
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



9 April 2026
Ref: 2026107

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 15 March 2026, 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.

A handwritten signature in blue ink, appearing to read "Marek Pohl".

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

A handwritten signature in blue ink, appearing to read "Alena Arnoldová".

Alena Arnoldová
Junior 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:	9 April 2026
Valuation Date:	31 March 2026
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	11,168,700
	B1.2.05	8,900,300
	B1.2.07	8,796,600
	B1.2.09	10,621,400
	B1.2.15	8,221,500
	B1.2.16	8,796,600
	B1.3.02	11,420,500
	B1.3.12	11,431,000
	B1.3.16	8,800,100
Market Value:	B1.3.18	8,910,800
	I.2.07	8,977,900
	I.2.08	8,412,300
	I.2.11	10,658,900
	I.2.14	11,419,600
	I.2.17	8,137,800
	I.3.08	8,426,300
	I.3.09	9,392,700
	I.3.13	7,516,500
	I.3.14	11,423,100
	I.3.17	8,137,800
	Total	189,570,400

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.

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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 Apartments incl. cellars and parking spaces and appropriate shares on the land plots and common areas are owned by Future X Beta s.r.o, V parku 2335/20, Chodov, 14800 Praha 4 (**The Client**).

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 31 March 2026. 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 31 March 2026.

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

The political and economic environment continues to evolve rapidly, creating a complex landscape. Moreover, ongoing geopolitical tensions worldwide add to the uncertainty, with the possibility of sudden escalation that could significantly affect global trade, economies, and property values.

Measured against historical trends, commercial property investment volumes across EMEA are lower. The decline in comparable transactional volumes has seen market sentiment play an increasingly crucial factor in valuation and decision-making.

It is therefore important to recognise that our valuation has been prepared against the backdrop outlined above. Investor behaviour can change quickly during such periods of volatility. As such, the conclusions set out in this report are only valid at the valuation date and we would recommend that the value of the property is kept under regular review. For the avoidance of doubt, our valuation is 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. Alena Arnoldová. 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. Alena Arnoldová on 20 March 2026.

