground parking space (no. 79). 2. The Apartment 133 with the saleable area 90.50 sq m located on the third above ground floor of the Section 1, including loggia of the saleable area 7.80 sq m, two cellars of the total saleable area 5.20 sq m (no. S02017 and S02018) and two underground parking spaces (no. 8 and 80). <p>(Together the "Properties")</p>
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:	<p>The valuation will be prepared for internal decision-making purposes of the Client.</p> <p>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.</p>
Bases of Value:	<p>Market Value</p> <p>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".</p>
Special Assumptions:	None.
Assumptions:	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.
Valuation Date:	<p>7 November 2025</p> <p>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.</p>

Valuation Standards: 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).

Nature and Sources of Information upon which the Valuer will Rely: A schedule of information necessary to undertake the valuation is attached in the **Appendix**. 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.

Extent of Valuer's Investigations: The Valuer will undertake an inspection of the Properties. 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.

Format of the Report: 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 17 November 2025 to the Client in case all necessary information for the valuation is 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 X

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 X.

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:

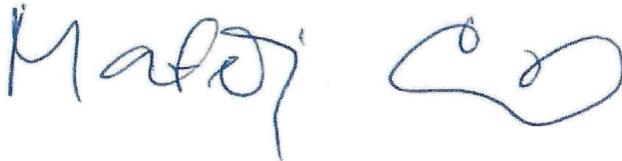
The parties declare that they will endeavour to solve between themselves any matters or disputes that may result from this agreement and if this is not possible, then the parties agree that all disputes arising out of and in connection with this agreement shall be finally settled by three arbitrators 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.

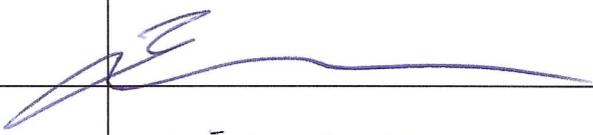
I would be grateful if you could please sign, date, and return a copy of this letter to me confirming your acceptance of its contents.

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.

Signature:	
Name:	ONDŘEJ ZÁRUBA
Organisation:	FUTURE X ALPHA I.R.O.
Position:	MANAGING DIRECTOR
Date:	12.11.2025

