
Report & Valuation

Dřevčická str., Brandýs nad Labem,
Buildings B & I, Apartments:

B1.2.01, B1.2.05, B1.2.07, B1.2.09, B1.2.15, B1.2.16,
B1.3.02, B1.3.12, B1.3.16, B1.3.18, I.2.07, I.2.08, I.2.11,
I.2.14, I.2.17, I.3.08, I.3.09, I.3.13, I.3.14, I.3.17



21 July 2025
Ref: 2025120b

Future X Beta s.r.o.

V parku 2335/20
148 00 Prague 4 - Chodov
(the “Client”)

To whom it may concern,

PROPERTIES: 20 Apartments – Na Mariánské cestě (building Bernardův House and Ignácův House)

- *Apartment B.2.01, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.2.01” or “B.2.01”),*
- *Apartment B.2.05, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.2.05” or “B.2.05”),*
- *Apartment B.2.07, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.2.07” or “B.2.07”),*
- *Apartment B.2.09, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.2.09” or “B.2.09”),*
- *Apartment B.2.15, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.2.15” or “B.2.15”),*
- *Apartment B.2.16, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.2.16” or “B.2.16”),*
- *Apartment B.3.02, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.3.02” or “B.3.02”),*
- *Apartment B.3.12, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.3.12” or “B.3.12”),*

- *Apartment B.3.16, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.3.16” or “B.3.16”),*
- *Apartment B.3.18, development project Na Mariánské cestě Building B (Bernardův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment B.3.18” or “B.3.18”),*
- *Apartment I.2.07, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.2.07” or “I.2.07”),*
- *Apartment I.2.08, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.2.08” or “I.2.08”),*
- *Apartment I.2.11, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.2.11” or “I.2.11”),*
- *Apartment I.2.14, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.2.14” or “I.2.14”),*
- *Apartment I.2.17, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.2.17” or “I.2.17”),*
- *Apartment I.3.08, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.3.08” or “I.3.08”),*
- *Apartment I.3.09, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.3.09” or “I.3.09”),*
- *Apartment I.3.13, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.3.13” or “I.3.13”),*
- *Apartment I.3.14, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.3.14” or “I.3.14”),*

- Apartment I.3.17, development project Na Mariánské cestě Building I (Ignácův House) including an exclusive right to use one underground parking space and one cellar, Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District (“Apartment I.3.17” or “I.3.17”).

(All together the “Property”)

In accordance with the Terms of Engagement dated 2 June 2025, we have made such enquiries as are sufficient to provide you with our opinion of value on the bases stated below. Copy of the Terms of Engagement is enclosed at **Appendix I**.

We draw your attention to our accompanying report together with the General Assumptions and Conditions upon which our valuation has been prepared, details of which are provided at the rear of our report.

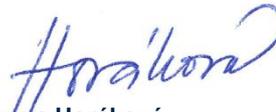
We trust that our report meets your requirements but should you have any queries, please do not hesitate to contact us.

Yours faithfully

For and on behalf of Savills CZ s.r.o.



Marek Pohl MRICS
RICS Registered Valuer
Director
Head of Valuations CZ & SVK



Ivana Horáková
Valuer
Valuations CZ & SVK

Executive Summary

Properties:	Apartments B1.2.01, B1.2.05, B1.2.07, B1.2.09, B1.2.15, B1.2.16, B1.3.02, B1.3.12, B1.3.16, B1.3.18, I.2.07, I.2.08, I.2.11, I.2.14, I.2.17, I.3.08, I.3.09, I.3.13, I.3.14 and I.3.17 within the residential development project Na Mariánské cestě Buildings Bernardův a Ignácův House (the “Apartments”); including cellars and parking spaces (the Apartments”); (all together the “Property”)
Address:	Apartments Na Mariánské cestě – Dřevčická str., 250 01 Brandýs nad Labem – Stará Boleslav, Prague-East District, Czech Republic
Report Date:	21 July 2025
Valuation Date:	30 June 2025
Valuation Purpose:	Internal decision-making purposes of the Client
Bases of Valuation:	Market Value
Valuation Methodology:	Comparable Approach
Type of Property:	Residential

Apartment	Saleable Area Apartment	Saleable Area Balcony or Terrace	Saleable Area Cellar	Underground Parking Space
	sq m	sq m	sq m	units
B1.2.01	83.00	8.70	3.2	1
B1.2.05	65.10	7.60	2.7	1
B1.2.07	65.00	6.10	2.7	1
B1.2.09	79.70	6.50	2.9	1
B1.2.15	60.20	6.10	3	1
B1.2.16	65.00	6.10	2.7	1
B1.3.02	85.80	7.40	2.9	1
B1.3.12	85.80	7.40	3.2	1
B1.3.16	65.00	6.10	2.8	1
B1.3.18	65.10	7.60	3	1
I.2.07	64.70	9.50	3	1
I.2.08	61.60	6.60	2.7	1
I.2.11	77.90	10.60	3.1	1
I.2.14	85.40	8.30	2.7	1
I.2.17	58.40	8.50	2.7	1
I.3.08	61.60	6.60	3.1	1
I.3.09	68.10	9.50	3	1
I.3.13	54.90	5.20	2.9	1
I.3.14	85.40	8.30	2.8	1
I.3.17	58.40	8.50	2.7	1
Total	1396.1	151.20	57.80	20

Interest Valued: Freehold

Report & Valuation

20 apartments – Na Mariánské cestě, Buildings Bernardův and Ignácův dům



	Apartment (incl. cellar & parking space)	CZK (incl. VAT)
	B1.2.01	10,295,200
	B1.2.05	8,211,300
	B1.2.07	8,116,100
	B1.2.09	9,791,900
	B1.2.15	7,589,000
	B1.2.16	8,116,100
	B1.3.02	10,525,500
	B1.3.12	10,536,000
	B1.3.16	8,119,600
Market Value:	B1.3.18	8,221,800
	I.2.07	8,283,400
	I.2.08	7,763,300
	I.2.11	9,826,900
	I.2.14	10,524,100
	I.2.17	7,511,300
	I.3.08	7,777,300
	I.3.09	8,664,200
	I.3.13	6,941,500
	I.3.14	10,527,600
	I.3.17	7,511,300
	Total	174,853,400

The above executive summary is to be used in conjunction with the valuation report to which it forms part and is subject to the assumptions, caveats and bases of valuation stated herein and should not be read in isolation.

Contents

1. Instructions and Bases of Valuation	9
1.1. Instructions	9
1.2. General Assumptions and Conditions	9
1.3. Dates	10
1.4. Bases of Value	10
1.5. Addressee of Valuation	10
1.6. Purpose of Valuation	10
1.7. Market Conditions	10
1.8. Conflicts of Interest	11
1.9. Valuer Details and Inspection	11
1.10. Extent of Due Diligence Enquiries and Information Sources	11
1.11. Liability Cap	11
1.12. Compliance	11
1.13. Verification	12
1.14. Confidentiality and Responsibility	12
1.15. Currency & Exchange Rate	12
2. The Property Location and Description	13
2.1. Location	13
2.2. Property Description	20
2.3. Cadastral Information	23
2.4. Environmental Matters	25
2.5. Planning	26
2.6. ESG / Sustainability	27
3. Market Commentary	31
3.1. Economic Overview	31
3.2. Prague – Residential Market Overview	32
3.3. Investment Market Overview	33
4. Valuation Advice	34
4.1. Approach to Valuation	34
4.2. SWOT Analysis	34
5. Valuation	35
5.1. Market Value	35
6. General Assumptions and Conditions	38
6.1. General Assumptions	38
6.2. General Conditions	39



Appendices

Appendix I	Terms of Engagement
Appendix II	Photographs
Appendix III	Cadastral Extract and Map
Appendix IV	Valuation Calculation

1. INSTRUCTIONS AND BASES OF VALUATION

1.1. Instructions

This valuation is of the freehold interests in the Apartments within the residential development project Na Mariánské cestě, Buildings Bernardův (the Building B) and Ignácův House (the Building I). Each of the Apartment has cellar and underground parking space. All the Apartments, parking spaces and cellars are identified within the cadastral area Brandýs nad Labem (generally the “**Property**”). The Building B is completed on the land plot no. st. 4113, identified in the cadastral deed no. 9731, cadastral area Brandýs nad Labem. The Building I is completed on the land plot no. st. 4114, identified in the cadastral deed no. 9763, cadastral area Brandýs nad Labem. Subject to any legal agreements currently pertaining to the Property, but otherwise with vacant possession, on the basis of **Market Value**.

Apartment		Building	Saleable area	Loggia	Cellar		Parking space No.
			sq m	sq m		sq m	
B1.2.01	3+kc	Bernardův House B	83,00	8,70	B-2-01	3,2	55
B1.2.05	2+kc		65,10	7,60	B-2-05	2,7	61
B1.2.07	2+kc		65,00	6,10	B-2-07	2,7	63
B1.2.09	3+kc		79,70	6,50	B-2-09	2,9	65
B1.2.15	2+kc		60,20	6,10	B-2-15	3	75
B1.2.16	2+kc		65,00	6,10	B-2-16	2,7	76
B1.3.02	3+kc		85,80	7,40	B-3-02	2,9	92B
B1.3.12	3+kc		85,80	7,40	B-3-12	3,2	83
B1.3.16	2+kc		65,00	6,10	B-3-16	2,8	87
B1.3.18	2+kc		65,10	7,60	B-3-18	3	89
I.2.07	2+kc	Ignácův House I	64,70	9,50	I-2-07	3	162
I.2.08	2+kc		61,60	6,60	I-2-08	2,7	165
I.2.11	3+kc		77,90	10,60	I-2-11	3,1	150
I.2.14	3+kc		85,40	8,30	I-2-14	2,7	145
I.2.17	2+kc		58,40	8,50	I-2-17	2,7	142
I.3.08	2+kc		61,60	6,60	I-3-08	3,1	176
I.3.09	2+kc		68,10	9,50	I-3-09	3	175
I.3.13	2+kc		54,90	5,20	I-3-13	2,9	171
I.3.14	3+kc		85,40	8,30	I-3-14	2,8	170
I.3.17	2+kc		58,40	8,50	I-3-17	2,7	166

The Property is currently owned by DOMOPLAN – Na Mariánské cestě SICAV, a.s., Na Příkopě 859/22, 110 00 Prague 1 – Nové město (the “**Developer**”). The Reservation Agreement were signed between the Client and the Developer as at the valuation date.

1.2. General Assumptions and Conditions

Our 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. Dates

The valuation date is 30 June 2025. The Property value may change over a relatively short period of time and, as such, our valuation may not be valid on any date other than the stated valuation date.