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

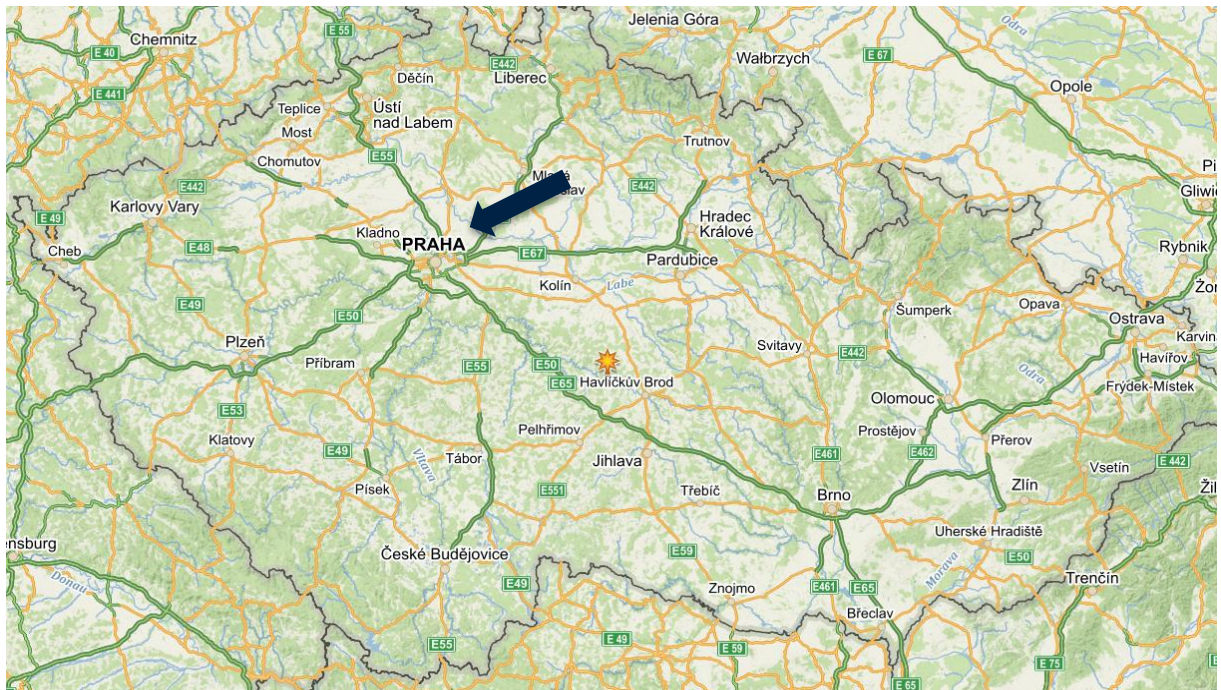
2.1. Location

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

2.1.2. Micro Location

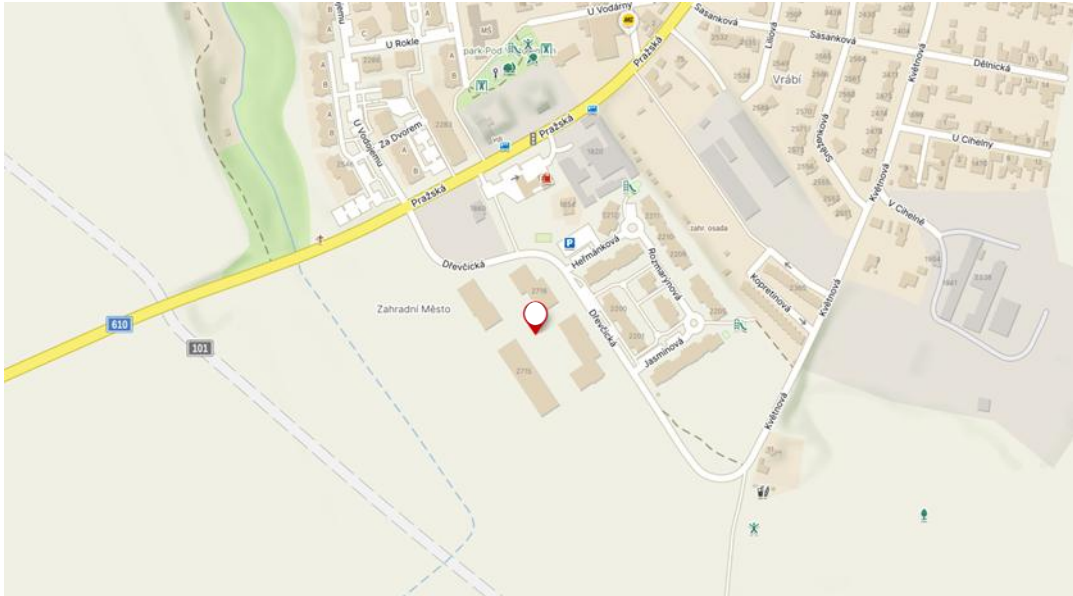
The subject property is located in Dřevčická Street. Dřevčická Street is located in a quiet residential part of Brandýs nad Labem, to the east of the town center. It is primarily a residential zone with family houses and smaller apartment buildings, offering a peaceful and pleasant environment ideal for family living. The area is easily accessible by car and public transport, with nearby suburban bus stops providing connections to Prague and surrounding towns. The neighborhood offers basic civic amenities within walking distance, including schools, kindergartens, small shops, and local services. Nature is also close by, with access to the Elbe River and nearby forests and meadows, making it a great location for walks, cycling, and outdoor activities. Overall, it is a calm and attractive part of Brandýs that combines the benefits of urban living with the proximity of nature.

Due to its location, accessibility and infrastructure, we consider there would be a high demand for residential space by prospective buyers and subsequently by investors within this locality.

Location of the Property within closest surroundings is shown on the maps below.



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 finished. Phase Two has a valid building permit and, as of the valuation date, is currently under construction, with completion scheduled for Q4 2027. 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.

