

Valuation Report

Terasy Plzeňská
Apartment B101
Office Unit K001

Plzeňská 3092/295a
155 00 Prague 13 - Stodůlky, 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



19 April 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 B101, residential development project Terasy Plzeňská, Plzeňská 3092/295a, 155 00 Prague 13 - Stodůlky, Czech Republic ("Apartment" or "Apartment B101" or "B101").
2. Office Unit K001, residential development project Terasy Plzeňská, Plzeňská 3092/295a, 155 00 Prague 13 - Stodůlky, Czech Republic ("Office Unit" or "Office Unit K001" or "K001").

(All together the "Properties")

In accordance with the Terms of Engagement dated 18 March 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:	Apartment B101 and Office Unit K001 within the residential development project Terasy Plzeňská
Address:	Plzeňská 3092/295a, 155 00 Prague 13 - Stodůlky, Czech Republic
Saleable Areas & Parking Spaces:	<p>Apartment B101:</p> <ul style="list-style-type: none"> • Apartment: 97.80 sq m • Terraces: 79.10 sq m • Front garden: 48.00 sq m • Cellar: 4.30 sq m • Underground parking space: 1 • Surface parking space: 1 <p>Office Unit K001:</p> <ul style="list-style-type: none"> • Apartment: 87.00 sq m • Terraces: 10.70 sq m • Front garden: 12.80 sq m • Cellars: 14.50 sq m • Surface parking space: 1
Valuation Date:	31 March 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 B101: CZK 15,631,420 (incl. VAT)</p> <p>Office Unit K001: CZK 11,608,050 (incl. VAT)</p> <p>TOTAL Properties: CZK 27,239,470 (incl. VAT)</p>
<p><u>Please note that the Properties have been valued individually, and no allowance has been made, either positive or negative, should it form part of a larger disposal.</u></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 Properties within the residential development project Terasy Plzeňská as specified below.

The **Apartment B101** represents the apartment no. 3092/1, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 978/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky. The **Apartment** of the saleable area **97.80 sq m** includes the right to exclusively use **terraces** of the total saleable area **79.10 sq m**, **front garden** of the saleable area **48.00 sq m**, a **cellar** (no. 3) of the saleable area **4.30 sq m** situated in the first underground floor and **one surface parking space** (no. 12) situated at the level of the third above ground floor. Furthermore, the Apartment benefits from **one underground parking space** (no. 3) situated in the second underground floor. According to the Cadastral Register, the underground parking space represents a share of 1/9 on the unit no. 3092/100 (underground parking area), as identified in the cadastral deed no. 28405, cadastral area Stodůlky, including the share of 2016/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky.

The **Office Unit K001** represents the unit no. 3092/101, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 870/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky. The **Office Unit** of the saleable area **87.00 sq m** includes the right to exclusively use **terraces** of the total saleable area **10.70 sq m**, **front garden** of the saleable area **12.80 sq m**, a **cellar** (no. 15) of the saleable area **5.20 sq m** situated in the second underground floor and **one surface parking space** (no. 13) situated at the level of the third above ground floor. Furthermore, the Apartment benefits from **additional cellar** (no. 10) situated in the first above ground floor. According to the Cadastral Register, the cellar represents the unit no. 3092/102, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 93/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky.

Both the Apartment and the Office Unit 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 Properties 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 Properties for internal decision-making purposes on behalf of the Client as of March 2024, March 2023 and March 2022. Whilst the Valuer has had prior involvement with the Properties, 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 March 2025.

Please note that the Properties’ 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 Properties, 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:

- Cadastral Extract no. 28397, cadastral area Stodůlky, dated 31 March 2025.
- Energy performance certificate of the Building.
- Invoices for the supply of kitchenettes dated 27 August 2022 and 5 September 2022.
- Lease agreement including appendices for the Apartment B101 between the Client and AKTU - news agency s.r.o..
- Properties layouts.
- Purchase agreements including appendices for the Properties between Real Estate Invest Development, s.r.o. and the Client dated 26 August 2022.
- Technical specifications of Plzeňské terasy residential development project and technical specifications of the Properties.
- Use Permit no. P13-17947/2022 issued by the Office of the Municipality Prague 13, Sluneční náměstí 2580/13, 158 00 Prague 5, Czech Republic dated 13 April 2022.

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 Properties were inspected by the Valuer on 28 March 2025. Furthermore, the Valuer has inspected the external and internal premises of the Terasy Plzeňská residential development project.

The Valuer has not undertaken any type of measurement of the Properties' 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 Properties 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