The date of the valuation report is 21 July 2025.

1.4. Bases of Value

In undertaking our valuation, we have adopted the RICS definitions of Market Value;

The RICS Valuation – Global Standards 2025 effective 31 January 2025 (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.”

Market Rent is defined in the Red Book under VPS 2.5 as:

“The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

1.5. Addressee of Valuation

The addressee of the valuation report is Future X Beta s.r.o. (Tax number, IČO: 196 45 210), V parku 2335/20, 148 00 Prague 4 - Chodov.

1.6. Purpose of Valuation

We understand that the valuation is required for internal purposes of the Client.

1.7. Market Conditions

As stated elsewhere in this report, a combination of the ongoing geopolitical uncertainty, persistent inflationary pressures and more expensive (and selective) debt and capital has fed through to increased volatility, lower transaction volumes (sales and leasing) and falling values in many real estate markets across Europe. Consumer confidence and investor behaviour can change quickly during such periods. You should appreciate therefore that the conclusions in this report have been reached against this background and are only valid at the valuation date. Where appropriate, we recommend that our valuation(s) is / are kept under review. For the avoidance of doubt, our valuation(s) is / are not reported as being subject to ‘material valuation uncertainty’ as defined in the RICS Valuation – Global Standards.

1.8. Conflicts of Interest

We have not had any prior involvement with the Property, and we are satisfied that by accepting this instruction will not create a conflict of interest preventing us from providing an independent valuation of the Property in accordance with the Red Book. We can also confirm that no one with any personal relationship with any of the beneficiaries has been involved in the valuation process of the Property.

We confirm that we have undertaken the valuation acting as External Valuers as defined within the Red Book and that we have sufficient knowledge, skills and understanding to undertake the valuation competently.

1.9. Valuer Details and Inspection

The due diligence enquiries referred to below were undertaken by Mr. Marek Pohl MRICS and Ms. Ivana Horáková. The valuation has also been reviewed by Mr. Marek Pohl MRICS.

Mr. Marek Pohl apart from possessing MRICS qualification is also RICS Registered Valuers. Furthermore, in accordance with the Red Book, we confirm that the aforementioned individuals have sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding to undertake the valuation competently.

The Property was inspected by Ms. Ivana Horáková on 27 June 2025.

1.10. Extent of Due Diligence Enquiries and Information Sources

The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our valuation are stated in the relevant sections of our report below.

Where reports and other information have been provided, we summarise the relevant details in this valuation report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may flow from such errors and omissions.

1.11. Liability Cap

Savills CZ s.r.o. warrants that it currently has and will continue to maintain professional indemnity insurance (Savills Plc and their Subsidiary Companies). Our maximum liability for this valuation is up to 10% of the value of the Property (as defined in this report) or CZK 1 million or 10 times Savills' fee.

Where our report is to be relied upon by more than one party, the liability cap is an aggregate figure, regardless of the number of parties to whom reliance is extended.

1.12. Compliance

We confirm that our valuation has been made in accordance with the appropriate sections of the Red Book that also incorporates the International Valuation Standards (IVS).

1.13. Verification

This report contains many assumptions, some of a general and some of a specific nature. Our valuation is based upon certain information supplied to us by others. Some information we consider material may not have been provided to us. All of these matters are referred to in the relevant sections of this report.

We recommend that you satisfy yourself on all these points, either by verification of individual points or by judgement of the relevance of each particular point in the context of the purpose of our valuation. Our valuation should not be relied upon pending this verification process.

1.14. Confidentiality and Responsibility

In accordance with the recommendations of RICS, we would state that this report is provided solely for the purposes of the Addressee stated above. It is confidential to and for the use only of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents. Any such parties rely upon this report at their own risk. Neither the whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

1.15. Currency & Exchange Rate

This valuation is expressed in Czech Koruna (CZK).

2. THE PROPERTY LOCATION AND DESCRIPTION

2.1. Location

2.1.1. Macro Location

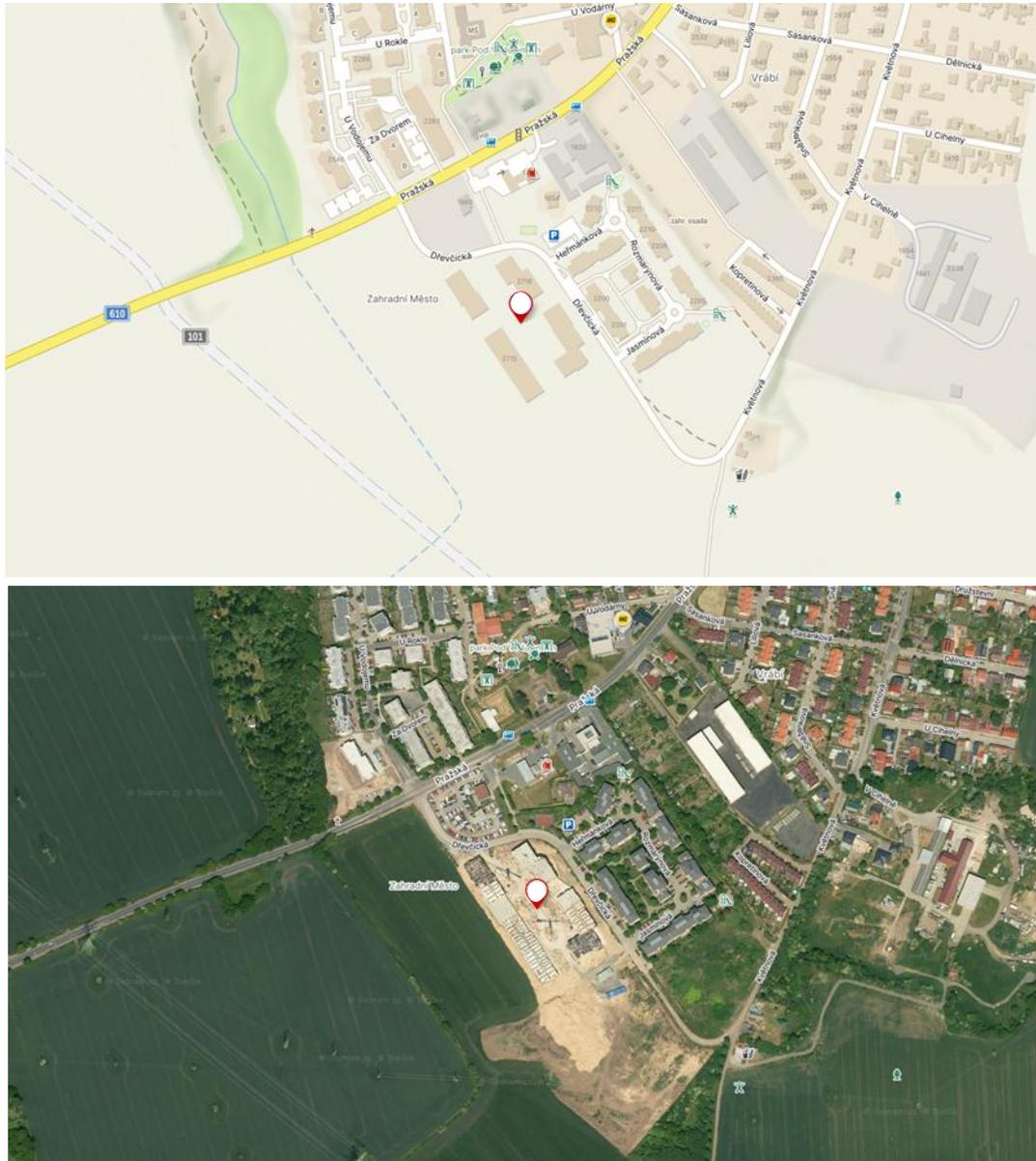
The Property is situated in Brandýs nad Labem, the capital of the Czech Republic. Czech Republic lies in the Central Europe bordering Germany to the west, Austria to the south-west, Poland to the north-east and Slovakia to the east. The Czech Republic has 10.57 million inhabitants. Prague is the most important business hub in the country and Prague's economy accounts for one quarter of the Czech GDP. Prague is the sixth richest region in the EU based on GDP per capita in PPS which reaches more than 178% of the EU average. While the Czech Republic has the lowest unemployment rate in the EU, Prague has the lowest unemployment rate in the country being close to 2%. Brandýs nad Labem is situated in the Central Bohemian Region which is the largest region in the Czech Republic by area and surrounds the capital city of Prague, although it does not include it administratively. The region features a diverse landscape—from lowlands along the Elbe and Vltava rivers to hilly areas like the Brdy Highlands and the Křivoklát region. It is home to many historic towns, castles, and chateaux, such as Karlštejn, Křivoklát, Kutná Hora, and Konopiště. The region is also important for industry, agriculture, and transportation. Due to its location, it is a popular destination for trips and recreation for people living in Prague.

Brandýs nad Labem is a historic town in the Central Bohemian Region of the Czech Republic, located on the right bank of the Elbe River, about 20 km east of Prague. Together with the neighboring town of Stará Boleslav, it forms the twin town of Brandýs nad Labem-Stará Boleslav. The town has a rich history dating back to the Middle Ages and is especially known for its Renaissance chateau, which once served as a residence for Czech kings. The surrounding area offers beautiful nature, cycling paths, and cultural landmarks. Brandýs is also an important regional center with a wide range of schools, sports facilities, and cultural events.

Brandýs nad Labem benefits from excellent transport connections, largely due to its proximity to Prague, making it an attractive location for both living and commuting. The town is integrated into the Prague Integrated Transport system (PID), with several suburban bus lines providing frequent and direct service to the capital, especially to the Černý Most metro station. In addition to bus transport, there is also a railway station located in the Stará Boleslav part of the town, offering train connections to destinations such as Neratovice and Lysá nad Labem. For car travel, the nearby D10 motorway is a key route, allowing quick access to Prague as well as to Mladá Boleslav and Liberec. Brandýs is also part of an extensive network of cycling paths, including the popular Elbe Cycle Route, which runs along the Elbe River and is widely used for both leisure and daily commuting. Thanks to these options, Brandýs nad Labem is well-connected and ideal for everyday travel and recreational activities.



Source: www.mapy.cz



Source: www.mapy.cz

The Property is located in the residential project Na Mariánské cestě. Development project Na Mariánské cestě has two phases. Phase One consists of four apartment buildings—B (Bernard House), I (Ignác House), J (Jan House), and M (Maria House) — comprising a total of 168 residential units. As of the valuation date, construction of Phase One was finishing. Phase Two has a valid building permit but had not commenced construction or been sold as of the valuation date. This phase will also include four apartment buildings with a similar number of units. A central road connecting the two phases, running east to west, will be constructed and subsequently handed over to the local municipality upon project completion.