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



Phase North, external view



Phase North, external view



Phase North, external view



Phase North, external view



Phase North, external view



Phase North, external view



Apartment 123



Apartment 123



Apartment 123



Apartment 123



Apartment 123



Apartment 123



Apartment 133



Apartment 133



Apartment 133



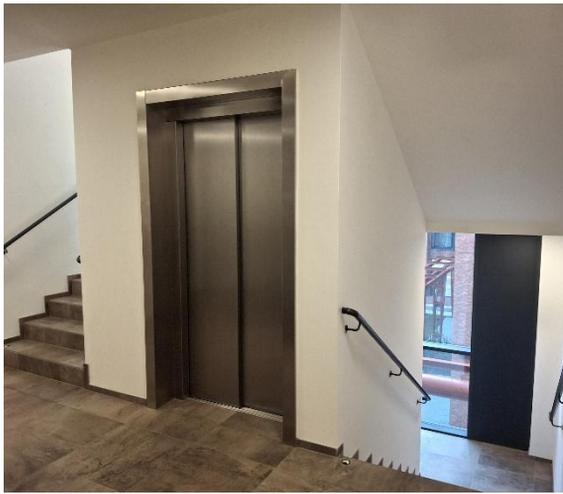
Apartment 133



Apartment 133



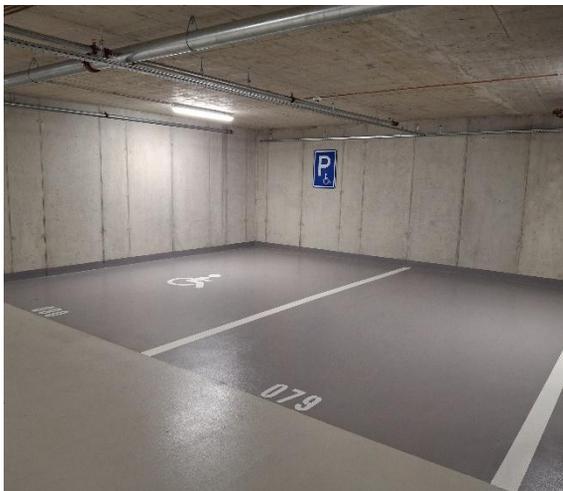
Apartment 133



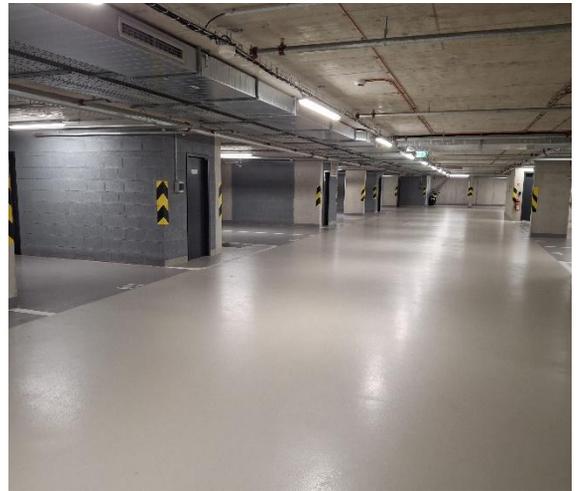
Common areas



Common areas



Underground parking spaces



Underground parking area



Roof



View from the roof

APPENDIX III

CADASTRAL EXTRACT AND MAP

VÝPIS Z KATASTRU NEMOVITOSTÍ

prokazující stav evidovaný k datu 07.11.2025 23:59:00

Vlastnictví jednotky vymezené podle občanského zákoníku

Okres:

Obec: 554782 Praha

Kat.území: 729051 Smíchov

List vlastnictví: 18269

V kat. území jsou pozemky vedeny v jedné číselné řadě

A Vlastník, jiný oprávněný	Identifikátor	Podíl
<i>Vlastnické právo</i>		
Marve Beta, s.r.o., Bucharova 2641/14, Stodůlky, 15800 Praha 5	24795992	

B Nemovitosti

Jednotky

Č.p./ Č.jednotky	Způsob využití	Způsob ochrany	Typ jednotky	Podíl na společných částech nemovitosti
3401/123	byt	ochr.pásma nem.kult.pam., pam.zóny, rezer vace, nem.nár.kult.pam	obč.z.	9150/781550
<i>Vymezeno v:</i>				
Parcela	684/1	zastavěná plocha a nádvoří		2121m2
<i>Součástí je stavba: Smíchov, č.p. 3401, byt.dům, LV 17586</i>				
	684/2	ostatní plocha	jiná plocha	510m2
	689/7	ostatní plocha	jiná plocha	150m2
3401/133	byt	ochr.pásma nem.kult.pam., pam.zóny, rezer vace, nem.nár.kult.pam	obč.z.	9050/781550
<i>Vymezeno v:</i>				
Parcela	684/1	zastavěná plocha a nádvoří		2121m2
<i>Součástí je stavba: Smíchov, č.p. 3401, byt.dům, LV 17586</i>				
	684/2	ostatní plocha	jiná plocha	510m2
	689/7	ostatní plocha	jiná plocha	150m2
3401/161	byt	ochr.pásma nem.kult.pam., pam.zóny, rezer vace, nem.nár.kult.pam	obč.z.	13250/781550
<i>Vymezeno v:</i>				
Parcela	684/1	zastavěná plocha a nádvoří		2121m2
<i>Součástí je stavba: Smíchov, č.p. 3401, byt.dům, LV 17586</i>				
	684/2	ostatní plocha	jiná plocha	510m2
	689/7	ostatní plocha	jiná plocha	150m2
3401/162	byt	ochr.pásma nem.kult.pam., pam.zóny, rezer vace, nem.nár.kult.pam	obč.z.	9010/781550
<i>Vymezeno v:</i>				
Parcela	684/1	zastavěná plocha a nádvoří		2121m2
<i>Součástí je stavba: Smíchov, č.p. 3401, byt.dům, LV 17586</i>				
	684/2	ostatní plocha	jiná plocha	510m2
	689/7	ostatní plocha	jiná plocha	150m2