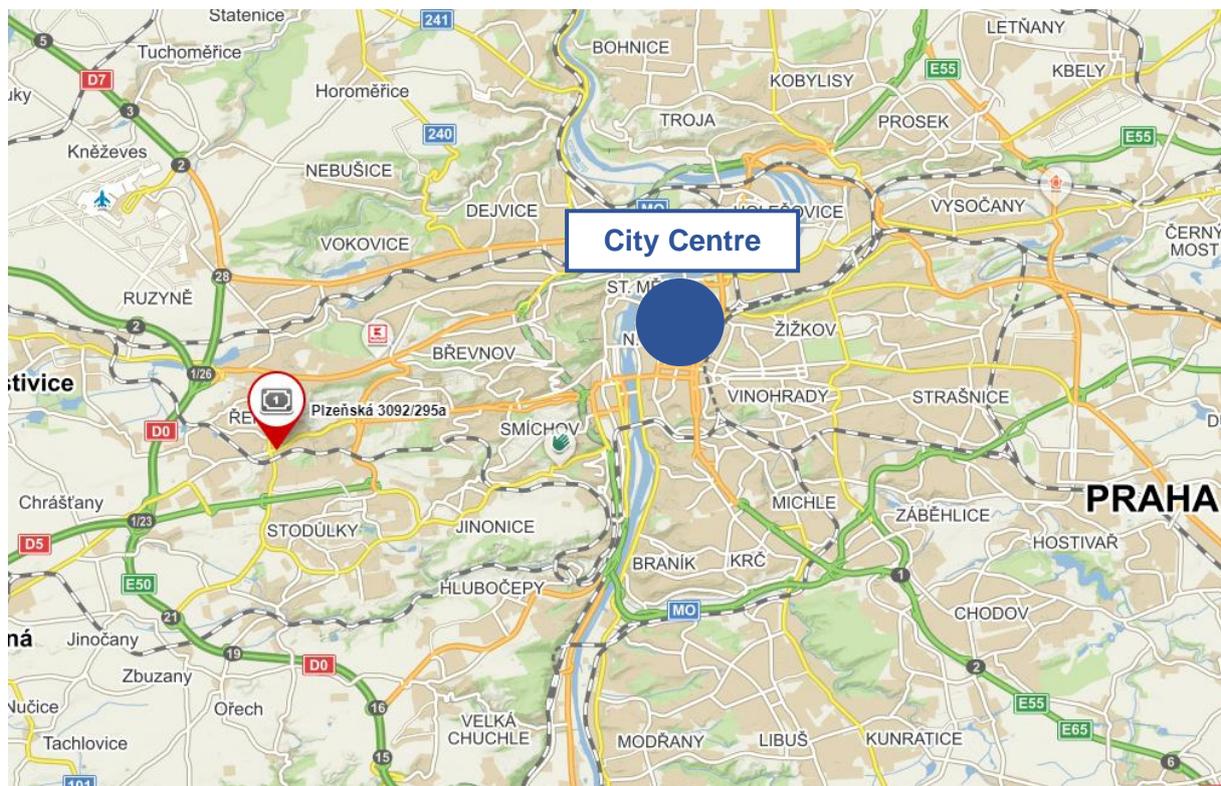
2.1 Location and Surroundings

The Terasy Plzeňská residential development project is located between Pod Viaduktem and Plzeňská Streets in Prague 13 - Stodůlky. Stodůlky is one of the Prague districts and cadastral area at the same time, being located on the left bank of the Vltava River and to the south-west 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.

Stodůlky District is the largest district within Prague 13. It is predominantly residential and commercial in character.

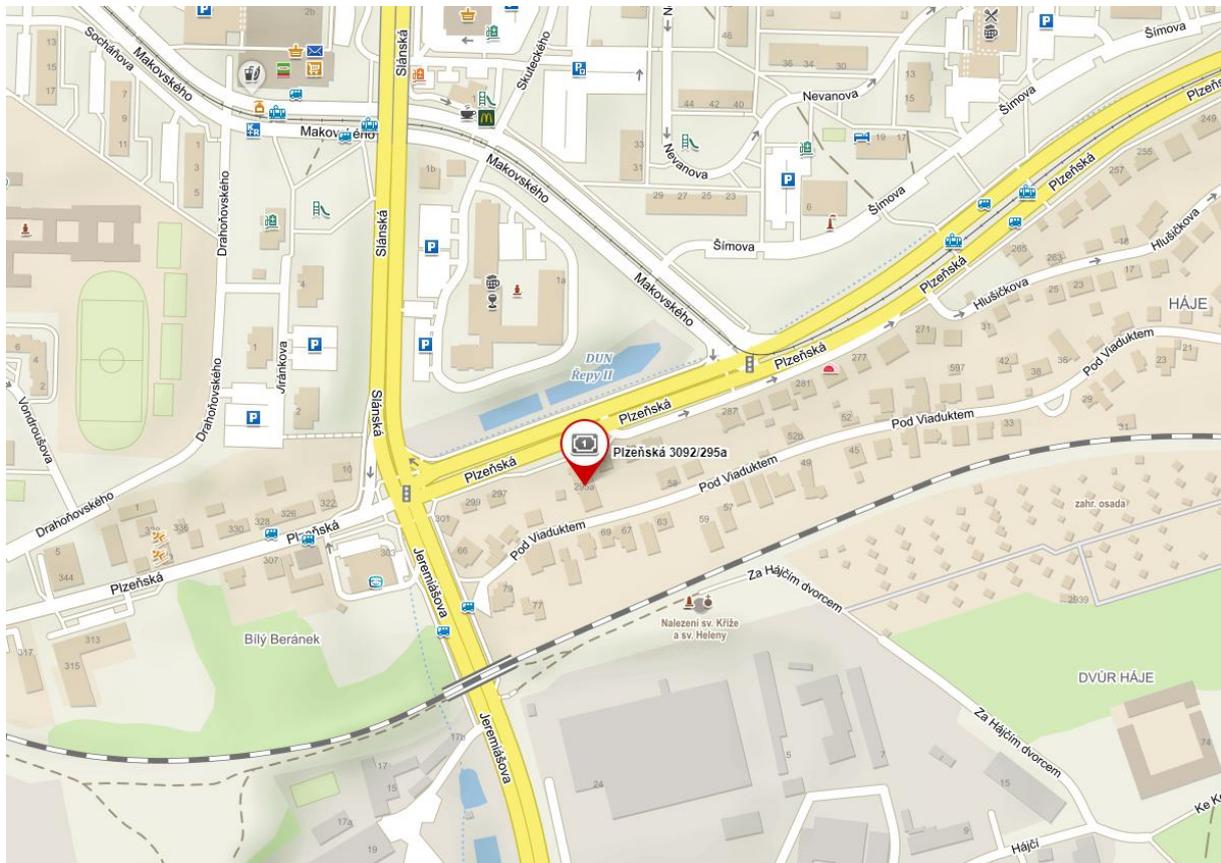
The closest surroundings of the Terasy Plzeňská residential development project is predominantly residential in character, with several supermarkets, various shops, restaurants and cafés located to the north of the Property. Therefore, the location offers a good availability of civic amenities and together with convenient public transport accessibility is very pleasant for housing.