A site plan of the entire Na Mariánské Cestě development is provided below. Buildings J and M are situated closer to Pražská Street, while buildings B and I, where the Apartments are located, are positioned further south. Building I is

located along Dřevčická Street. An artificial pond will be created at the center of the residential cluster. Buildings I and M will share an underground level with cellars and parking spaces, as will buildings B and J. Each building will have one underground and three above-ground floors. The 168 apartments in Phase One are distributed across the following categories: 1+kk (18 %), 2+kk (43%), 3+kk (25%) and 4+kk (14%). The saleable area for each apartment type is as follows: 1+kk: 32.50–64.70 sq m, 2+kk: 45.00–68.10 sq m, 3+kk: 53.60–91.90 sq m and 4+kk: 95.00–109.10 sq m. Each apartment will feature either a loggia or a terrace. Ground-floor units will also include private front gardens.

The project will incorporate a wide range of additional amenities and infrastructure, including a mix of intensive and extensive greenery, paved walkways and driveways, standalone landscaping, a workout area, a multifunctional sports facility, a dog park, children's playgrounds, ping-pong tables, retention ponds, a sauna, communal gardens, barbecue areas, and more. These features will be completed as part of the full development.

Location of the Bernardův House and Ignácův House within its closest surroundings is shown on the map below:





Source: www.namarianskeceste.cz

The closest surroundings consist of residential buildings and undeveloped land. The kindergarden is located 400 m from the valued properties, the elementary schools are located in Dřevčice or inf Brandýs nad Labem. In Brandýs nad Labem are high schools. In the immediate vicinity there is also a post office, restaurants, playgrounds, hospital etc.

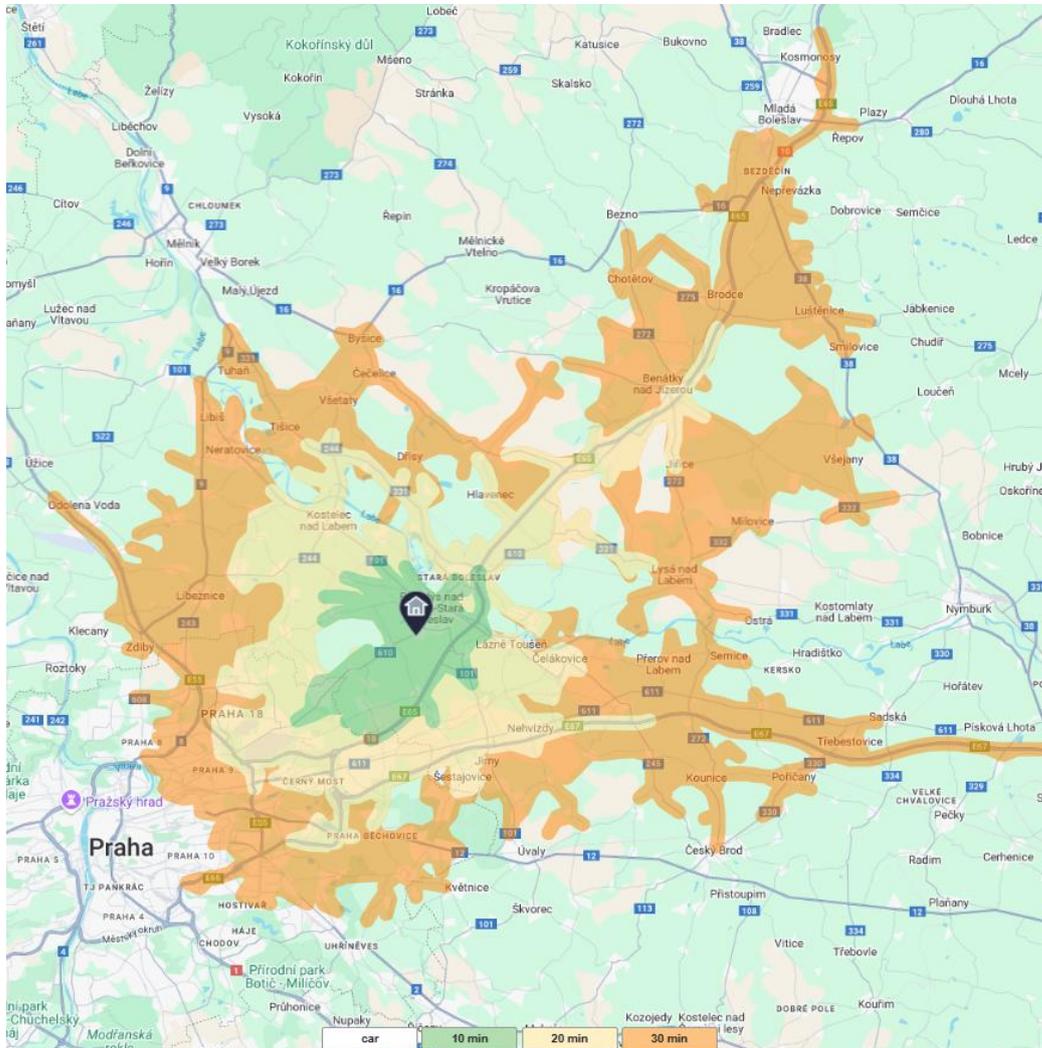
2.1.3. Accessibility

The Property benefits from great accessibility by car, being situated fronting Dřevčická Str. and being an important connection to Pražská and Průmyslová street which connects to the highway D10 (connect Prague-Benátky nad Jizerou-Mladá Boleslav-Turnov).

The access by public transportation is good. Next to the Property is located a bus station called “Brandýs nad Labem-Stará Boleslav, Zahradní Město” with three lines. The Property is located approximately 2 km from a train station called “Brandýs nad Labem”.

The Access to the Bernardův House is provided through the plot in an ownership of the Developer. This Access will be a central communication between both phases leading from the east to the west, will be developed and, once the entire project is completed, handed over to the municipality. The Access to the Ignácův House is provided through the public plot.

Accessibility of the Property in more detail is shown on the map below (by car – rush hour on 10/15/30 min).



Source: Savills

2.1.4. Visibility

The Property is clearly visible from Pražská Street and Dřevčická Street.

2.1.5. Location Comment

The property is located within driving distance from the city. The area benefits from plenty of civic amenities and public transport connectivity. We consider the location of the property to be attractive.

2.2. Property Description

2.2.1. The Main Characteristics of the Property

The Apartments have identical technical specifications. Each Apartment has balcony, cellar and underground parking space. All the main characteristics of the Property is in the table below:

House	Apartment	Layout	Floor	Saleable Area	Saleable Area	Saleable Area	Underground
				Apartment	Balcony or Terrace	Cellar	
				sq m	sq m	sq m	units
Bernardův	B1.2.01	3+kc	2nd	83.00	8.70	3.20	1
	B1.2.05	2+kc	2nd	65.10	7.60	2.70	1
	B1.2.07	2+kc	2nd	65.00	6.10	2.70	1
	B1.2.09	3+kc	2nd	79.70	6.50	2.90	1
	B1.2.15	2+kc	2nd	60.20	6.10	3.00	1
	B1.2.16	2+kc	2nd	65.00	6.10	2.70	1
	B1.3.02	3+kc	3th	85.80	7.40	2.90	1
	B1.3.12	3+kc	3th	85.80	7.40	3.20	1
	B1.3.16	2+kc	3th	65.00	6.10	2.80	1
B1.3.18	2+kc	3th	65.10	7.60	3.00	1	
Ignácův	I.2.07	2+kc	2nd	64.70	9.50	3.00	1
	I.2.08	2+kc	2nd	61.60	6.60	2.70	1
	I.2.11	3+kc	2nd	77.90	10.60	3.10	1
	I.2.14	3+kc	2nd	85.40	8.30	2.70	1
	I.2.17	2+kc	2nd	58.40	8.50	2.70	1
	I.3.08	2+kc	2nd	61.60	6.60	3.10	1
	I.3.09	2+kc	2nd	68.10	9.50	3.00	1
	I.3.13	2+kc	2nd	54.90	5.20	2.90	1
	I.3.14	3+kc	2nd	85.40	8.30	2.80	1
I.3.17	2+kc	2nd	58.40	8.50	2.70	1	
Total				1396.10	151.20	57.80	20

The Bernardův House (“B”) and the Ignácův House (“I”)

Buildings B and I, where the apartments are located, are designed with specific technical features to ensure modern comfort and durability. The foundations consist of a base slab and a basement constructed using a "white tub" system. The underground floor is made of reinforced concrete, while the above-ground floors combine reinforced concrete with ceramic brick wall systems, including reinforced concrete ceilings and roof structures. The roof is flat and features extensive greenery along with photovoltaic solar panels to support sustainable energy use.

The façade is made of ventilated wooden panels with invisible fastenings mounted on a structural grid, complemented by horizontal strips finished in white silicone plaster. Heating is provided by water-air system, ensuring efficient climate control throughout the buildings. Each apartment building is equipped with two passenger elevators that serve all floors, and the staircases are constructed from reinforced concrete with prefabricated stair flights and monolithic landings.

In the common areas, corridors are finished with paving, while basement floors are made of concrete with a treated surface. Waterproofing is ensured by the white tub system, and thermal insulation includes mineral wool on the walls

and polystyrene on the roofs. The entrance doors are made of glazed aluminum with safety fittings and insulating safety double glazing, varnished in anthracite grey and equipped with electronic access control. Doors in corridors and technical rooms are solid, smooth, fire-resistant, and finished in a wood décor.

The cellar units are lockable and constructed using opaque sheet metal wall systems. Outdoor areas will feature a mix of intensive and extensive greenery, paved zones for vehicles and pedestrians, solitary trees and plants, a workout area, a multifunctional sports field, a dog park, a children's playground, ping-pong tables, retention ponds, a sauna, community gardens, and barbecue spots. These outdoor amenities will be developed progressively and completed as part of Phase 2.

The Apartments

All apartments have the same technical specifications. The floors in the living rooms, kitchenettes, bedrooms, entrance halls, and corridors are finished with glued, multi-layer wooden flooring in a bleached oak design. Bathrooms and toilets are tiled with ceramic tiles measuring 60 x 60 cm, while terraces are covered with terrace-grade ceramic tiles laid on adjustable supports. The walls between apartments are constructed from ceramic acoustic blocks and reinforced concrete, ensuring both structural integrity and sound insulation. Interior partition walls are made of plasterboard and bricks. All interior wall surfaces are finished with gypsum plaster, and ceilings are made of plasterboard, painted white. Bathrooms and toilets are fully tiled with ceramic tiles. The entrance doors to the apartments are fire-resistant and meet Security Class 3 standards. They are solid, smooth, and finished in a wood decor, with a peephole and a height of 210 cm. Interior doors are also solid and smooth, without a rebate, finished in a matching wood decor, and are 210 cm high. Balconies and loggias feature aluminum-framed doors and windows, varnished in anthracite grey, with glazed railings. All windows are made with aluminum frames, varnished in anthracite grey, and are pre-fitted for the installation of external sun blinds.