B1 Věcná práva sloužící ve prospěch nemovitostí v části B

Typ vztahu

o Věcné břemeno chůze a jízdy

dle čl.1.1 smlouvy služebnost 1) dle situačního plánu část A)

Oprávnění pro

Jednotka: 3401/123, Jednotka: 3401/133, Jednotka: 3401/161, Jednotka: 3401/162

Povinnost k

Jednotka: 3398/412, Jednotka: 3398/513, Jednotka: 3398/521, Jednotka: 3398/522,

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

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

VÝPIS Z KATASTRU NEMOVITOSTÍ

prokazující stav evidovaný k datu 07.11.2025 23:59:00

Okres:

Obec: 554782 Praha

Kat.území: 729051 Smíchov

List vlastnictví: 18269

V kat. území jsou pozemky vedeny v jedné číselné řadě

Typ vztahu

Povinnost k

Jednotka: 3398/523, Jednotka: 3398/524, Jednotka: 3398/525, Jednotka: 3398/526,
Jednotka: 3398/531, Jednotka: 3398/532, Jednotka: 3398/533, Jednotka: 3398/534,
Jednotka: 3398/535, Jednotka: 3398/536, Jednotka: 3398/541, Jednotka: 3398/542,
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Jednotka: 3398/578, Jednotka: 3398/579, Jednotka: 3398/611, Jednotka: 3398/621,
Jednotka: 3398/622, Jednotka: 3398/623, Jednotka: 3398/624, Jednotka: 3398/625,
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Jednotka: 3398/653, Jednotka: 3398/654, Jednotka: 3398/655, Jednotka: 3398/711,
Jednotka: 3398/712, Jednotka: 3398/721, Jednotka: 3398/722, Jednotka: 3398/723,
Jednotka: 3398/724, Jednotka: 3398/725, Jednotka: 3398/726, Jednotka: 3398/731,
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Jednotka: 3398/736, Jednotka: 3398/737, Jednotka: 3398/738, Jednotka: 3398/741,
Jednotka: 3398/742, Jednotka: 3398/743, Jednotka: 3398/744, Jednotka: 3398/745,
Jednotka: 3398/746, Jednotka: 3398/747, Jednotka: 3398/748, Jednotka: 3398/751,
Jednotka: 3398/752, Jednotka: 3398/753, Jednotka: 3398/754, Jednotka: 3398/755,
Jednotka: 3398/756, Jednotka: 3398/757, Jednotka: 3398/758, Jednotka: 3398/761,
Jednotka: 3398/762, Jednotka: 3398/811, Jednotka: 3398/812, Jednotka: 3398/821,
Jednotka: 3398/822, Jednotka: 3398/823, Jednotka: 3398/824, Jednotka: 3398/825,
Jednotka: 3398/831, Jednotka: 3398/832, Jednotka: 3398/833, Jednotka: 3398/834,
Jednotka: 3398/835, Jednotka: 3398/841, Jednotka: 3398/842, Jednotka: 3398/843,
Jednotka: 3398/844, Jednotka: 3398/845, Jednotka: 3398/851, Jednotka: 3398/852,
Jednotka: 3398/853, Jednotka: 3398/854, Jednotka: 3398/855, Jednotka: 3398/861,
Jednotka: 3398/862

Listina Jednostranné právní jednání o zřízení služebnosti ze dne 18.12.2023. Právní účinky zápisu k okamžiku 28.12.2023 08:31:13. Zápis proveden dne 21.02.2024.