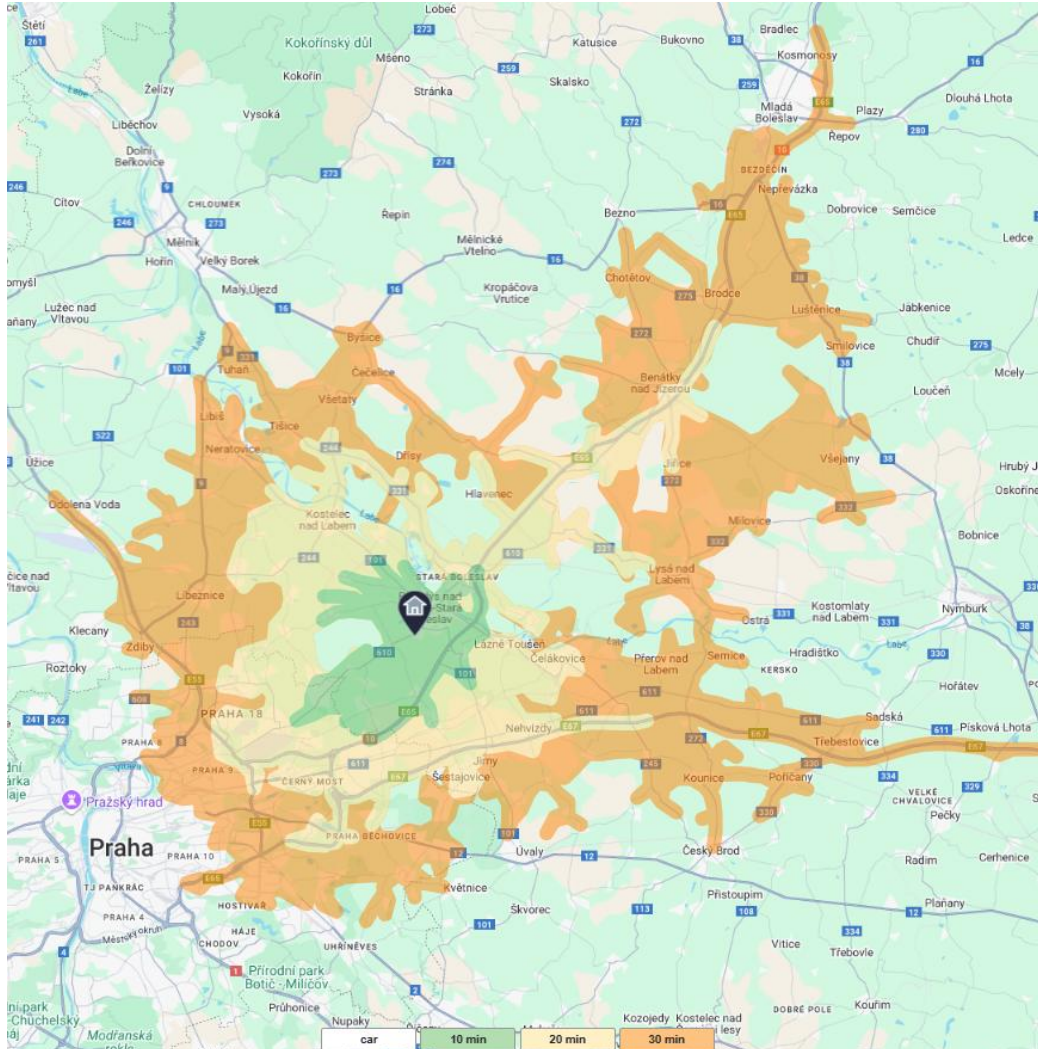
2.1.3. Accessibility

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.

All apartments are fitted with custom-made kitchen units, including built-in appliances and lighting. Furthermore, lighting fixtures have been installed in all rooms of each unit, including bedside lamps, curtain rails, and backlit bathroom mirrors. Hallways in every apartment are equipped with custom-made shoe cabinets and coat racks. Additionally, custom-built wardrobes with integrated lighting have been installed throughout.

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	9844	Brandýs nad Labem	10 times share 1/101 (10/101) of	2715	9731
B1.2.01	2715/211	9926		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		
cellar unit	2715/52			32 /86168		
cellar unit	2715/59			27 /86168		
cellar unit	2715/61			27 /86168		
cellar unit	2715/63			29 /86168		
cellar unit	2715/76			29 /86168		
cellar unit	2715/82			30 /86168		
cellar unit	2715/83			27 /86168		
cellar unit	2715/90			32 /86168		
cellar unit	2715/94			27 /86168		
cellar unit	2715/96		30 /86168			
Parking spaces I	2716/1	9834	Brandýs nad Labem	10 times share 1/89 (10/89) of	2716	9763
I.2.07	2716/218	9941		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
cellar unit	2716/61			30	/84780
cellar unit	2716/65			27	/84780
cellar unit	2716/62			27	/84780
cellar unit	2716/70			31	/84780
cellar unit	2716/73			27	/84780
cellar unit	2716/74			27	/84780
cellar unit	2716/78			31	/84780
cellar unit	2716/79			30	/84780
cellar unit	2716/83			29	/84780
cellar unit	2716/84			28	/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 9926, 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 9941, 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 Future X Beta s.r.o, V parku 2335/20, Chodov, 14800 Praha 4 (**The Client**).

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 land 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 extract, the following rights of lien and associated restrictions are registered on Title Deed No. 9941 in the cadastral area of Brandýs nad Labem:

- **Contractual Right of Lien:** In favor of J&T BANKA, a.s.,(ID: 47115378) securing financial debts up to a total amount of CZK 414,000,000 (or its equivalent in another currency) arising until September 30, 2036.
- **Prohibition of Alienation and Encumbrance:** In favor of J&T BANKA, a.s., (ID: 47115378) valid for the duration of the right of lien, but no later than September 30, 2036.
- **Encumbered Units:** Both restrictions apply to units No. 2716/218, 2716/219, 2716/222, 2716/223, 2716/228, 2716/319, 2716/320, 2716/323, 2716/327, and 2716/328.

According to the cadastral extract, the following rights of lien and associated restrictions are registered on Title Deed No. 9926 in the cadastral area of Brandýs nad Labem:

- **Contractual Right of Lien:** In favor of J&T BANKA, a.s. (ID: 47115378), securing financial debts up to a total amount of CZK 414,000,000 (or its equivalent in another currency) arising until September 30, 2036.
- **Prohibition of Alienation and Encumbrance:** In favor of J&T BANKA, a.s. (ID: 47115378), valid for the duration of the right of lien, but no later than September 30, 2036.
- **Encumbered Units:** Both restrictions apply to units No. 2715/211, 2715/215, 2715/217, 2715/219, 2715/225, 2715/226, 2715/312, 2715/322, 2715/326, and 2715/328.