The bathrooms are equipped with high-quality fittings. Each includes a standard Villeroy & Boch sink with a Hansgrohe Vernis Blend faucet. Bathtubs are acrylic, measuring 170 x 70 cm, also fitted with Hansgrohe Vernis Blend faucets. Shower areas feature a low-profile cast marble shower tray measuring 120 x 80 cm, a walk-in glass screen, semi-gloss silver fittings, a concealed shower faucet, a hand shower, and an overhead shower. Toilets are wall-hung ceramic units with soft-close seats.

Lighting is prepared with wiring that ends in sockets and bulbs, ready for the installation of final light fixtures. Energy consumption is measured remotely and kept up to date. Heating is provided by radiators, with ladder-style towel warmers installed in the bathrooms.

2.2.2. Property Condition

Our instruction does not extend to providing building or technical surveys and we are therefore unable to comment regarding the structural condition of the Property. From our visual inspection we note that the Property is generally in a good condition. Nevertheless, we would advise any parties considering an interest in the Property to obtain independent specialist advice regarding soil, structural and technical aspects of the Property and to ensure that the Property follows relevant regulations, as we are not able to provide qualified advice or guarantees in this regard.

2.2.3. Building Services

All utilities' connections are located at the Property and will be under full control of the Owner. The Property has the benefit of gas, electricity, sewerage, telecommunication and water connections.

2.2.4. Energy Performance – Energy Performance Certificate (PENB)

Properties are required to have an Energy Performance Certificate when they are constructed, let or sold. The EPC gives information on a buildings energy efficiency on a sliding scale from "A" (Very efficient) to "G" (least efficient)

We were provided with the Energy Performance Certificates which states the Property B and I has an EPC rating of "A". The EPC were issued in March 2024 and valid is until March 2034.

2.3. Cadastral Information

2.3.1. Subject of Valuation

This valuation concerns 20 apartments within the residential development project Na Mariánské cestě – Bernardův House and Ignácův House. The subject of the valuation are the apartments with cellars and parking spaces, which are set out below:

Apartment No.	Unit No. (in Cadastral)	Cadastral deed No.	Cadastral area		Share of the common areas of the building		The building					
							Descriptive No.	Cadastral deed No.				
Parking spaces B1	2715/1	9732	Brandýs nad Labem	10 times share 1/101 (10/101) of	23540	/86168	2715	9731				
B1.2.01	2715/211			836	/86168							
B1.2.05	2715/215			646	/86168							
B1.2.07	2715/217			654	/86168							
B1.2.09	2715/219			810	/86168							
B1.2.15	2715/225			612	/86168							
B1.2.16	2715/226			646	/86168							
B1.3.02	2715/312			872	/86168							
B1.3.12	2715/322			875	/86168							
B1.3.16	2715/326			654	/86168							
B1.3.18	2715/328			655	/86168							
Parking spaces I	2716/1			9764	Brandýs nad Labem	10 times share 1/89 (10/89) of			22992	/84780	2716	9763
I.2.07	2716/218					652			/84780			
I.2.08	2716/219	616	/84780									
I.2.11	2716/222	786	/84780									
I.2.14	2716/228	875	/84780									
I.2.17	2716/223	591	/84780									
I.3.08	2716/319	616	/84780									
I.3.09	2716/320	688	/84780									
I.3.13	2716/327	552	/84780									
I.3.14	2716/328	866	/84780									
I.3.17	2716/323	591	/84780									



Source: Cadastral Register, cadastral deed No. 9731 on the left, No. 9763 on the right

Copy of the Cadastral Extracts with Cadastral Maps is attached in **Appendix III** to this report.

2.3.2. Building

On the title deed number 9731, cadastral area of Brandýs nad Labem, building B – Bernardův House is registered

under the descriptive number 2715. The building is registered as an apartment building. The building is located on plot number st. 4113. This building contains apartment units B1.2.01, B1.2.05, B1.2.07, B1.2.09, B1.2.15, B1.2.16, B1.3.02, B1.3.12, B1.3.16, B1.3.18. These apartments are registered on the title deed number 9732, cadastral area of Brandýs nad Labem.

On the title deed number 9763, cadastral area of Brandýs nad Labem, building I – Ignácův House is registered under the descriptive number 2716. The building is registered as an apartment building. The building is located on plot number st. 4114. This building contains apartment units I.2.07, I.2.08, I.2.11, I.2.14, I.2.17, I.3.08, I.3.09, I.3.13, I.3.14, I.3.17. These apartments are registered on the title deed number 9764, cadastral area of Brandýs nad Labem.

2.3.3. Registered Owner

The Apartments incl. cellars and parking spaces and appropriate shares on the land plots and common areas are owned by DOMOPLAN – Na Mariánské cestě SICAV, a.s., Na Příkopě 859/22, 110 00 Prague 1 – Nové Město (the **Developer**). Agreements on future contracts for the transfer of ownership of the units were signed between the Developer and the Client. The agreements were signed on 20. 11. 2023.

2.3.4. Access

The Access to the Bernardův House is provided through the plot in an ownership of the Developer. This Access will be a central communication between both phases leading from the east to the west, will be developed and, once the entire project is completed, handed over to the municipality. The Access to the Ignácův House is provided through the public plot.

2.3.5. Heritage Protection

According to the Cadastral Register, there is no heritage, or any other protection tied against the subject lan plots or buildings.

2.3.6. Easements

According to the cadastral extract, there are easements against the property (lines of utility networks).

2.3.7. Right of Liens

According to the cadastral information provided, the Property is encumbered by Rights of Liens V-11783/2022-209 dated 30. 8. 2022 in favour of TRINITY BANK a.s. (IČO: 253 07 835).

2.4. Environmental Matters

2.4.1. Contamination & Deleterious Materials

In preparing our valuation, we have assumed that no contaminative or potentially contaminative use is currently or has historically been carried out at the Property. We have not undertaken any investigations into the past or present uses of either the Property or any adjoining or nearby land to establish whether there is a risk from potential contamination and have assumed that there is no risk. Should it be subsequently established that any contamination exists at the Property or on adjoining land, this may have a detrimental effect on our opinion of value.

2.4.2. Flood Enquiries

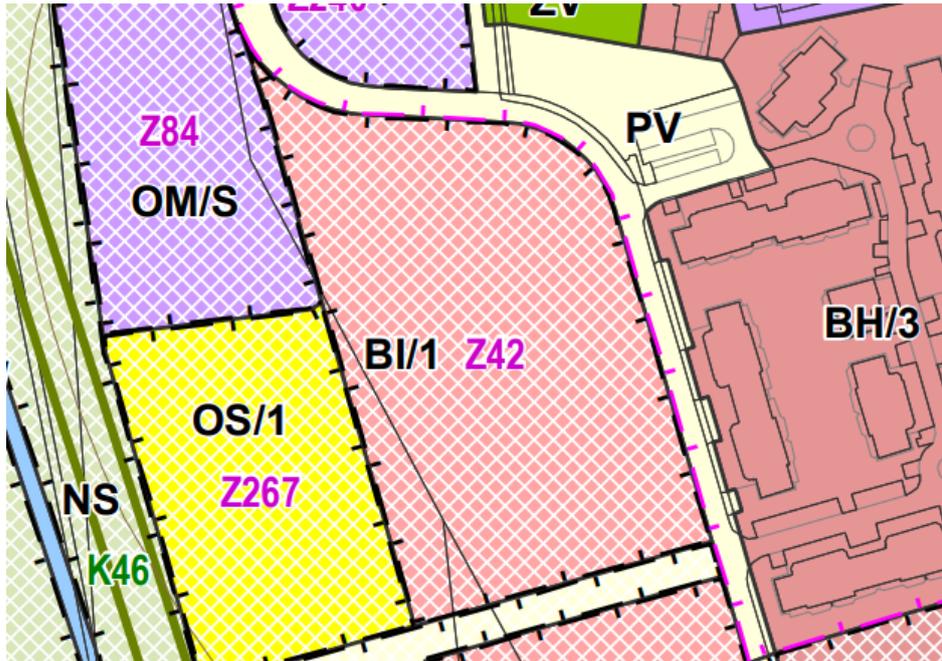
According to the information provided by www.nemoreport.cz the Property is located within the ZONE 1 (out of four zones where the fourth represents the highest risk of flood), the area with negligible risk of flood (see the map below).



2.5. Planning

According to the Master Plan of Brandýs nad Labem – Stará Boleslav, the Property is currently zoned as residential area: BI - HOUSING in family houses - urban and suburban (in Czech: BI - BYDLENÍ v rodinných domech - městské a příměstské).

Extract from the Master Plan of Brandýs nad Labem – Stará Boleslav is shown on the picture below.



Source: Master Plan of Brandýs nad Labem – Stará Boleslav

The main use is for housing in family houses. **Permissible use:** housing in low-rise concentrated forms of apartment buildings provided that the specified spatial regulations for development are observed; activities and structures directly related to housing and its operation, structures for small businesses of a non-disturbing and non-obtrusive nature, family house buildings with an admixture of non-disturbing service functions of local importance, temporary accommodation, parkland and public green areas, necessary areas for transport and technical equipment, small sports areas serving the residents of the adjacent area, including playgrounds. **Conditionally permissible use:** for education, culture, healthcare, social care and sports provided that it does not exceed more than 30% of the area. **Impermissible use:** all other activities, facilities and structures that are not related to the main and permissible use, objects and facilities that deteriorate the quality of the environment, shops with more than 400 m² of sales area, transport facilities with a negative impact on the surroundings. The regulations for the maximum built-up area of a building plot and the minimum amount of greenery on a building plot are set for BI areas depending on the form of development as follows:

- for development with isolated family houses, the built-up area applies = max. 33%, greenery = min. 40%;
- for development located on one border of adjacent plots (e.g. semi-detached houses, end terraced houses) the built-up area applies = max. 36%, greenery = min. 30%.

For concentrated residential development located on the borders of adjacent plots (e.g. internal terraced houses, atrium houses, etc.), the built-up area = max. 50%, greenery = min. 30%.