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



Source: www.mapy.cz

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



Source: www.mapy.cz

2.2 Communication and Accessibility

The Terasy Plzeňská residential development project benefits from an excellent public transport accessibility. The nearest metro station called “Stodůlky” (line B) is situated some 2.1 km to the south and the metro station called “Zličín” (line B) is situated some 2.1 km to the south-west. The metro station called “Nemocnice Motol” (line A) is situated some 2.8 km to the north-east. The regular tram lines going from the tram station “Hlušičkova” (tram lines no. 9, 10, 15 and 16), which is situated some 350 m to the north-east of the project, provide a connection with Prague 5, the city centre, and other parts of Prague. Both the metro and tram lines provide direct and easy connection with the city centre. In addition, the area is also served by bus lines (no. 180, 304 and 380) going either from the bus station called “Bílý beránek” or “Hlušičkova”, both located in a walking distance. These bus lines connect the area with other parts of Prague and the Central Bohemia.

The Terasy Plzeňská residential development project also benefits from an excellent car accessibility as it is located along Plzeňská Street which represents an arterial road of the entire Prague. Therefore, other parts of Prague are accessible within several minutes’ drive time. The Prague Outer City Ring Road is located some 2.7 km far from the project and provides an easy connection to D5, D6 and D7 Highways.

2.3 Location Comment

The Terasy Plzeňská development project is very well located for residential use. It benefits from an excellent public transport and car accessibility. The infrastructure in the area is developed and in a good, maintained condition. In addition, the location offers a good availability of civic amenities including the Řepy Shopping Centre. In addition, the Forest Park Řepy-Motol and the Natural Park Košíře-Motol are situated close to the location.

3. Technical Specifications

3.1 Development Project Description

The Terasy Plzeňská residential development project is represented by one apartment house extending over two underground floors and four above ground floors and containing nine apartments, one office unit, eleven cellars, nine underground parking spaces and four surface parking spaces. The Building is situated on the land plot with an increasing gradient from the north to the south. The apartments are located over above ground floors while the Office Unit is located on the first underground floor. Underground parking area is located on the second underground floor. Two out of four surface parking spaces are located at the level of the second underground floor (facing Plzeňská Street) while the remaining two surface parking spaces are located at the level of the third above ground floor (facing Pod Viaduktem Street). Cellars are located over below ground floors except for the cellar no.10 which is located on the first above ground floor. The apartment house has two entrances – one from Plzeňská Street and the second one from Pod Viaduktem Street. The building has one elevator which is going across all floors. The entrance to the underground parking area is provided from Plzeňská Street. The building has a flat roof.

The layout of individual apartments ranges from 1+kc to 4+kc. Some apartments in the first, the second and the third above ground floors have front gardens. Every single apartment benefit from a cellar and a parking space. The underground parking area offers nine parking spaces, and, in addition, there are four surface parking spaces.

3.2 Apartment and Office Unit Description

Please note that the Office Unit is designed as apartment and therefore, the Office Unit has very similar technical specifications compared to the Apartment. The Office Unit didn't meet the requirements set out by construction regulations and therefore, it couldn't have been permitted as a "standard" apartment.

The Valuer presents the main characteristics of the Apartments in the table below:

Type of Space	Layout	Floor	Saleable Area Apartment or Office Unit (sq m) ²⁾	Saleable Area Terraces (sq m)	Saleable Area Front Garden (sq m)	Saleable Area Cellars (sq m)	Parking Spaces (units)
Apartment B101	3+kc	1AG ¹⁾	97.80	79.10	48.00	4.30	1 Garage 1 Surface
Office Unit K001	3+kc	1UG ¹⁾	87.00	10.70	12.80	14.50	1 Surface
TOTAL			184.80	89.80	60.80	18.80	3

¹⁾ AG means above ground while UG means underground.

²⁾ Saleable area of an apartment (or office unit) 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.

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

The Apartment and the Office Unit have the following technical specifications:

- Floors – laminated floors in living rooms, bedrooms and dressing rooms, ceramic tiles in bathrooms, toilets, entrance lobbies and technical rooms, wooden-plastic composite grates on terraces.
- Heating – radiators in living rooms and bedrooms, heating ladders in bathrooms and toilets, central gas boiler room situated in the second underground floor.
- Doors – entrance security doors of Class 3, interior full doors with wooden lining door frame, wooden door with glass element for living rooms.
- Exhaust fan installed in the ceiling for bathrooms and toilets, hood in kitchenettes.
- Non-load bearing walls – ceramic brick.
- Windows and terrace doors – insulating double glazing with plastic frames.
- Bathrooms – ceramic wash basin, wall-hung toilet, enamelled bathtub, water mixer taps and shower set.
- Lighting:
 - Entrance halls, bathrooms, toilets – LED lighting in a ceiling,
 - Living rooms, bedrooms – hanging luminaires,
 - Balconies – outdoor wall.
- Apartment audio-phone – touch panel enabling communication with the building entrance. Both building entrances are equipped with audio-phone – touch panel system.