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

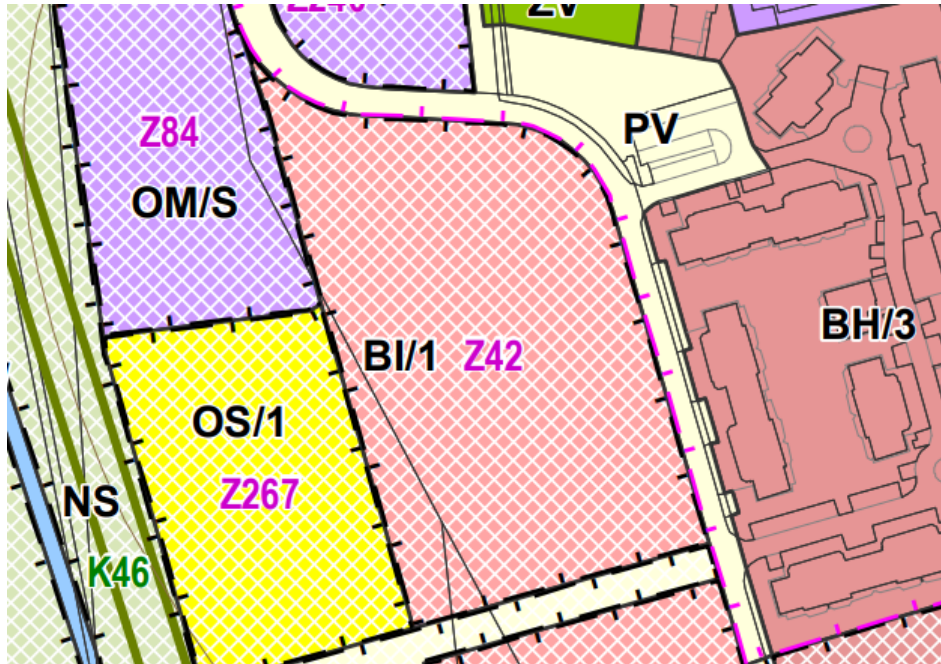
According to the information provided by www.nemoreport.cz the Property is located within the ZONE 1 (out of four zones where the fourth represents the highest risk of flood), the area with negligible risk of flood (see the map below).



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

Based on the CZSO's updated estimate, the Czech economy expanded by 2.8% y-o-y and by 0.8% q-o-q in Q3 2025. Annual GDP growth was supported by both domestic and foreign demand. The revised figures confirm the ongoing growth in the Czech economy.

Inflation

In December 2025, consumer prices rose by 2.1% compared to the same month last year, unchanged from November, while on a m-o-m basis, prices declined by 0.3%. The average annual inflation rate for 2025 reached 2.5%, marking an increase of 10 bps compared to 2024. Inflation is projected by the CNB to stay near the 2% target this year (2.2%) and to pick up slightly at the beginning of 2027 (2.5%).

Retail Sales

Retail sales showed a solid increase in November 2025, rising 4.6% y-o-y and 0.8% compared to the previous month. This follows October's growth of 2.8% y-o-y and a modest 0.4% m-o-m gain.

Unemployment

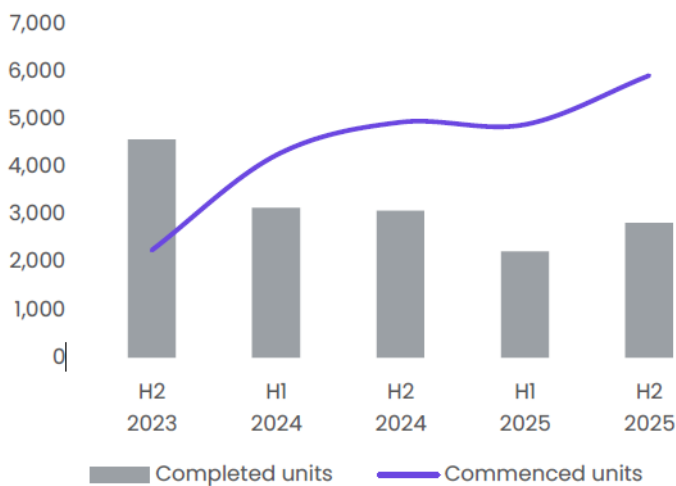
The unemployment rate in the Czech Republic, defined as the share of unemployed in the economically active population, reached 3.3% in November 2025, up 50 bps y-o-y. In October, the rate stood at 3.2%, reflecting a 40 bps increase compared to the same month last year.