V-70364/2023-101

Pořadí k 28.12.2023 08:31

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů*Typ vztahu*

o Věcné břemeno chůze a jízdy

dle čl.1.2. smlouvy služebnost 2)dle situačního plánu část B)

Oprávnění pro

Jednotka: 3398/412, Jednotka: 3398/513, Jednotka: 3398/521, Jednotka: 3398/522,
Jednotka: 3398/523, Jednotka: 3398/524, Jednotka: 3398/525, Jednotka: 3398/526,
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Jednotka: 3398/578, Jednotka: 3398/579, Jednotka: 3398/611, Jednotka: 3398/621,
Jednotka: 3398/622, Jednotka: 3398/623, Jednotka: 3398/624, Jednotka: 3398/625,

VÝPIS Z KATASTRU NEMOVITOSTÍ

prokazující stav evidovaný k datu 07.11.2025 23:59:00

Okres:

Obec: 554782 Praha

Kat.území: 729051 Smíchov

List vlastnictví: 18269

V kat. území jsou pozemky vedeny v jedné číselné řadě

Typ vztahu

Oprávnění pro

Jednotka: 3398/631, Jednotka: 3398/632, Jednotka: 3398/633, Jednotka: 3398/634,
Jednotka: 3398/635, Jednotka: 3398/641, Jednotka: 3398/642, Jednotka: 3398/643,
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Jednotka: 3398/653, Jednotka: 3398/654, Jednotka: 3398/655, Jednotka: 3398/711,
Jednotka: 3398/712, Jednotka: 3398/721, Jednotka: 3398/722, Jednotka: 3398/723,
Jednotka: 3398/724, Jednotka: 3398/725, Jednotka: 3398/726, Jednotka: 3398/731,
Jednotka: 3398/732, Jednotka: 3398/733, Jednotka: 3398/734, Jednotka: 3398/735,
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Jednotka: 3398/742, Jednotka: 3398/743, Jednotka: 3398/744, Jednotka: 3398/745,
Jednotka: 3398/746, Jednotka: 3398/747, Jednotka: 3398/748, Jednotka: 3398/751,
Jednotka: 3398/752, Jednotka: 3398/753, Jednotka: 3398/754, Jednotka: 3398/755,
Jednotka: 3398/756, Jednotka: 3398/757, Jednotka: 3398/758, Jednotka: 3398/761,
Jednotka: 3398/762, Jednotka: 3398/811, Jednotka: 3398/812, Jednotka: 3398/821,
Jednotka: 3398/822, Jednotka: 3398/823, Jednotka: 3398/824, Jednotka: 3398/825,
Jednotka: 3398/831, Jednotka: 3398/832, Jednotka: 3398/833, Jednotka: 3398/834,
Jednotka: 3398/835, Jednotka: 3398/841, Jednotka: 3398/842, Jednotka: 3398/843,
Jednotka: 3398/844, Jednotka: 3398/845, Jednotka: 3398/851, Jednotka: 3398/852,
Jednotka: 3398/853, Jednotka: 3398/854, Jednotka: 3398/855, Jednotka: 3398/861,
Jednotka: 3398/862

Povinnost k

Jednotka: 3401/123, Jednotka: 3401/133, Jednotka: 3401/161, Jednotka: 3401/162

Listina Jednostranné právní jednání o zřízení služebnosti ze dne 18.12.2023. Právní účinky zápisu k okamžiku 28.12.2023 08:31:13. Zápis proveden dne 21.02.2024.

V-70364/2023-101

Pořadí k 28.12.2023 08:31

o Věcné břemeno (podle listiny)

užívání oprávněných nemovitostí jako předzahrádky dle čl.1. smlouvy

Oprávnění pro

Jednotka: 3398/412, Jednotka: 3398/513

Povinnost k

Jednotka: 3401/123, Jednotka: 3401/133, Jednotka: 3401/161, Jednotka: 3401/162

Listina Jednostranné právní jednání o zřízení služebnosti ze dne 18.12.2023. Právní účinky zápisu k okamžiku 28.12.2023 08:33:21. Zápis proveden dne 21.02.2024.

V-70366/2023-101

Pořadí k 28.12.2023 08:33

o Věcné břemeno ve prospěch nemovitosti neevidované v katastru

Zřízení a provozu parkovacího automatu dle čl.1. smlouvy

Povinnost k

Jednotka: 3401/123, Jednotka: 3401/133, Jednotka: 3401/161, Jednotka: 3401/162

Listina Jednostranné právní jednání o zřízení služebnosti č. 240000010326 ze dne 16.03.2024. Právní účinky zápisu k okamžiku 26.03.2024 13:24:03. Zápis proveden dne 17.04.2024.