Both the Apartment and the Office Unit are equipped with kitchenettes. In addition, the Apartment is completely furnished because it is leased and occupied by tenant.

Please note that, as at the valuation date, the Office Unit suffered from an unresolved water leakage issue, primarily affecting the Office Units' terrace. According to the information provided by the Client, the water leakage issue has the cause and effects described further below.

On the upper terrace there was leakage towards the risers in the bathroom. Following a professional inspection, it was found that it was caused by a wrong type of drainage gutter – instead of the required two-way gutter, only a one-way gutter was used. This technological defect caused insufficient drainage of rainwater and subsequent leakage into the Office Unit. The upper terrace including leakage into the Office Unit has already been repaired by the Developer.

The lower terrace was found to be in breach of the design height of the waterproofing layer, which led to a breach in the functionality of the insulation and moisture penetration into the adjacent masonry. As part of the proposed technical solution, it is planned to modify the composition of the terrace – its lowering and installation of a correct type of two-way drain

according to the currently valid technical standards and project documentation. Based on the information from the Client, the complaint was submitted to the Developer on time and in accordance with the terms of the warranty. Therefore, even though the warranty period has since expired, the Developer is still obliged to remedy the defect.

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

4. Cadastral Information

4.1 Subject of Valuation

The **Apartment B101** represents the apartment no. 3092/1, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 978/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky. The **Apartment** of the saleable area **97.80 sq m** includes the right to exclusively use **terraces** of the total saleable area **79.10 sq m**, **front garden** of the saleable area **48.00 sq m**, a **cellar** (no. 3) of the saleable area **4.30 sq m** situated in the first underground floor and **one surface parking space** (no. 12) situated at the level of the third above ground floor. Furthermore, the Apartment benefits from **one underground parking space** (no. 3) situated in the second underground floor. According to the Cadastral Register, the underground parking space represents a share of 1/9 on the unit no. 3092/100 (underground parking area), as identified in the cadastral deed no. 28405, cadastral area Stodůlky, including the share of 2016/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky.

The **Office Unit K001** represents the unit no. 3092/101, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 870/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky. The **Office Unit** of the saleable area **87.00 sq m** includes the right to exclusively use **terraces** of the total saleable area **10.70 sq m**, **front garden** of the saleable area **12.80 sq m**, a **cellar** (no. 15) of the saleable area **5.20 sq m** situated in the second underground floor and **one surface parking space** (no. 13) situated at the level of the third above ground floor. Furthermore, the Apartment benefits from **additional cellar** (no. 10) situated in the first above ground floor. According to the Cadastral Register, the cellar represents the unit no. 3092/102, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 93/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky.

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

4.2 Building

The cadastral deed no. 267, cadastral area Stodůlky, registers the Building, building number 3092 (apartment house) which is located on the land plot no. 452, cadastral area Stodůlky. Both the Apartment and the Office Unit are all located within the Building.

4.3 Registered Owner

The Apartment B101 and the Office Unit K001 including appropriate shares on the land plot no. 452, cadastral area Stodůlky, including cellars, underground and surface parking spaces are owned by Future X Alpha s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic.

4.4 Access

Pedestrian as well as underground parking accesses to the Terasy Plzeňská residential development project are provided from the public land plots. Accesses to the Apartment, Office Unit, cellars, underground and surface parking spaces are secured through the land plot no. 452, cadastral area Stodůlky, on which the Client has a proportionate share.

4.5 Heritage Protection

According to the Cadastral Register, there is no heritage, or any other protection tied against the land plot no. 452, cadastral area Stodůlky, or the Building.

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 Properties. 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 Terasy Plzeňská residential development project. The Valuer has not undertaken any investigations into the past or present uses of either the land subject to the Terasy Plzeňská 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 Terasy Plzeňská 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 Terasy Plzeňská residential development project is located within the area with negligible risk of flood.

6. Energy Performance Certificate

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

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 "B" rating, demonstrating its high 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 Use Permit no. P13-17947/2022 issued by the Office of the Municipality Prague 13, Sluneční náměstí 2580/13, 158 00 Prague 5, Czech Republic allows for the use of the Terasy Plzeňská residential development project including the Apartment and the Office Unit.

9. Planning

According to the current version of Master Plan of Prague, the land subject to the Terasy Plzeňská residential development project is zoned as general residential area (in Czech: “OV – všeobecné obytné”).

General residential area (OV) is defined as an area for residential use with the possibility for allocation of other civic amenities. The primary use is residential and apartments in non-residential buildings. The civic amenities include non-school facilities for children and youth, schools, sport and other education facilities, cultural, healthcare, and religious facilities, small accommodation, non-distributing production, retail up to 2,000 sq m of gross floor area, catering facilities, etc.