3.2. Prague – Residential Market Overview H2/2025

The robust commencement activity seen over the past three half-years continued in H2 2025, with 5,920 apartments in 44 projects launched for construction. This represents a bi-annual increase of 16% and the strongest half-year in the history of Prague residential market.

During H2 2025, a total of 2,830 apartments across 31 residential schemes were completed, representing a 27% increase compared to H1 2025. For the full year 2025, new completions in Prague reached 5,050 apartments, which is the lowest annual supply since 2021. The limited new supply stemmed from the modest commencement activity two years ago.

New residential supply in Prague



Source: iO Partners, H2 2025

Source: iOPartners

By the end of H2 2025, the total number of apartments under construction reached 20,260 units. Driven by strong commencement activity, this represents nearly 7,000 more units than in the same period last year. Approximately 16% of all apartments currently under construction are due for completion in H1 2026, indicating a slight improvement in new supply compared to the previous two half-years. Compared to the previous half-year, construction activity increased across seven out of ten Prague districts. Prague 9 keeps its leading position of the district with the highest construction activity, followed by Prague 5. These two districts accounted for almost half of the total construction volume at the end of 2025.

Units under construction



Source: iO Partners, H2 2025

Source: iOPartners

Major completions in Prague*

Project	District	Developer	Units
Harfa Living (A, B)	Prague 9	Central Group	377
Tesla Hloubětín – 2nd Phase	Prague 9	Central Group	362
Výhledy Barrandov II	Prague 5	Ekospol	302
Semerínka	Prague 5	Crestyl	185
Letnian	Prague 9	Kaprain/Syner Group	144

* Excluding BTR projects

Source: iO Partners, H2 2025

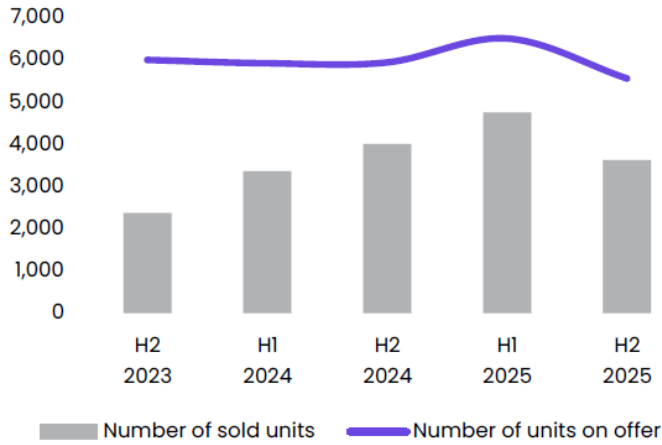
Source: iOPartners

The sales activity on the market remained strong in H2 2025, with approximately 3,630 units sold in new apartment buildings and fully refurbished projects. For the full year 2025, the total number of sold apartments reached 8,380 units, increasing by 14% y-o-y and setting a new market record.

Prague 9 maintained its position as the leading district by demand, recording sales of over 1,030 units during H2 2025. The largest share of sold apartments was as usual represented by smaller apartments (1+kk and 2+kk), which accounted for 69% of the total volume. The number of apartments available in new developers' projects decreased by 15% to 5,560 units, reflecting a lower number of new projects launched for sale compared to the previous half-year.



Sold apartments and apartments on offer



Source: iO Partners, H2 2025

Source: iOPartners

During H2 2025, the average net asking price for apartments which are currently on offer further rose to 149,200 CZK per sqm (excl. VAT). This marks an increase of 2.7% on the previous half year and 6.5% y-o-y. The average net asking price for sold apartments reached 141,300 CZK per sqm (excl. VAT), showing a growth of 5.4% on H1 2025 and 8.7% annually. During H2 2025, the largest share of available apartments on the market offered for sale was within the price range between 120,000 CZK to 139,999 CZK per sqm. These apartments represented 33% of the total offer.