2.6. ESG / Sustainability

2.6.1. Introduction

Real estate makes up for 38% of global CO2 emissions, which is why the sector plays a pivotal role in the road to net zero. When the Paris Agreement went into force in 2016, countries around the world signed on to reduce their greenhouse gas (GHG) emissions by 2050 to help limit global warming to 2°C, with the aspiration of slowing its growth even more, to 1.5°C. As such, the European Union has begun exploring the necessary actions to significantly reduce emissions by 2030 and to achieve carbon neutrality by 2050. Its strategy called the Green Deal is aligned to the Paris Agreement, and goals tied to the Sustainable Development Goals (SDG) 2030 Agenda. Thus, in order to support the Green Deal it has adopted new strategies and regulations to address climate and broader sustainability risks and opportunities.

The key regulations include:

- the revision of the Nonfinancial Reporting Directive (NFRD/CSRD)
- the EU Taxonomy Regulation and
- the Sustainable Finance Reporting Directive (SFDR)
- the Energy Performance of Building Directive (EPBD)

The first two will have a direct implication for the companies' (ESG) reporting obligations. The SFDR targets financial market participants. However, it will affect companies through increased investor demand for detailed ESG disclosure. In addition, the key regulatory frameworks to support the climate goals is the Energy Performance of Building Directive (EPBD). It regulates buildings across the EU and aims at fostering energy efficiency and to accelerate the deployment of renewable energy sources in the building sector.

The following regulatory initiatives have a direct impact on the commercial and real estate sector: Asset owners and managers in Europe can have many different reasons for integrating sustainability and ESG data in their investment and portfolio management processes. For investors it is important to understand which reasons are the most relevant for them, and to integrate this data accordingly in their operations. The key reasons include:

- Complying with fiduciary or regulatory requirements
- Meeting client, market and other stakeholder demands
- Complementing the financial analysis with ESG analysis
- Making 'responsible' investment decisions
- Facilitating consistency and comparability across markets

2.6.2. What is ESG?

Environmental, social, and governance (ESG) criteria are a set of standards with which a company can measure their performance in terms of sustainable conduct as well as the inherent characteristics of a property.

The term ESG and the associated criteria are increasingly applied when determining the value of real estate. The definition concerns an abbreviation of the words Environmental, Social & Governance and, as such, has become an important definition for a diversity of policymakers.

'Environment' encompasses climate change (risk) considerations (e.g. energy consumption) but also wider considerations (ground contamination, building material selection, waste/recycling, biodiversity etc.);

'Social' accounts for how a building performs for both its occupiers and communities. Main influencers that buildings have in terms of social impact are flexibility, ability to adopt to other uses, occupancy rates, well-being as a proof of how real estate affects people's social, well-being etc). Building infrastructure and facilities relating to social sustainability is being reviewed, rather than building operations or management. Undoubtedly, these elements have a direct social contribution. This is particularly useful to highlight underperforming assets with scope for improvement.

'Governance' refers to the way in which a company is directed, managed and controlled by the owner, the property manager and occupiers. This includes the systems and processes in place for decision-making, accountability, risk management and transparency. Effective governance can help to ensure a building operates in an ethical and responsible manner, and ensure that those responsible for managing and occupying the building are held accountable.

2.6.3. Local Regulations

Local regulations are based on the European regulations described above.

2.6.4. Impact on Valuation

The international standard for sustainable or impact investing is a good ESG score with being 'Paris Proof / Net Zero' as the highest achievable score. There is a general expectation that buildings which prioritize the environment and health of occupants, while minimizing natural resource use and negative biodiversity impact, will retain value over a longer term than those that do not.

Investors may have diverse investment strategies to drive returns, but ESG is an increasingly critical influence on investment and management decision-making throughout the industry. ESG assessment looks at the impact of the physical building (base specification and in-use) on the environment, and investment criteria may cover everything from carbon emissions, asset-level certifications, be they environmental or health and wellbeing accreditations, energy and utility management and deployment of technology to monitor and measure compliance.

Social and community benefits, and the nature of tenant operations, may also be considerations, and importantly, the costs of transition to make buildings compliant are key.

Investors are also recognising that ESG is changing what tenants want, driving their current and future occupational needs, and that buildings must accommodate these needs.



We believe that sustainable buildings should serve the needs of owners, occupants, and the wider public, while minimizing environmental impact throughout the building's lifecycle. Sustainability definitions address social equity and environmental impacts, such as energy use and resource consumption during creation and operation.

Both due to legislation and societal pressure, ESG considerations are increasingly becoming crucial in the marketability of a property. The market demands high performing buildings with regards to carbon emissions, energy performance and social amenities. However, for some sustainability characteristics it is not (yet) possible to determine what influence they have on the market value of the appraised property. Some of the characteristics such as energy efficiency, may provide a greater direct benefit to the tenant than to the landlord. Nevertheless, (inter)national research shows that sustainable characteristics translate into a higher value, for example due to a higher market rent, higher sales prices, increasing occupancy rates, lower operating expenses, shorter marketing periods, higher net rental income, lower capitalization rates and increased employee productivity / wellness.

According to RICS Valuation Guidance, we assess and report value in the light of evidence obtained. While valuers should reflect markets, not lead them, we are aware of sustainability features and the implications these could have on property values in the short, medium and longer term. Therefore, we have obtained information from the client of current or anticipated changes in rental and other relevant income from the property/properties and any material changes to the non-physical attributes of the property/properties, such as other lease terms, planning consents, statutory notices and so on.

In our valuation we consider and describe the following sustainability and ESG factors that could affect the valuation:

ESG Indicators	Risk	Key Findings
Energy Energy performance Renewable Energy Sources Energy Consumption Monitoring Water Efficiency		The main source of energy is the environment (77% for building B and 76% for the building I). The Energy Performance Certificate (EPC) of level A (efficient) in both categories, primary energy and total demand was issued in March 2024 (valid until March 2034). Current legislation requires EPC of a minimum level E, however with respect of the main source of energy (gas) and increasing legislation requirements in terms of carbon neutrality and building energy efficiency, the risk is considered to be medium. Will be installed: heat pumps, solar panels and battery storage. Surplus energy from the battery storage will be able for households to use, helping residents to save on energy costs.
Climate Risks & Adaptation Measures Flood Enquiries Biodiversity		According to the publicly available sources, the risk of flood is considered to be low. The building is not located in an active flood zone nor in the area of 100year flood. No biodiversity facilities were observed during the site visit.
Contamination Contamination & Deleterious Material		We have not carried out any investigations in this field. We are unaware of any risk in respect to environmental issues and we have prepared the valuation on this assumption.

ESG Indicators	Risk	Key Findings
Potential for Ground Contamination Waste Management		From our visual inspection we have not noticed any abnormal ground conditions having material impact upon the value of the Property. We note that we have undertaken only a limited inspection for valuation purposes. Plastics, glass, waste-paper and communal waste are being stored separately.
Mobility & Accessibility Communication and Accessibility EV Charging Infrastructure Cycling Facilities		The accessibility by public transport can be considered excellent. Parking places are available on the street. EV Charging poles are installed outside of the buildings. Bike storage is available in the yard. Cycling service point is available in the yard.
Sustainability Performance Green Building Certificates		The Property has no certificates
Overall Risk – Low		
The ESG performance of the Property is based on the provided information and in terms of evaluated ESG indicators considered to be average. The overall ESG risk is assumed to be medium. The relevant risks (especially mobility and building certification) are described in the relevant categories in the report.		

3. MARKET COMMENTARY

3.1. Economic Overview

Economic Overview and Outlook in the Czech Republic

GDP Growth

According to the CZSO revised estimate, the Czech GDP increased by 1.8% y-o-y in Q4 2024. Compared to the previous quarter, the GDP grew by 0.7%. For the entire year 2024, the economy expanded by 1.0%.

Inflation

Y-o-y inflation remained unchanged in March 2025 compared to February, standing at 2.7%. Consumer prices increased by 0.1% m-o-m in March. This slight rise was mainly driven by higher prices in the food and non-alcoholic beverages segment. The average annual inflation rate in the Czech Republic in 2024 reached 2.4%. The CNB forecasts that overall inflation will reach 2.4% in 2025 and is expected to ease slightly to 2.1% in 2026.

Retail Sales

In February 2025, real retail sales rose by 3.8% y-o-y, with internet sales and fuel sales contributing the most to the increase. Compared to January, real retail sales grew by 0.4%..

Unemployment

The unemployment rate, measured as the share of unemployed persons in the economically active population, reached 2.7% in February 2025. This represents an increase of 0.1 percentage point compared to the same period last year.

3.2. Prague – Residential Market Overview

As macroeconomic conditions have improved, the Prague residential real estate market has seen an increase in sales activity. However, a continued lack of new housing supply is putting upward pressure on prices. Falling interest rates are also contributing to this price growth.

By the end of Q1 2025, there were 3,498 apartments available for sale across Prague, including completed units, those under construction, and planned developments. The average asking price was 162,000 CZK per square meter, with an average apartment size of 63 square meters.

In our sample of 1kk to 5kk apartments, 2kk units made up the largest share at 42%, followed by 3kk (27%), 1kk (22%), and 4kk (10%). According to the Czech Statistical Office, construction began on 1,327 new apartments in the first two months of 2025, but only 14 units in multi-unit buildings were completed—marking the lowest completion rate in the past ten years. Our data indicates that around 900 apartments were expected to be completed in Q1 2025. Despite differences in data collection methods, we do not expect the March figures from the CSO to significantly change this discrepancy.

Interest in residential investment projects in Prague is growing, fueled by both domestic and international investors. In 2024, residential investments accounted for 17% of the city's total investment volume, with €197 million transacted in the sector—an increase of 12% compared to the previous year. In the first quarter of 2025, an additional €32 million was invested in residential real estate.

Current socio-economic trends suggest that demand for rental housing will continue to rise in the coming years. This is driven by increased mobility among residents, evolving lifestyle preferences, and the inclination of younger generations toward more flexible and less permanent housing options.

It's important to note that changes in regulations and government policies can significantly influence Prague's residential market. Investors and buyers should remain aware of potential updates to laws, taxes, or zoning rules that could affect property ownership, rental yields, or development opportunities.

3.3. Investment Market Overview

The year has started on a strong note, with investment volume in the Czech Republic reaching nearly €1.47 billion in Q1 2025, the highest quarterly level since Q1 2020, already amounting to 79% of the total volume transacted in all of 2024.

The strong Q1 performance was largely driven by heightened trading activity in the industrial and hotel sectors. Notably, a single industrial portfolio transaction was responsible for 25% of the quarter's volume, underscoring the sector's continued appeal to investors. Hotels followed closely, capturing the second-largest share at 23%, reflecting renewed confidence in the hospitality market. Retail assets and office properties also saw healthy levels of activity, contributing 20% and 19% to the Q1 volume, respectively.