The Valuer believes the Terasy Plzeňská 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 Properties, 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 Properties. 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 Properties. 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 Properties 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 recently built development project, the Valuer has looked at apartments' sales prices in comparable development projects as well. When analysing sales prices for the Office Unit, the Valuer has looked predominantly at non-residential units in similar development projects which can be used for living, i.e. contain bathroom and toilet and a place for kitchenette. 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 or Front Garden (sq m)	Price Apartment (CZK incl. VAT)	Price Apartment <u>SQ M COUNTABLE AREA</u> (CZK incl. VAT) ²⁾	Location Compared to Apartments	Specifications Compared to Apartments
5. máje P5 - Stodůlky	3+kc	2AG	99.50	36.00	14,632,000	124,528	Similar	Similar
Sazovická P5 - Zličín	3+kc	1AG	108.00	35.00	13,349,501	106,371	Worse	Worse
Paprsek Stodůlky 1021	3+kc	2AG	76.00	92.90	11,702,270	128,314	Similar	Worse
Paprsek Stodůlky 6021	3+kc	2AG	83.50	76.90	12,236,473	122,120	Similar	Worse
Do Zahrádek II, P5 - Třebonice	3+kc	3AG	96.00	37.00	14,090,000	123,057	Similar	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, Loggias, and Front gardens is included in the price of Apartment. Prices of parking spaces and cellars are excluded from the price of Apartment.

Please note that prices in the table above represent asking prices in the development projects or recently refurbished properties. Where cellar or parking space was included in the asking price, the Valuer deducted the price of the cellar and the parking space equal to the sale rates for cellars and parking spaces below. **The apartments from the table above are neither equipped with kitchenettes nor any furniture.**

Based on the table above, the Valuer has estimated the sale rate for the **Apartment B101** at the level of **CZK 122,000 (incl. VAT) per sq m of countable area** and for the **Office Unit K001** at the level of **CZK 113,000 (incl. VAT) per sq m of countable area**. The Valuer believes the position within the project of the Apartment B101 to be more attractive for potential buyers/residents. In addition, although the Office Unit K001 is designed as an apartment, it does not meet the requirements as for the “standard” apartment. Therefore, the Valuer has reflected these limitations in his estimated sale for the Office Unit K001.

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

Furthermore, based on comparable evidence the Valuer has estimated sale rates for Cellars, Underground Parking Spaces and Surface 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
Lihovar Smíchov	638,400
Rezidence Laurová	600,000
Smíchov City 3	575,000
Vilapark Klamovka	600,000

Based on the table above, the Valuer has estimated the sale rate for **Underground Parking Spaces** at the level of **CZK 600,000 (incl. VAT) per one underground parking space**.

Furthermore, comparable evidence for Surface Parking Spaces is set out in the following table:

Project	Price Surface Parking Space (CZK per <u>UNIT</u> incl. VAT)
Alfa Residence	299,000
Rezidence Prosecká Vyhlídka	290,000

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

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

Project	Price Cellar (CZK per <u>SQ M</u> incl. VAT)
Arcus City TIMBER L & M	40,250
Nové Modřany	51,900
Nuselský pivovar	40,000
Rezidence Bílá skála	53,850
Rezidence Petřiny	55,000

Based on the table above, the Valuer has estimated the sale rate for **Cellars** at the level of **CZK 45,000 (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 Properties as follows:

Type of Space	Apartment Countable Area & Sale Rate (CZK incl. VAT)	Cellar Saleable Area & Sale Rate (CZK incl. VAT)	Parking Space & Sale Rate (CZK incl. VAT)	Kitchenette (CZK incl. VAT)	Market Value (CZK incl. VAT)
Apartment B101	117.36 @ 122,000	4.30 @ 45,000	1 Underground @ 600,000 1 Surface @ 300,000	1 @ 220,000	15,631,420
Office Unit K001	92.35 @ 113,000	14.50 @ 45,000	1 Surface @ 300,000	1 @ 220,000	11,608,050
TOTAL					27,239,470

11. Market Value

Having carefully considered the **Apartment B101**, as described in this report, the Valuer is of the opinion that the **Market Value** of the freehold interest in the Apartment B101 as of the valuation date is:

CZK 15,631,420
(Fifteen Million Six Hundred Thirty-One Thousand Four Hundred and Twenty Czech Crowns) incl. VAT

Having carefully considered the **Office Unit K001**, as described in this report, the Valuer is of the opinion that the current **Market Value** of the freehold interest in the Office Unit K001 as of the valuation date is:

CZK 11,608,050
(Eleven Million Six Hundred Eight Thousand and Fifty 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 Properties 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 Properties 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 Properties, and that the information supplied to him and summarised in this report is both complete and correct.
3. The Valuer has assumed that the Properties 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 Properties are connected to the public services including water, sewerage, electricity, gas, Internet, and telecommunication networks.
5. The Valuer has assumed that the Properties 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 Properties do not suffer from any risk of flooding.
7. The Valuer has assumed that the Properties 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 Properties.
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 Properties 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

18 March 2025

Terms of Engagement: Valuation of one apartment and one office unit within the development project Terasy Plzeňská, Plzeňská 3092/295a, 155 00 Prague 13 - Stodůlky, 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 B101** represents the apartment no. 3092/1, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 978/9750 on the land plot no. 452 (cadastral deed no. 267, cadastral area Stodůlky) and common building areas. The underground parking space no. 3 represents the share of 1/9 on the unit no. 3092/100 (underground parking area), cadastral area Stodůlky, including the share of 2016/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky.
 2. The **Office Unit K001** represents the unit no. 3092/101, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 870/9750 on the land plot no. 452 (cadastral deed no. 267, cadastral area Stodůlky) and common building areas. The storage represents the unit no. 3092/102, as identified in the cadastral deed no. 28397, cadastral area Stodůlky, including the share of 93/9750 on the land plot no. 452, as identified in the cadastral deed no. 267, cadastral area Stodůlky.

(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.