Asking net price levels in Prague (CZK/sqm)*



* Calculated on net inner area excluding VAT

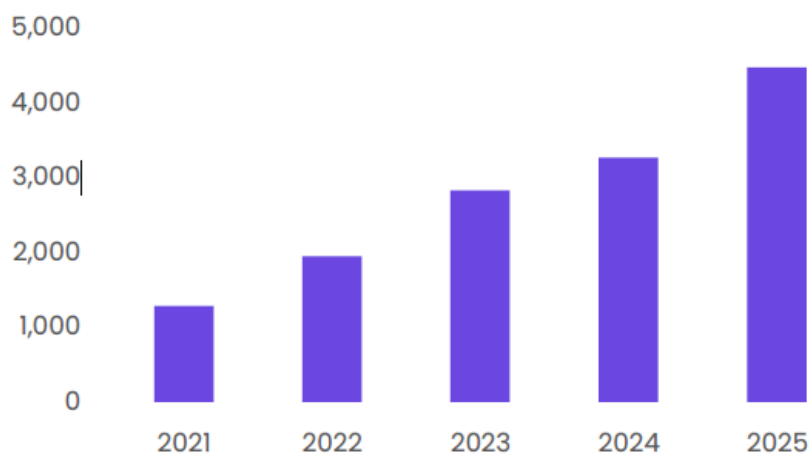
Source: iO Partners, H2 2025

Source: iOPartners

Apartments for rent

The Build-to-Rent (BTR) sector in Prague continues to expand significantly, driven by heightened demand stemming from reduced affordability in the primary built-to-own market. During H2 2025, Prague's total BTR inventory grew by over 440 units. The largest scheme completed comprised 220 apartments in Johann Residence (Harfa Park X) delivered by Finep for Dostupné bydlení České spořitelny. In addition, more than 3,000 apartments for rent are currently in the construction phase.

BTR stock development in Prague



Source: iO Partners, H2 2025

Source: iOPartners

3.3. Investment Market Overview

Commercial real estate investment in the Czech Republic reached a record annual total of €4.36 billion in 2025, representing a 136% increase y-o-y and an identical rise compared with the five-year average. This record volume was driven by several factors: a higher number of transactions in the office, industrial and hotel sectors, and activity in mixed-use assets, a segment that included the three largest transactions of the year.

Transactions were dominated by Czech buyers (predominantly funds), who accounted for 86% of the total investment volume in 2025, confirming their strong market position for the third consecutive year.

On a proportional basis, mixed-use assets captured the largest share of annual investment volume (29%), recording the strongest y-o-y growth. Offices followed with a 24% share and a 127% y-o-y increase in transaction volume, while the industrial sector ranked third with an 18% share of total 2025 investment volume. After five years of inactivity, hotels rebounded to a record year, with transactions reaching the highest annual investment volume on record.

Retail and residential were the only sectors to register a y-o-y decline in transaction volumes, despite reporting an unchanged number of deals.

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 11,168,700

(Eleven million, one hundred sixty-eight thousand, seven 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 8,900,300

(Eight million, nine hundred 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 8,796,600

(Eight million, seven hundred ninety-six thousand, six 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 10,621,400

(Ten million, six hundred twenty-one thousand, four 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 8,221,500

(Eight million, two hundred twenty-one thousand, five hundred 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 8,796,600

(Eight million, seven hundred ninety-six thousand, six 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 11,420,500

(Eleven million, four hundred twenty 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 11,431,000

(Eleven million, four hundred thirty-one 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 8,800,100

(Eight million, eight hundred thousand, one 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 8,910,800

(Eight million, nine hundred ten 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 8,977,900

(Eight million, nine hundred seventy-seven thousand, nine 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 8,412,300

(Eight million, four hundred twelve 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 10,658,900

(Ten million, six hundred fifty-eight 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 11,419,600

(Eleven million, four hundred nineteen thousand, six 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 8,137,800

(Eight million, one hundred thirty-seven thousand, eight 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 8,426,300

(Eight million, four hundred twenty-six 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 9,392,700

(Nine million, three hundred ninety-two thousand, seven 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 7,516,500

(Seven million, five hundred sixteen 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 11,423,100

(Eleven million, four hundred twenty-three thousand, one 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 8,137,800

(Eight million, one hundred thirty-seven thousand, eight 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

12 March 2026

Our Ref: 2026107

Marek Pohl MRICS
E: marek.pohl@savills.cz
M: +420 607 734 113

Savills CZ s.r.o.
Na Florenci 2139/2
110 00 Prague 1

savills.cz

Future X Beta s.r.o.
V parku 2335/20, Chodov,
148 00 Praha 4

(the Addressee)

For the attention of Mr. Ondřej Záruba

Dear Ondřej

PROPERTIES: 20 APARTMENTS IN THE PROJECT NA MARIÁNSKÉ CESTĚ, BRANDÝS NAD LABEM

CONFIRMATION OF TERMS OF ENGAGEMENT FOR THE PROVISION OF VALUATION ADVICE

1. Thank you for your correspondence dated 11 March 2026. We are grateful to you for your kind instructions to advise and now write to confirm the terms upon which Savills CZ s.r.o. (**Savills, the Consultant, we or us**) will provide Future X Beta s.r.o. (**you**) with a valuation report (the **Valuation or Report**) in respect of the above property or properties (each being a **Property**).
2. Our Valuation will be undertaken on the terms set out in this letter, including its appendices.
3. Please sign and return a copy of this letter to us to confirm your acceptance of the terms set out herein. In particular, we draw your attention to the fact that when signing this letter you are confirming your agreement to the limitation of our liability set out at paragraphs 8 - 12 inclusive.
4. Please note we will be unable to formally issue our final Report to you, and you will be unable to rely upon the contents of our Report, until such time as we have received your signed copy of this letter.
5. To the extent that there is conflict or inconsistency between this confirmation of instruction letter and your correspondence referred to above, this confirmation of instruction letter will prevail.