Domestic investors maintained their dominant position, accounting for 72% of acquisitions completed in Q1 2025. Meanwhile, the market also attracted American capital, which was behind 25% of the quarter's transaction volume.

Prime yields remained stable across most sectors, with a slight compression observed in the industrial segment.

4. VALUATION ADVICE

4.1. Approach to Valuation

We have considered the market approach (direct comparison method) to arrive at the value of the site. The method is based on the comparison of recent transactional evidence / recent market offers in the surrounding or other comparable areas. Inherent in this approach is the principle of substitution, which holds that where similar properties, goods or services are available within a given location, a rational purchaser will be attracted to the one with the lowest price. We have made deductions for the comparable whereby any value of improvements, a size have been considered in order to establish the value per square meter. As is difficult to find evidence of comparable properties which are identical to the Apartments we have made deductions for the comparable. These adjustments depend on the judgement and knowledge of the valuer.

Valuer has adjusted the prices based on several factors as is location, size, technical specification, position within in project, orientation, availability of cellars and parking spaces etc.

4.2. SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none">• Good vehicular access and very good public transportation• Very good visibility• Regeneration and development of the micro location• Individual units in cadastre• The metro station (yellow line, "Černý most") is 15 min. away by car	<ul style="list-style-type: none">• Prague City centre more than half an hour away by car (25 km)• The presence of a main road in the vicinity and future main road near by (II/101)
Opportunities	Threats
<ul style="list-style-type: none">• Improving area via regeneration, place making potential	<ul style="list-style-type: none">• Impact of current War situation to the market

5. VALUATION

5.1. Market Value

Having carefully considered the Apartment B1.2.01, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.2.01, as of the valuation date is:

CZK 10,295,200

(Ten Million Two Hundred Ninety-Five Thousand Two Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.2.05, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.2.05, as of the valuation date is:

CZK 8,211,300

(Eight Million Two Hundred Eleven Thousand Three Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.2.07, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.2.07, as of the valuation date is:

CZK 8,116,100

(Eight Million One Hundred Sixteen Thousand One Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.2.09, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.2.09, as of the valuation date is:

CZK 9,791,900

(Nine Million Seven Hundred Ninety-One Thousand Nine Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.2.15, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.2.15, as of the valuation date is:

CZK 7,589,000

(Seven Million Five Hundred Eighty-Nine Thousand Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.2.16, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.2.16, as of the valuation date is:

CZK 8,116,100

(Eight Million One Hundred Sixteen Thousand One Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.3.02, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.3.02, as of the valuation date is:

CZK 10,525,500

(Ten Million Five Hundred Twenty-Five Thousand Five Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.3.12, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.3.12, as of the valuation date is:

CZK 10,536,000

(Ten Million Five Hundred Thirty-Six Thousand Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.3.16, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.3.16, as of the valuation date is:

CZK 8,119,600

(Eight Million One Hundred Nineteen Thousand Six Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment B1.3.18, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment B1.3.18, as of the valuation date is:

CZK 8,221,800

(Eight Million Two Hundred Twenty-One Thousand Eight Hundred Czech Crowns) incl. VAT.)

Having carefully considered the Apartment I.2.07, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.2.07, as of the valuation date is:

CZK 8,283,400

(Eight Million Two Hundred Eighty-Three Thousand Four Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.2.08, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.2.08, as of the valuation date is:

CZK 7,763,300

(Seven Million Seven Hundred Sixty-Three Thousand Three Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.2.11, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.2.11, as of the valuation date is:

CZK 9,826,900

(Nine Million Eight Hundred Twenty-Six Thousand Nine Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.2.14, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.2.14, as of the valuation date is:

CZK 10,524,100

(Ten Million Five Hundred Twenty-Four Thousand One Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.2.17, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.2.17, as of the valuation date is:

CZK 7,511,300

(Seven Million Five Hundred Eleven Thousand Three Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.3.08, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.3.08, as of the valuation date is:

CZK 7,777,300

(Seven Million Seven Hundred Seventy-Seven Thousand Three Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.3.09, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.3.09, as of the valuation date is:

CZK 8,664,200

(Eight Million Six Hundred Sixty-Four Thousand Two Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.3.13, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.3.13, as of the valuation date is:

CZK 6,941,500

(Six Million Nine Hundred Forty-One Thousand Five Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.3.14, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.3.14, as of the valuation date is:

CZK 10,527,600

(Ten Million Five Hundred Twenty-Seven Thousand Six Hundred Czech Crowns) incl. VAT.

Having carefully considered the Apartment I.3.17, as described in this report, we are of the opinion that the current **Market Value** of the freehold interest in the Apartment I.3.17, as of the valuation date is:

CZK 7,511,300

(Seven Million Five Hundred Eleven Thousand Three Hundred Czech Crowns) incl. VAT.

Our Market Value calculation is attached in **Appendix IV** to this report.

6. GENERAL ASSUMPTIONS AND CONDITIONS

6.1. General Assumptions

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

1. That the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing contained in the Freehold Title. Should there be any mortgages or charges, we have assumed that the Property would be sold free of them. We have not inspected the Cadastral Deed or Cadastral Register Certificates.
2. That we have been supplied with all information likely to have an effect on the value of the Property, and that the information supplied to us and summarised in this report is both complete and correct.
3. That the Building have been constructed and are used in accordance with all statutory and bye-law requirements, and that there are no breaches of planning control. Likewise, that any future construction or use will be lawful (other than those points referred to above).
4. That the Property is 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).
5. That the Building is structurally sound, and that there are no structural, latent or other material defects, including rot and inherently dangerous or unsuitable materials or techniques, whether in parts of the building we have inspected or not, that would cause us to make allowance by way of capital repair (other than those points referred to above). Our inspection of the Property and this report do not constitute a building survey.
6. That the Property is connected, or capable of being connected without undue expense, to the public services.
7. That in the construction or alteration of the Building no use was made of any deleterious or hazardous materials or techniques, such as high alumina cement, calcium chloride additives, woodwool slabs used as permanent shuttering and the like (other than those points referred to above). We have not carried out any investigations into these matters.
8. That the Property has not suffered any land contamination in the past, nor is it likely to become so contaminated in the foreseeable future. We have not carried out any soil tests or made any other investigations in this respect, and we cannot assess the likelihood of any such contamination.
9. That the Property does not suffer from any risk of flooding. We have not carried out any investigation into this matter.
10. That the Property either complies with the Disability Discrimination Acts and all other Acts relating to occupation, or if there is any such non-compliance, it is not of a substantive nature.

11. That the Property does not suffer from any ill effects of Radon Gas, high voltage electrical supply apparatus and other environmental detriment.
12. That the tenants are capable of meeting their obligations, and that there are no arrears of rent or undisclosed breaches of covenant.

6.2. General Conditions

Our valuation has been carried out on the basis of the following general conditions:

1. We have made no allowance for any Capital Gains Tax or other taxation liability that might arise upon a sale of the Property.
2. Our valuation is exclusive of VAT (if applicable).
3. Excluded from our valuation 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 Property has been valued individually and no allowance has been made, either positive or negative, should it form part of a larger disposal.

Our valuation is based on market evidence which has come into our possession from numerous sources. That from other agents and valuers is given in good faith but without liability. It is often provided in verbal form. Some comes from databases such as the Cadastral Register or computer databases to which Savills subscribes. In all cases, other than where we have had a direct involvement with the transactions, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.

Appendices

Appendix I
Terms of Engagement

Appendix II
Photographs





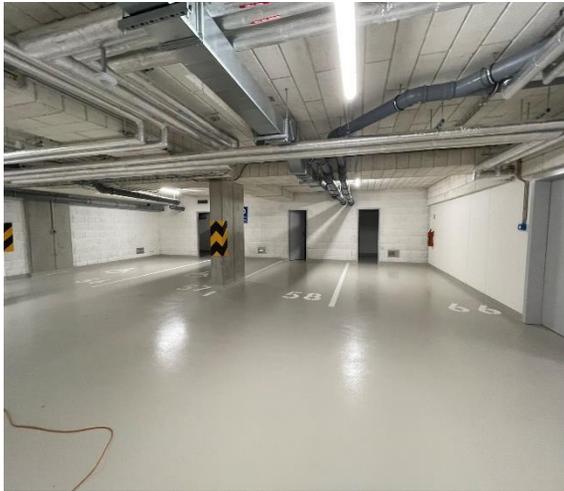










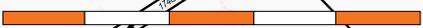


Appendix III

Cadastral Extract and Map



Zahradní Město





Zahradní Město



VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Vlastnictví jednotky vymezené podle občanského zákoníku

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9732

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

A Vlastník, jiný oprávněný	Identifikátor	Podíl
Vlastnické právo		
DOMOPLAN - Na Mariánské cestě SICAV, a.s., Na příkopě 859/22, Nové Město, 11000 Praha 1	07742797	

ČÁSTEČNÝ VÝPIS

B Nemovitosti

Jednotky				Podíl na
Č.p./ Č.jednotky	Způsob využití	Způsob ochrany	Typ jednotky	společných částech nemovitosti
P 2715/1	garáž		obč.z.	23540/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/211	byt		obč.z.	836/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/215	byt		obč.z.	646/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/217	byt		obč.z.	654/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/219	byt		obč.z.	810/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/225	byt		obč.z.	612/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/226	byt		obč.z.	646/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/312	byt		obč.z.	872/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731			
P 2715/322	byt		obč.z.	875/86168
Vymezeno v:				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2

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

Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9732

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731
P 2715/326 byt obč.z. 654/86168

Vymezeno v:

Parcela St. 4113 zastavěná plocha a nádvoří 5144m2

Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731
P 2715/328 byt obč.z. 655/86168

Vymezeno v:

Parcela St. 4113 zastavěná plocha a nádvoří 5144m2

Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731

P = právní vztahy jsou dotčeny změnou

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

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů

Typ vztahu

o **Zástavní právo smluvní**

- dluhy ve výši 714.500.000 Kč a příslušenství
- další dluhy vznikající ze smlouvy o úvěru reg. č. 2204027300700US a zástavní smlouvy v období ode dne uzavření těchto smluv do 31.07.2038 do celkové výše 1.429.000.000 Kč

Oprávnění pro

TRINITY BANK a.s., Celetná 969/40, Staré Město, 11000
Praha 1, RČ/IČO: 25307835

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-východ

V-11783/2022-209

Pořadí k 30.08.2022 12:04

Související zápisy

Závazek nezajistit zást. pr. ve výhodnějším pořadí nový dluh

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-východ

V-11783/2022-209

Související zápisy

Závazek neumožnit zápis nového zást. práva namísto starého

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-východ

V-11783/2022-209

o **Zákaz zcizení a zatížení**

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

Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9732

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Typ vztahu

- bez předchozího písemného souhlasu zástavního věřitele
- po dobu trvání zástavního práva

Oprávnění pro

TRINITY BANK a.s., Celetná 969/40, Staré Město, 11000
Praha 1, RČ/IČO: 25307835

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení
reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku
30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-
východ

V-11783/2022-209

Pořadí k 30.08.2022 12:04

o Věcné břemeno (podle listiny)

- inženýrské sítě - fotovoltaická elektrárna

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení věcného břemene - úplatná ze dne 24.04.2025. Právní účinky
zápisu k okamžiku 25.04.2025 11:20:48. Zápis proveden dne 20.05.2025.