V-17548/2024-101

Pořadí k 26.03.2024 13:24

D Poznámky a další obdobné údaje

Typ vztahu

Výhrada, že upevněný stroj není součástí nemovitosti

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

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

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 07.11.2025 23:59:00

Okres: _____ Obec: 554782 Praha
Kat.území: 729051 Smíchov List vlastnictví: 18269
V kat. území jsou pozemky vedeny v jedné číselné řadě

Typ vztahu

o

technologické tepelné zařízení - plynová kotelna

Oprávnění pro

Veolia Energie ČR, a.s., 28. října 3337/7, Moravská
Ostrava, 70200 Ostrava, RČ/IČO: 45193410

Povinnost k

Jednotka: 3401/123, Jednotka: 3401/133, Jednotka: 3401/161, Jednotka: 3401/162

Listina Prohlášení vlastníka stroje o výhradě vlastnictví stroje (§ 508 obč.z.)
240000010888 ze dne 15.05.2024. Právní účinky zápisu k okamžiku 27.06.2024
09:44:00. Zápis proveden dne 22.07.2024.

Z-33925/2024-101

Plomby a upozornění - Bez zápisu

E *Nabývací tituly a jiné podklady zápisu*

Listina

o Smlouva kupní ze dne 20.12.2024. Právní účinky zápisu k okamžiku 20.12.2024 17:20:50.
Zápis proveden dne 20.01.2025.

V-77741/2024-101

Pro: Marve Beta, s.r.o., Bucharova 2641/14, Stodůlky, 15800 Praha 5 RČ/IČO: 24795992

o Smlouva kupní ze dne 20.12.2024. Právní účinky zápisu k okamžiku 20.12.2024 17:20:13.
Zápis proveden dne 20.01.2025.

V-77745/2024-101

Pro: Marve Beta, s.r.o., Bucharova 2641/14, Stodůlky, 15800 Praha 5 RČ/IČO: 24795992

o Smlouva kupní č. 403710002287 ze dne 20.12.2024. Právní účinky zápisu k okamžiku
20.12.2024 17:18:11. Zápis proveden dne 20.01.2025.

V-77757/2024-101

Pro: Marve Beta, s.r.o., Bucharova 2641/14, Stodůlky, 15800 Praha 5 RČ/IČO: 24795992

o Smlouva kupní č. 403710002287 ze dne 20.12.2024. Právní účinky zápisu k okamžiku
20.12.2024 17:17:27. Zápis proveden dne 13.02.2025.

V-77720/2024-101

Pro: Marve Beta, s.r.o., Bucharova 2641/14, Stodůlky, 15800 Praha 5 RČ/IČO: 24795992

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

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.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 07.11.2025 23:59:00