CONFLICTS OF INTEREST

6. We confirm that Savills does not have an involvement with the Property or any other parties and there are no other factors that could limit our ability to provide an impartial and independent valuation. Therefore, the valuer will report an objective valuation.

RICS RED BOOK

7. We shall prepare our Valuation in accordance with the RICS Valuation – Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2025 together the "**Red Book**". Accordingly, we confirm that:
 - (a) Identification and status of the Valuer
 - (i) The Valuation will be the responsibility of and the Report will be signed by Marek Pohl MRICS, Czech Certified Valuer and RICS Registered Valuer (the **Valuer**). The Valuer will work with colleagues as appropriate, and the Report will be counter-signed by at least one other Valuer.
 - (ii) The Valuer has sufficient current knowledge of the particular market(s) and sufficiently developed skills and understanding to undertake the valuation competently.

We are acting as an "external valuer" as defined in the Red Book and within Appendix 1.

- (b) Identification of the client and other intended users

The client is the addressee of this letter. We will address our Report to the Addressee.

- (c) Identification of the asset or liability to be valued

- (i) The interest/interests to be valued is/are detailed below: or The interests to be valued are detailed in the attached property schedule.

Project	Unit	Area	Status	Use
Mariánská cesta	B1.2.01	89,53	SoSBK	3KK
Mariánská cesta	B1.2.05	70,80	SoSBK	2KK
Mariánská cesta	B1.2.07	69,58	SoSBK	2KK
Mariánská cesta	B1.2.09	84,58	SoSBK	3KK
Mariánská cesta	B1.2.15	64,78	SoSBK	2KK
Mariánská cesta	B1.2.16	69,58	SoSBK	2KK
Mariánská cesta	B1.3.02	91,35	SoSBK	3KK
Mariánská cesta	B1.3.12	91,35	SoSBK	3KK
Mariánská cesta	B1.3.16	69,58	SoSBK	2KK
Mariánská cesta	B1.3.18	70,80	SoSBK	2KK
Mariánská cesta	I.2.07	71,83	SoSBK	2KK
Mariánská cesta	I.2.08	66,55	SoSBK	2KK
Mariánská cesta	I.2.11	85,85	SoSBK	3KK
Mariánská cesta	I.2.14	91,63	SoSBK	3KK
Mariánská cesta	I.2.17	64,78	SoSBK	2KK
Mariánská cesta	I.3.08	66,55	SoSBK	2KK
Mariánská cesta	I.3.09	75,23	SoSBK	2KK
Mariánská cesta	I.3.13	58,80	SoSBK	2KK
Mariánská cesta	I.3.14	91,63	SoSBK	3KK
Mariánská cesta	I.3.17	64,78	SoSBK	2KK

- (ii) The interests will be valued subject to the current occupational agreement, details to be confirmed in our Report.

- (iii) The interests to be valued are held for investment purposes.

- (d) The valuation will be in CZK

- (e) The exchange rate between Euro and CZK will be that of the valuation date (if applicable).

- (f) Purpose of the valuation

The Valuation is required for regular reporting purposes of the fund. It is important that the Report is not used out of context or for the purposes for which it was not intended. We shall have no responsibility or liability to any party in the event that the Report is used outside of the purposes for which it was intended, or outside of the restrictions on its use set out at sub-paragraph (l) below.

- (g) Bases of value

The basis of our Valuation will be Market Value, the definition of which is set out at **Appendix 1** (attached).

- (h) Valuation Date

The Valuation Date will be 30 June 2025. We stress the importance of the Valuation Date.

- (i) Timing

Draft reports will be delivered to you within 10 working days from the date our Terms of Engagement are signed and all required documents in order to undertake the valuation have been received.

(j) Extent of investigation

- (i) We will carry out an inspection of the Property and undertake investigations to the extent necessary to undertake the Valuation. We will not carry out a structural survey or test the services and nor will we inspect the woodwork and other parts of the structures which are covered, unexposed or inaccessible.

ESG and Sustainability

- (ii) As directed by the Red Book, we will limit our ESG and Sustainability enquiries (and restrict our comments) to observations of facts which will impact on value. Our comments will not constitute an ESG risk assessment or ESG rating.