V-5109/2025-209

Pořadí k 25.04.2025 11:20

o Věcné břemeno (podle listiny)

- inženýrské sítě dle článku IV. smlouvy a gpl.4983-9/2025

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
LOKÁLNÍ DISTRIBUČNÍ SOUSTAVA. Právní účinky zápisu k okamžiku 25.04.2025
11:21:43. Zápis proveden dne 22.05.2025.

V-5110/2025-209

Pořadí k 25.04.2025 11:21

o Věcné břemeno (podle listiny)

- inženýrské sítě dle článku II. smlouvy

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9732

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Typ vztahu

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
LOKÁLNÍ DISTRIBUČNÍ SOUSTAVA. Právní účinky zápisu k okamžiku 25.04.2025
11:21:43. Zápis proveden dne 22.05.2025.

V-5110/2025-209

Pořadí k 25.04.2025 11:21

o Věcné břemeno (podle listiny)

inženýrské sítě dle článku IV. smlouvy a gpl. 4977-243/2024

doba trvání: 20 let ode dne právních účinků zápisu do katastru nemovitostí

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
TEPELNÁ ČERPADLA A VEDENÍ TEPLA ze dne 24.04.2025. Právní účinky zápisu k
okamžiku 25.04.2025 11:27:53. Zápis proveden dne 22.05.2025.

V-5111/2025-209

Pořadí k 25.04.2025 11:27

o Věcné břemeno (podle listiny)

inženýrské sítě dle článku II. smlouvy - tepelná čerpadla a vedení tepla

doba trvání: 20 let ode dne právních účinků zápisu do katastru nemovitostí

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,
Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
TEPELNÁ ČERPADLA A VEDENÍ TEPLA ze dne 24.04.2025. Právní účinky zápisu k
okamžiku 25.04.2025 11:27:53. Zápis proveden dne 22.05.2025.

V-5111/2025-209

Pořadí k 25.04.2025 11:27

o Věcné břemeno (podle listiny)

zřízení, provozování, údržba a opravy podzemního komunikačního vedení dle článku III.
smlouvy a gpl. 4983-9/2025

Oprávnění pro

FiberCity, s.r.o., Lipová 1785, Brandýs nad Labem,
25001 Brandýs nad Labem-Stará Boleslav, RČ/IČO:
24854221

Povinnost k

Jednotka: 2715/1, Jednotka: 2715/211, Jednotka: 2715/215, Jednotka: 2715/217,
Jednotka: 2715/219, Jednotka: 2715/225, Jednotka: 2715/226, Jednotka: 2715/312,

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

Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9732

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Typ vztahu

Povinnost k

Jednotka: 2715/322, Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení věcného břemene - úplatná ze dne 14.04.2025. Právní účinky
zápisu k okamžiku 29.04.2025 09:00:00. Zápis proveden dne 22.05.2025.

V-5228/2025-209

Pořadí k 29.04.2025 09:00

D Poznámky a další obdobné údaje - **Bez zápisu**

Plomby a upozornění

Číslo řízení

Vztah k

o Práva k nemovitostem jsou dotčena změnou

V-7766/2025-209

V-7767/2025-209

V-7834/2025-209

V-8051/2025-209

V-8053/2025-209

V-8059/2025-209

V-8062/2025-209

V-8063/2025-209

V-8065/2025-209

V-8081/2025-209

V-8188/2025-209

E *Nabývací tituly a jiné podklady zápisu*

Listina

o Prohlášení vlastníka nemovitosti o vymezení jednotek podle obč. zákona ze dne
17.12.2024. Právní účinky zápisu k okamžiku 19.12.2024 10:13:09. Zápis proveden dne
15.01.2025.

V-15757/2024-209

Pro: DOMOPLAN - Na Mariánské cestě SICAV, a.s., Na příkopě 859/22, RČ/IČO: 07742797
Nové Město, 11000 Praha 1

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 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9732

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Nemovitosti jsou v územním obvodu, ve kterém vykonává státní správu katastru nemovitostí ČR:
Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

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

Vyhotoveno: 15.07.2025 10:55:11

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/>.



Zahradní Město



VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Vlastnictví jednotky vymezené podle občanského zákoníku

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9764

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

A Vlastník, jiný oprávněný	Identifikátor	Podíl
Vlastnické právo		
DOMOPLAN - Na Mariánské cestě SICAV, a.s., Na příkopě 859/22, Nové Město, 11000 Praha 1	07742797	

ČÁSTEČNÝ VÝPIS

B Nemovitosti

Jednotky				Podíl na
Č.p./ Č.jednotky	Způsob využití	Způsob ochrany	Typ jednotky	společných částech nemovitosti
P 2716/1	garáž		obč.z.	22992/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/218	byt		obč.z.	652/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/219	byt		obč.z.	616/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/222	byt		obč.z.	786/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/223	byt		obč.z.	591/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/228	byt		obč.z.	875/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/319	byt		obč.z.	616/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/320	byt		obč.z.	688/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763			
P 2716/323	byt		obč.z.	591/84780
Vymezeno v:				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2

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

Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9764

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

P 2716/327	byt	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763 obč.z.	552/84780
Vymezeno v:			
	Parcela St. 4114	zastavěná plocha a nádvoří	4490m2
P 2716/328	byt	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763 obč.z.	866/84780
Vymezeno v:			
	Parcela St. 4114	zastavěná plocha a nádvoří	4490m2
	Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763		

P = právní vztahy jsou dotčeny změnou

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

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů

Typ vztahu

o **Zástavní právo smluvní**

- dluhy ve výši 714.500.000 Kč a příslušenství
- další dluhy vznikající ze smlouvy o úvěru reg. č. 2204027300700US a zástavní smlouvy v období ode dne uzavření těchto smluv do 31.07.2038 do celkové výše 1.429.000.000 Kč

Oprávnění pro

TRINITY BANK a.s., Celetná 969/40, Staré Město, 11000
Praha 1, RČ/IČO: 25307835

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-východ

V-11783/2022-209

Pořadí k 30.08.2022 12:04

Související zápisy

Závazek nezajistit zást. pr. ve výhodnějším pořadí nový dluh

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-východ

V-11783/2022-209

Související zápisy

Závazek neumožnit zápis nového zást. práva namísto starého

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku 30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-východ

V-11783/2022-209

o **Zákaz zcizení a zatížení**

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

Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9764

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Typ vztahu

- bez předchozího písemného souhlasu zástavního věřitele
- po dobu trvání zástavního práva

Oprávnění pro

TRINITY BANK a.s., Celetná 969/40, Staré Město, 11000
Praha 1, RČ/IČO: 25307835

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení
reg.č. 2204027300700ZS01 ze dne 30.08.2022. Právní účinky zápisu k okamžiku
30.08.2022 12:04:06. Zápis proveden dne 20.09.2022; uloženo na prac. Praha-
východ

V-11783/2022-209

Pořadí k 30.08.2022 12:04

o Věcné břemeno (podle listiny)

- inženýrské sítě - fotovoltaická elektrárna

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení věcného břemene - úplatná ze dne 24.04.2025. Právní účinky
zápisu k okamžiku 25.04.2025 11:20:48. Zápis proveden dne 20.05.2025.

V-5109/2025-209

Pořadí k 25.04.2025 11:20

o Věcné břemeno (podle listiny)

- inženýrské sítě dle článku IV. smlouvy a gpl.4983-9/2025

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
LOKÁLNÍ DISTRIBUČNÍ SOUSTAVA. Právní účinky zápisu k okamžiku 25.04.2025
11:21:43. Zápis proveden dne 22.05.2025.

V-5110/2025-209

Pořadí k 25.04.2025 11:21

o Věcné břemeno (podle listiny)

- inženýrské sítě dle článku III. smlouvy

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9764

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Typ vztahu

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
LOKÁLNÍ DISTRIBUČNÍ SOUSTAVA. Právní účinky zápisu k okamžiku 25.04.2025
11:21:43. Zápis proveden dne 22.05.2025.

V-5110/2025-209

Pořadí k 25.04.2025 11:21

o **Věcné břemeno (podle listiny)**

inženýrské sítě dle článku IV. smlouvy a gpl. 4977-243/2024

doba trvání: 20 let ode dne právních účinků zápisu do katastru nemovitostí

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
TEPELNÁ ČERPADLA A VEDENÍ TEPLA ze dne 24.04.2025. Právní účinky zápisu k
okamžiku 25.04.2025 11:27:53. Zápis proveden dne 22.05.2025.

V-5111/2025-209

Pořadí k 25.04.2025 11:27

o **Věcné břemeno (podle listiny)**

inženýrské sítě dle článku III. smlouvy - tepelná čerpadla a vedení tepla

doba trvání: 20 let ode dne právních účinků zápisu do katastru nemovitostí

Oprávnění pro

CEF SPV VII. s.r.o., Kollárova 3150/2, Královo Pole,
61200 Brno, RČ/IČO: 21229759

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,
Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení věcného břemene - úplatná SMLOUVA O ZŘÍZENÍ SLUŽEBNOSTÍ -
TEPELNÁ ČERPADLA A VEDENÍ TEPLA ze dne 24.04.2025. Právní účinky zápisu k
okamžiku 25.04.2025 11:27:53. Zápis proveden dne 22.05.2025.

V-5111/2025-209

Pořadí k 25.04.2025 11:27

o **Věcné břemeno (podle listiny)**

zřízení, provozování, údržba a opravy podzemního komunikačního vedení dle článku III.
smlouvy a gpl. 4983-9/2025

Oprávnění pro

FiberCity, s.r.o., Lipová 1785, Brandýs nad Labem,
25001 Brandýs nad Labem-Stará Boleslav, RČ/IČO:
24854221

Povinnost k

Jednotka: 2716/1, Jednotka: 2716/218, Jednotka: 2716/219, Jednotka: 2716/222,
Jednotka: 2716/223, Jednotka: 2716/228, Jednotka: 2716/319, Jednotka: 2716/320,

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

Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9764

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Typ vztahu

Povinnost k

Jednotka: 2716/323, Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení věcného břemene - úplatná ze dne 14.04.2025. Právní účinky
zápisu k okamžiku 29.04.2025 09:00:00. Zápis proveden dne 22.05.2025.