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:	31 March 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.
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 11 April 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:

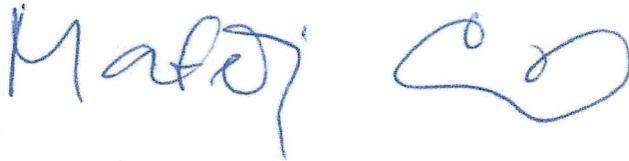
The parties declare that they will endeavour to solve between themselves any matters or disputes that may result from this agreement and if this is not possible, then the parties agree that all disputes arising out of and in connection with this agreement shall be finally settled by three arbitrators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

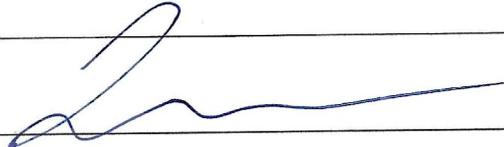
I would be grateful if you could please sign, date, and return a copy of this letter to me confirming your acceptance of its contents.

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.

Signature:	
Name:	ONDŘEJ ZÁDUBA
Organisation:	FUTURE X ALPHA P.R.O.
Position:	MANAGING DIRECTOR
Date:	20.3.2025

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



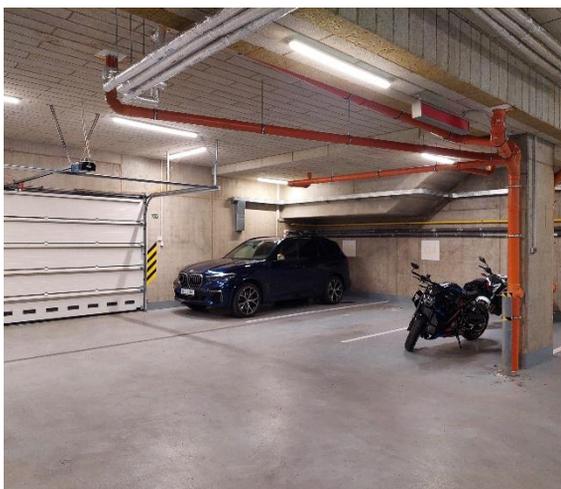
External rear view



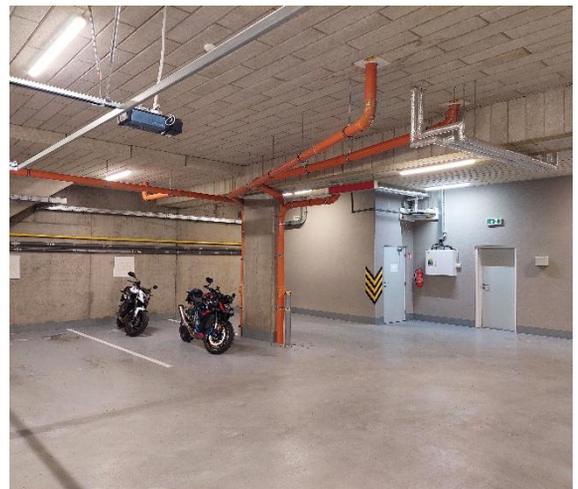
External rear view



Common areas



Underground parking area



Underground parking area



Apartment B101



Apartment B101



Apartment B101



Apartment B101



Apartment B101



Apartment B101



Office Unit K001



Office Unit K001



Office Unit K001



Office Unit K001



Office Unit K001



Office Unit K001

APPENDIX III

CADASTRAL EXTRACT AND MAP

VÝPIS Z KATASTRU NEMOVITOSTÍ

prokazující stav evidovaný k datu 31.03.2025 23:59:00

Vlastnictví jednotky vymezené podle občanského zákoníku

Okres:

Obec: 554782 Praha

Kat.území: 755541 Stodůlky

List vlastnictví: 28397

V kat. území jsou pozemky vedeny v jedné číselné řadě

A Vlastník, jiný oprávněný	Identifikátor	Podíl
<i>Vlastnické právo</i>		
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
3092/1	byt		obč.z.	978/9750
<i>Vymezeno v:</i>				
Parcela	452	zastavěná plocha a nádvoří		894m2
Součástí je stavba: Stodůlky, č.p. 3092, byt.dům, LV 267				
3092/101	jiný nebytový prostor		obč.z.	870/9750
<i>Vymezeno v:</i>				
Parcela	452	zastavěná plocha a nádvoří		894m2
Součástí je stavba: Stodůlky, č.p. 3092, byt.dům, LV 267				
3092/102	jiný nebytový prostor		obč.z.	93/9750
<i>Vymezeno v:</i>				
Parcela	452	zastavěná plocha a nádvoří		894m2
Součástí je stavba: Stodůlky, č.p. 3092, byt.dům, LV 267				

B1 Věcná práva sloužící ve prospěch nemovitostí v části B - Bez zápisu

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 č. sml. 16001_U.4736_K001_2022 ze dne 26.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 08:12:39. Zápis proveden dne 20.09.2022.

V-51462/2022-101

Pro: Future X Alpha s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 11731249

o Smlouva kupní 16001_U.4736_B101_2022 ze dne 26.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 08:15:43. Zápis proveden dne 21.09.2022.