Okres:
Kat.území: 729051 Smíchov

Obec: 554782 Praha
List vlastnictví: 18269

V kat. území jsou pozemky vedeny v jedné číselné řadě

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

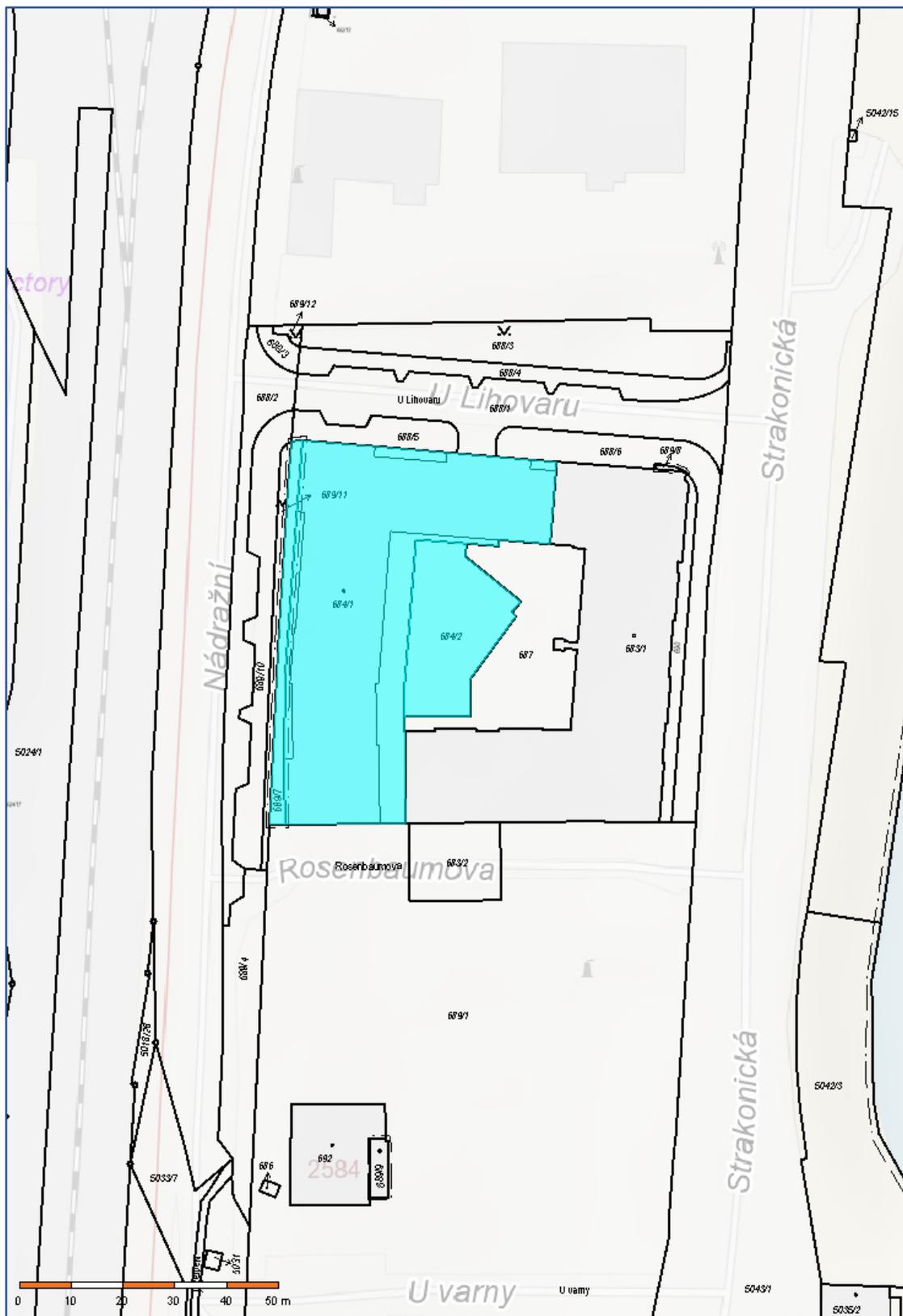
Vyhotovil:
Český úřad zeměměřický a katastrální - SCD
Vyhotoveno dálkovým přístupem

Vyhotoveno: 19.11.2025 20:43:11

Podpis, razítko:

Řízení PÚ:

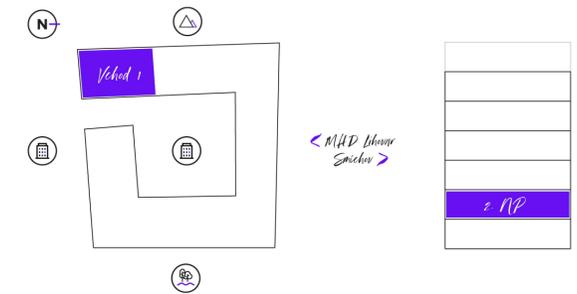
Poučení: Údaje katastru lze užit pouze k účelům uvedeným v § 1 odst. 2 katastrálního zákona.
Osobní údaje získané z katastru lze zpracovávat pouze při splnění podmínek obecného nařízení
o ochraně osobních údajů. Podrobnosti viz <https://cuzk.gov.cz/>.