V-5228/2025-209

Pořadí k 29.04.2025 09:00

D Poznámky a další obdobné údaje - **Bez zápisu**

Plomby a upozornění

Číslo řízení

Vztah k

o Práva k nemovitostem jsou dotčena změnou

V-7762/2025-209

V-7769/2025-209

V-7826/2025-209

V-8050/2025-209

V-8052/2025-209

V-8081/2025-209

V-8080/2025-209

V-8188/2025-209

E *Nabývací tituly a jiné podklady zápisu*

Listina

o Prohlášení vlastníka nemovitosti o vymezení jednotek podle obč. zákona ze dne
11.02.2025. Právní účinky zápisu k okamžiku 19.02.2025 10:40:12. Zápis proveden dne
04.03.2025.

V-2066/2025-209

Pro: DOMOPLAN - Na Mariánské cestě SICAV, a.s., Na příkopě 859/22, RČ/IČO: 07742797
Nové Město, 11000 Praha 1

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 30.06.2025 00:00:00

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9764

V kat. území jsou pozemky vedeny ve dvou číselných řadách (St. = stavební parcela)

Nemovitosti jsou v územním obvodu, ve kterém vykonává státní správu katastru nemovitostí ČR:
Katastrální úřad pro Středočeský kraj, Katastrální pracoviště Praha-východ, kód: 209.

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

Vyhotoveno: 15.07.2025 10:58:38

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

Valuation Calculation

Property	Na Mariánské cestě, Brandýs nad Labem
Valuation date	30.06.2025



CALCULATION OF UNIT PRICE

	1	2	3	4	5
Number Listing / Realized Sale					
Address	Mladoboleslavská, Nové Kběly	ul. Čst. Armády Hostivice, Praha-západ	Mělnická, Brandýs nad Labem - Stará Boleslav	Na Ladech, Šestajovice	Pražská, Nehvizdy
Project Picture					
Description	Apartment Unit 5.14 is situated within the Nové Kběly residential development. This unit occupies the 5th floor of a six-story building and boasts a spacious 32 square meter terrace. Neither a parking space nor a cellar unit is included in the purchase price of the apartment.	Apartment unit E2.03, a 3+kk layout, is offered for sale within the Centrum Hostivice development project. The apartment includes a balcony. A cellar compartment is already included in the purchase price of the apartment.	Apartment unit 2.5, a 3+kk layout, located on the 2nd floor of the Dvůr Mělnická development project. The unit includes a cellar compartment measuring 2.6 m ² .	Apartment unit with a 2+kk layout, located on the 2nd above-ground floor of the Residence Na Ladech development project in Šestajovice. A cellar unit is included in the price. In July 2025, the developer obtained a demolition permit for structures on the land. A building permit is anticipated to be issued, and construction work is expected to commence, in the nearest weeks.	Apartment unit No. 10, featuring a 3+kk layout, located on the 2nd above-ground floor of the Park Nehvizdy VIII residential development project. A cellar compartment and an outdoor parking space are already included in the apartment's purchase price.
Price (CZK) including VAT	10 762 500	8 590 000	9 122 885	9 358 720	9 199 000
Coefficient of time influence/adjustment of offer price	0,95	0,95	0,95	0,95	0,95
Adjusted price (CZK)	10 224 375	8 160 500	8 666 741	8 890 784	8 739 050
Usable area of the apartment (m²), excluding constructions and Area of terrace/balcony (m²)	72,60	63,70	63,00	68,30	65,15
Adjusted area of apartment by area of balcony/terrace (m²)	32,00	3,30	10,49	7,80	2,10
Unit price (CZK / m²)	88,60	65,35	68,25	72,20	66,20
	115 399	124 874	126 995	123 141	132 010
Location and attractiveness of the area	more attractive	more attractive	similar	more attractive	more attractive
Coefficient of attractiveness of the locality	0,95	0,95	1,00	0,95	0,95
Transportation access	Public transport access	Public transport access	Public transport access	Public transport access	Public transport access
Coefficient of transport accessibility	1,00	1,00	1,00	1,00	1,00
Equipment and technical condition of the building	Newly built property	Newly built property	Newly built property	Newly built property	Newly built property
Coefficient of equipment and technical condition of the building	1,00	1,00	1,00	1,00	1,00
Equipment and technical condition of the apartment	Equipment and technical condition of the apartment	Equipment and technical condition of the apartment	Equipment and technical condition of the apartment	Equipment and technical condition of the apartment	Equipment and technical condition of the apartment
Coefficient of equipment and technical condition of the apartment	1,00	1,00	1,00	1,00	1,00
Apartment size	around 70 - 80 m ²	around 70 - 80 m ²	around 70 - 80 m ²	around 70 - 80 m ²	around 70 - 80 m ²
Coefficient of apartment size	1,00	1,00	1,00	1,00	1,00
Floor location within the apartment building	2nd - 3rd floor	2nd - 3rd floor	2nd - 3rd floor	2nd - 3rd floor	2nd - 3rd floor
Coefficient of placement within the apartment building	5. NP	2. NP	2. NP	2. NP	2. NP
Accessories	excluding	cellar unit	cellar unit	cellar unit	cellar unit, outdoor parking space
Coefficient of accessories	1,00	0,95	0,95	0,95	0,90
Base price (CZK / m²)	115 399	124 874	126 995	123 141	132 010
Adjusted unit price (CZK / m²)	104 148	112 699	120 645	111 135	112 868
Initial unit price incl. VAT (CZK / m²)	112 000				

Parking spaces



Location	Price (CZK)
Bydlení Jinočany	380 000
Dvůr Mělnická	350 000
Rezidence Na Ladech	403 200
Zlatý Kopec	375 000
Bydlení Úvaly	322 000

Cellars



Location	Price (CZK)
Klecanská Alej	33 600
Residence U Zámecké zahrady	35 562
Rezidence Blanička	43 500

Property Na Mariánské cestě, Brandýs nad Labem

Valuation date 30.06.2025



Floor	Unit label	Unit area (m ²)	Balcony/terrace (m ²)	Creditable area of balcony/terrace (m ²)	Creditable unit area (m ²)	Base unit price (CZK/m ²)	Floor coefficient within the building	Unit size coefficient	Adjusted unit price (CZK/m ²)	Market value including VAT (CZK)	Cellar unit (m ²)	Unit price for cellar unit	Market value for cellar unit	Garage parking space / parking space	Unit price for garage/parkig space	Market value of the apartment unit, including cellar storage and parking space (CZK incl. VAT)
2nd	B1.2.01	83	8.70	4.35	87.35	112 000	1.00	1.00	112 000	9 783 200	3.20	35 000	112 000	1 GS	400 000	10 295 200
2nd	B1.2.05	65.1	7.60	3.80	68.90	112 000	1.00	1.00	112 000	7 716 800	2.70	35 000	94 500	1 GS	400 000	8 211 300
2nd	B1.2.07	65	6.10	3.05	68.05	112 000	1.00	1.00	112 000	7 621 600	2.70	35 000	94 500	1 GS	400 000	8 116 100
2nd	B1.2.09	79.7	6.50	3.25	82.95	112 000	1.00	1.00	112 000	9 290 400	2.90	35 000	101 500	1 GS	400 000	9 791 900
2nd	B1.2.15	60.2	6.10	3.05	63.25	112 000	1.00	1.00	112 000	7 084 000	3.00	35 000	105 000	1 GS	400 000	7 589 000
2nd	B1.2.16	65	6.10	3.05	68.05	112 000	1.00	1.00	112 000	7 621 600	2.70	35 000	94 500	1 GS	400 000	8 116 100
3th	B1.3.02	85.8	7.40	3.70	89.50	112 000	1.00	1.00	112 000	10 024 000	2.90	35 000	101 500	1 GS	400 000	10 525 500
3th	B1.3.12	85.8	7.40	3.70	89.50	112 000	1.00	1.00	112 000	10 024 000	3.20	35 000	112 000	1 GS	400 000	10 536 000
3th	B1.3.16	65	6.10	3.05	68.05	112 000	1.00	1.00	112 000	7 621 600	2.80	35 000	98 000	1 GS	400 000	8 119 600
3th	B1.3.18	65.1	7.60	3.80	68.90	112 000	1.00	1.00	112 000	7 716 800	3.00	35 000	105 000	1 GS	400 000	8 221 800
2nd	I.2.07	64.7	9.50	4.75	69.45	112 000	1.00	1.00	112 000	7 778 400	3.00	35 000	105 000	1 GS	400 000	8 283 400
2nd	I.2.08	61.6	6.80	3.30	64.90	112 000	1.00	1.00	112 000	7 268 800	2.70	35 000	94 500	1 GS	400 000	7 763 300
2nd	I.2.11	77.9	10.80	5.30	83.20	112 000	1.00	1.00	112 000	9 318 400	3.10	35 000	108 500	1 GS	400 000	9 826 800
2nd	I.2.14	85.4	8.30	4.15	89.55	112 000	1.00	1.00	112 000	10 029 600	2.70	35 000	94 500	1 GS	400 000	10 524 100
2nd	I.2.17	58.4	8.50	4.25	62.65	112 000	1.00	1.00	112 000	7 016 800	2.70	35 000	94 500	1 GS	400 000	7 511 300
2nd	I.3.08	61.6	6.80	3.30	64.90	112 000	1.00	1.00	112 000	7 268 800	3.10	35 000	108 500	1 GS	400 000	7 777 300
2nd	I.3.09	68.1	9.50	4.75	72.85	112 000	1.00	1.00	112 000	8 159 200	3.00	35 000	105 000	1 GS	400 000	8 664 200
2nd	I.3.13	54.9	5.20	2.60	57.50	112 000	1.00	1.00	112 000	6 440 000	2.90	35 000	101 500	1 GS	400 000	6 941 600
2nd	I.3.14	85.4	8.30	4.15	89.55	112 000	1.00	1.00	112 000	10 029 600	2.80	35 000	98 000	1 GS	400 000	10 527 600
2nd	I.3.17	58.4	8.50	4.25	62.65	112 000	1.00	1.00	112 000	7 016 800	2.70	35 000	94 500	1 GS	400 000	7 511 300
Total		1 396,10	151,20	75,60	1 471,70					164 830 400	57,80			20		174 853 400