V-51464/2022-101

Pro: Future X Alpha s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 11731249

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 31.03.2025 23:59:00

Okres: Obec: 554782 Praha
Kat.území: 755541 Stodůlky List vlastnictví: 28397
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: 18.04.2025 20:47:12

Podpis, razítko:

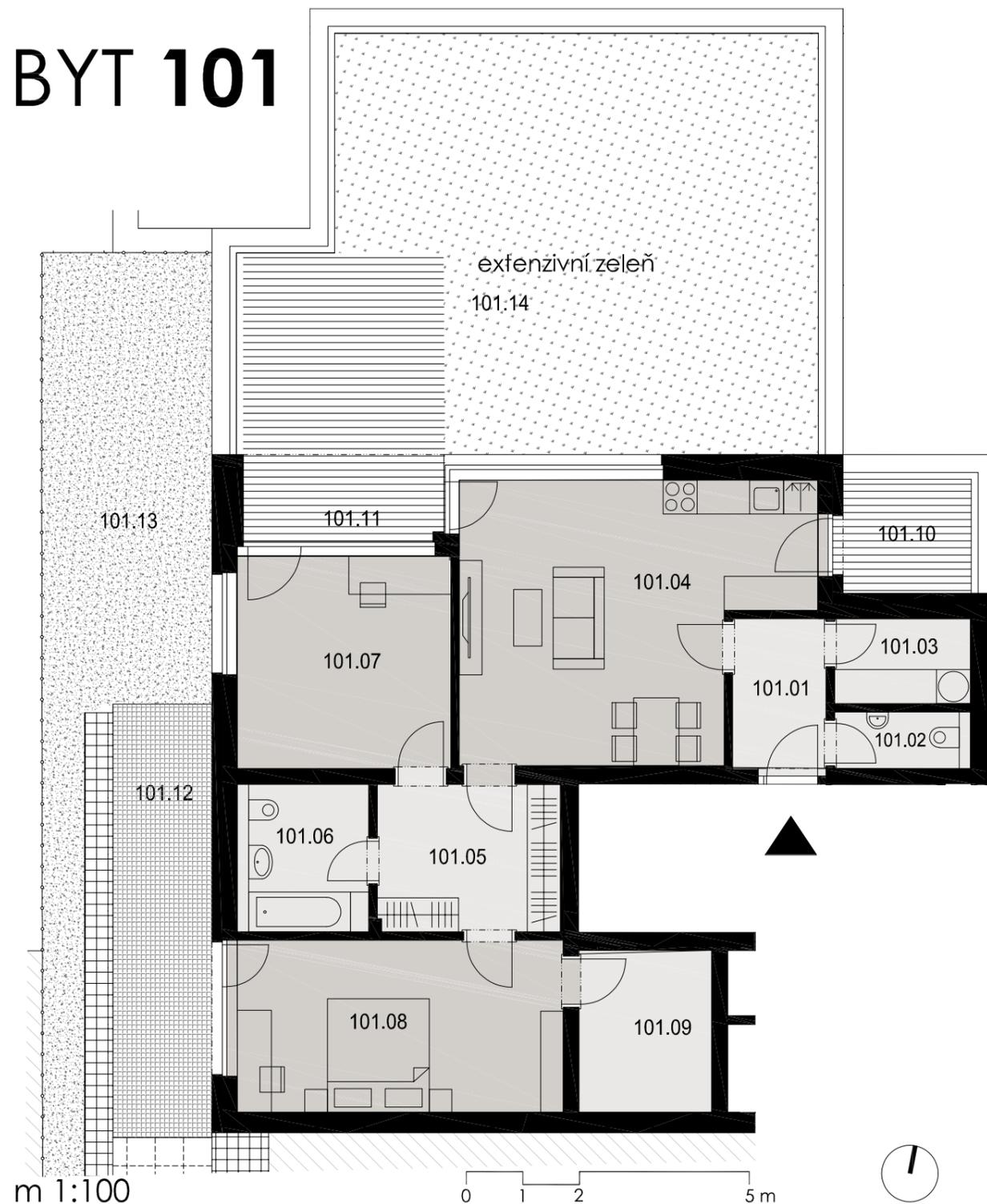
Řízení PÚ:

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

BYT 101



m 1:100

Na plánu zobrazený nábytek včetně kuchyně je pouze ilustrační a není standardní výbavou bytů.

* Vnitřní užitná plocha bytu je součet ploch všech místností bytu tj. obytných místností, kuchyňského koutu, koupelen, WC, komor, předsíní apod. Celková užitná plocha bytu nezahrnuje plochy pod nosnými či nenosnými zdmi, ani pod jádry, terasami, zatravněnými terasami, zimními zahradami, lodžie, balkony, zpevněnými plochami, ani předzahrádkami.

** Celková podlahová plocha bytu je vypočtena dle platných právních předpisů (nařízení vlády č. 366/2013 Sb.). Jedná se o celkovou plochu, která kromě ploch všech místností bytu zahrnuje také plochy pod nosnými i nenosnými zdmi, přízdívkami a jádry tj. plochu, jejíž hranici tvoří obvodové zdi bytu. Součástí celkové podlahové plochy nejsou terasy, zatravněné terasy, zimní zahrady, lodžie, balkony, zpevněné plochy, ani předzahrádky.