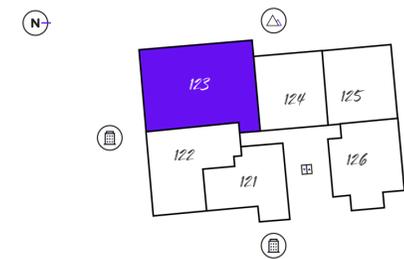
APPENDIX IV
FLOOR PLANS



123



umístění na podlaží



přehled ploch

číslo		rozloha (v m ²)
123.01a	Zádveří	7,10
123.01b	Chodba	7,50
123.02	Pokoj s kuchyňským koutem	29,30
123.03	Pokoj	17,60
123.04	Pokoj	14,50
123.05	Koupelna	4,40
123.06	WC	1,70
123.07	Komora	3,60
obytná plocha jednotky		85,70

123.X	Svislé konstrukce	5,80
podlahová plocha jednotky		91,50

příslušenství		
123.08	Lodžie	7,80
79	Parkovací stání	13,80
S02008	Sklep	2,90

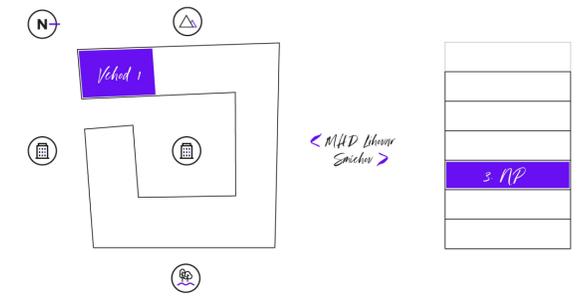
energetický štítek B - velmi úsporná

Kuchyňská linka, elektrické spotřebiče ani nábytek nejsou součástí ceny bytu. Rozmístění nábytku je pouze ilustrativní. Výměry jednotlivých místností jsou převzaty z projektové dokumentace. Veškeré informace a údaje včetně vizualizací uvedené na této kartě jsou pouze informativní povahy. Vizualizace, grafické zobrazení a obsahové popisy netvoří přesnou předlohu realizace stavby projektu nebo bytů a představují pouze orientační zobrazení, které může v budoucnu podléhat změnám. Závazným podkladem realizace je považována výhradně smluvní dokumentace.

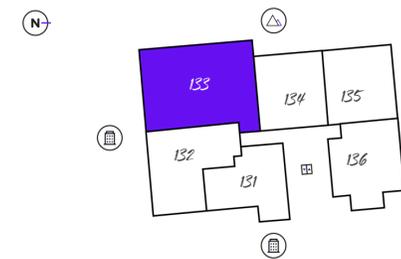
Trigema a.s., Explora Business Centre, Bucharova 2641/14, 158 00 Praha 5,
800 340 350, prodej@trigema.cz, www.trigema.cz

verze 20241213

lihovar.cz



umístění na podlaží



přehled ploch

číslo		rozloha (v m ²)
133.01a	Zádveří	7,10
133.01b	Chodba	7,50
133.02	Pokoj s kuchyňským koutem	29,20
133.03	Pokoj	16,80
133.04	Pokoj	14,30
133.05	Koupelna	4,40
133.06	WC	1,70
133.07	Komora	3,60
obytná plocha jednotky		84,60

133.X	Svislé konstrukce	5,90
podlahová plocha jednotky		90,50

příslušenství		
133.08	Lodžie	7,80
8	Parkovací stání	12,80
80	Parkovací stání	17,50
S02017	Sklep	2,50
S02018	Sklep	2,70

energetický štítek B - velmi úsporná

Kuchyňská linka, elektrické spotřebiče ani nábytek nejsou součástí ceny bytu. Rozmístění nábytku je pouze ilustrativní. Výměry jednotlivých místností jsou převzaty z projektové dokumentace. Veškeré informace a údaje včetně vizualizací uvedené na této kartě jsou pouze informativní povahy. Vizualizace, grafické zobrazení a obsahové popisy netvoří přesnou předlohu realizace stavby projektu nebo bytů a představují pouze orientační zobrazení, které může v budoucnu podléhat změnám. Závazným podkladem realizace je považována výhradně smluvní dokumentace.

Trigema a.s., Explora Business Centre, Bucharova 2641/14, 158 00 Praha 5,
800 340 350, prodej@trigema.cz, www.trigema.cz

verze 20241213

lihovar.cz