Legenda ploch

	obytné místnosti rooms
	hygienické zázemí, příslušenství sanitary facilities, halls, cloakrooms
	terasa, lodžie terrace, enclosed balcony
	předzahrádka garden
	betonová dlažba předzahrádky

byt flat	101
podlaží floor	1.NP
dispozice bytu space	3+kk

101.01	předsíň	4,9 m ²
101.02	wc	2,4 m ²
101.03	komora	3,7 m ²
101.04	ob. pokoj + kk	28,0 m ²
101.05	šatna + chodba	8,2 m ²
101.06	koupelna + wc	6,0 m ²
101.07	pokoj	14,3 m ²
101.08	ložnice	17,3 m ²
101.09	šatna	7,7 m ²

vnitřní užitná plocha 92,5 m²

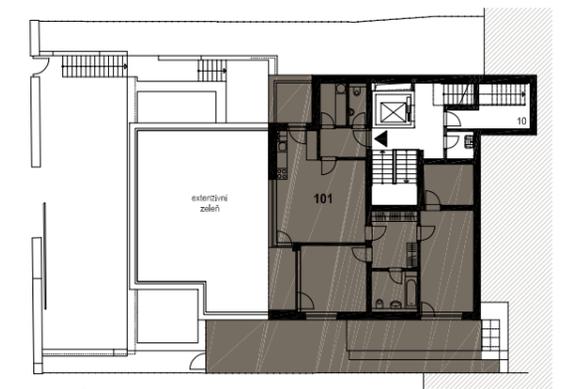
svislé konstrukce 4,8 m²

celková podlahová plocha 97,3 m²

101.10	terasa	4,7 m ²
101.11	terasa	18,1 m ²
101.12	terasa	13,4 m ²
101.13	předzahrádka	24,0 m ²
101.14	exten. zeleň	56,7 m ²

gabiónová terasovitá stěna 12,5 m²

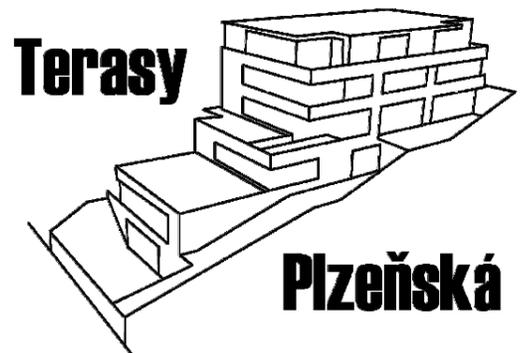
plocha pozemku celkem 49,9 m²



ENERGETICKÁ NÁROČNOST BUDOVY:

Velmi úsporná **B**

Terasy



Plzeňská



Stavebník: Real Estate Invest Development, s.r.o.

Příkop 838/6 - Zábrdovice (Brno střed) - Brno - 602 00

KANCELÁŘ 001



Legenda ploch

-  místnosti | rooms
-  hygienické zázemí, příslušenství | sanitary facilities, halls, cloakrooms
-  terasa, lodžie | terrace, enclosed balcony
-  předzahrádka | garden

m 1:100

0 1 2 5 m



Na plánu zobrazený nábytek včetně kuchyně je pouze ilustrační a není standardní výbavou kanceláře.

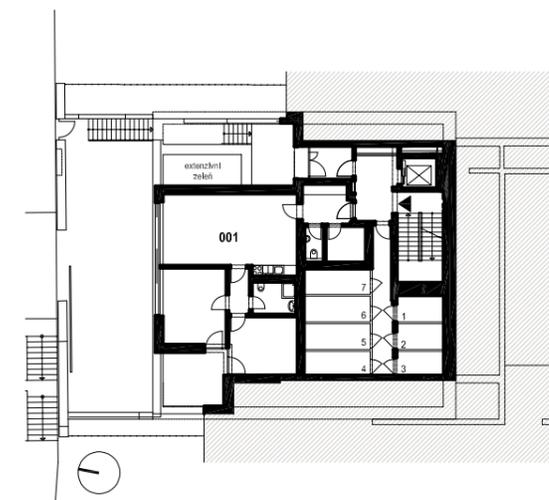
* Vnitřní užitná plocha kanceláře je součet ploch všech místností kanceláře tj. jednotlivých místností, kuchyňského koutu, koupelny, WC, archivu, předsíní apod. Celková užitná plocha kanceláře nezahrnuje plochy pod nosnými či nenosnými zdmi, ani pod jádry, terasami, zatravněnými terasami, zimními zahradami, lodžie, balkony, zpevněnými plochami, ani předzahrádkami.

** Celková podlahová plocha: Jedná se o celkovou plochu, která kromě ploch všech místností kanceláře zahrnuje také plochy pod nosnými i nenosnými zdmi, přízdívkami a jádry tj. plochu, jejíž hranici tvoří obvodové zdi kanceláře. Součástí celkové podlahové plochy nejsou terasy, zatravněné terasy, zimní zahrady, lodžie, balkony, zpevněné plochy, ani předzahrádky.

kancelář office	001
podlaží floor	1.PP
dispozice kanceláře space	3+kk

001.01	předsíň	6,6 m ²
001.02	wc	2,1 m ²
001.03	recepce, zasedací místnost	32,8 m ²
001.04	chodba	3,4 m ²
001.05	hygienické zázemí	4,5 m ²
001.06	kancelář	15,6 m ²
001.07	archiv	12,8 m ²
001.08	komora	4,4 m ²
vnitřní užitná plocha		82,2 m²

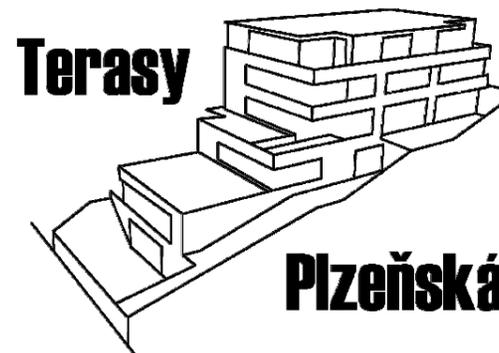
svislé konstrukce	4,5 m ²
celková podlahová plocha	86,7 m²
001.08 terasa	11,1 m ²



ENERGETICKÁ NÁROČNOST BUDOVY:

Velmi úsporná **B**

Terasy



Plzeňská



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