(k) Nature and source of information to be relied upon

- (i) We will carry out our Valuation based on the information provided by you. The list of documents required for valuation is provided in Appendix 3.
- (ii) To the extent that you have provided us with information, you agree, unless it is otherwise agreed by us in writing, we can safely rely upon the accuracy, completeness and consistency of this information without further verification and that you will not hold us responsible in the event that any dispute regarding the Valuation arises from the accuracy of such information.
- (iii) Floor areas:
We will not be measuring the Property. It is agreed that we will rely on the Gross Internal Area (GIA) floor areas provided to us by you.
- (iv) We will not be measuring any part of the Property which we are unable to access. In such cases we may estimate floor areas from plans, or by extrapolation. Such measurements should not be relied upon for any other purpose.
- (v) We will not make formal searches with local planning authorities, but shall rely on the information provided informally by the local planning authority or its officers. We recommend you instruct lawyers to confirm the position in relation to planning and that the Report is reviewed in light of advice from your solicitors in this respect.
- (vi) For the avoidance of doubt, we accept no liability for any inaccuracy or omission contained in information disclosed by you or any third party or from the Land Registry or any database to which we subscribe. We will highlight in our Report where we have relied on such information.

(k) Assumptions and Special Assumptions

Unless otherwise agreed, our Valuation will be reported on the basis of the general assumptions attached at **Appendix 2**.

Our Valuation will also be reported on the basis of the following Special Assumptions:

- Market value subject to the special assumption that all apartments subject to our valuation have the benefit of use permit as at the valuation date (development is completed, legally approved, units are listed in the cadastre and the units are accessible from the public roads without any extra costs).

(l) Format of Report

We will adopt the relevant Savills valuation report template, adapted, as necessary, to accommodate your instructions.

(m) Restrictions on use, distribution or publication

- (i) Our Report shall be confidential to, and for the use only of, the Addressee(s) and no responsibility shall be accepted to any third party for the whole or any part of its contents.
- (ii) Neither the whole nor any part of our Report or any reference to it may be included in any published document, circular or statement, nor published, reproduced, referred to or used in any way without our prior written approval (with such approval to be given or withheld at our absolute discretion).

- (iii) Where any Addressee is a lender, in the event of a proposal to place the loan on the Property in a syndicate, you must notify us so that we can agree the extent of our responsibility to further named parties. If this is not done or we do not agree to be responsible to further named parties, we shall have no responsibility to any party other than the Addressee(s).
 - (iv) Draft reports, if provided, will be sent on the basis that they are provisional (i.e. subject to completion of our final report) and for your internal purposes only. They must not be published or disclosed and you will not be entitled to rely upon them for any purpose whatsoever. Savills neither owes nor accepts a duty of care to you in connection with any drafts and shall not be liable to you for any loss, damage, cost or expense of whatever nature caused by your use of or reliance on them. Should you choose to rely upon a draft you do so entirely at your own risk and you are responsible for carrying out your own independent investigations.
- (n) Confirmation that the valuation will be undertaken in accordance with IVS
- We confirm we will prepare our Valuation in accordance with the RICS Valuation – Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2025, together the “Red Book”.
- (o) The basis on which the fee will be calculated:
- (i) The agreed fee for the provision of the Valuation is CZK [REDACTED] This fee is inclusive of expenses.
 - (ii) Our agreed fee and any expenses, together with any VAT (at the prevailing rate) on such amounts, shall become due and payable by you to us within 30 days of us issuing you with a valid VAT invoice in respect of such amounts. In the event that our fee is not paid by the date for payment we reserve the right to charge default interest at a rate of 4% above the Czech National Bank base rate for payment.
 - (iii) In the event of our instructions being terminated at any time prior to completion of our work, a fee will become payable on a time basis (at our prevailing rates) for work carried out up to the date of termination, subject to a minimum of 75% of the agreed fee, together with all expenses incurred.
 - (iv) If we incur any expenditure on solicitors or other third parties in order to recover the fee due, such amounts will be payable by you.
 - (v) If we perform any additional services for you, we will agree an additional fee with you in respect of such services and such fee shall be payable in the manner set out above.
 - (vi) You acknowledge that you shall not be entitled to rely upon our Report until such time as our fees have been paid as detailed here.
 - (vii) It is acknowledged Savills will have provided the majority of the service in preparing the draft version of valuation and therefore, Savills may invoice 100% of the total fee on delivery of the draft Report.
- (p) Savills Complaints Handling Procedure
- A copy of our Client Complaints Handling Procedure can be made available to you on request.
- (q) Monitoring under RICS conduct and disciplinary regulations
- Savills (UK) Limited is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm’s nominated RICS Responsible Principal is Nicola McGinnis (nmcginnis@savills.com), Chief Financial Officer.

LIMITATIONS ON LIABILITY

8. Subject to paragraph 12 below, our aggregate liability to any one, or more, or all of the Addressees or any other party who otherwise becomes entitled to rely upon the Report under or in connection with this agreement and our Valuation, however that liability arises (including, without limitation, a liability arising by breach of contract, arising by tort, including, without limitation, the tort of negligence, or arising by breach of statutory duty) shall be limited to the lower of:
- (a) 10% of the Value (as defined below) of the Property stated in our Report; and
 - (b) [REDACTED]

(c) 10 times Savills' fee

9. In paragraph 8, **Value** means:

- (a) where more than one value is stated for the same Property on different bases, the highest valuation figure recorded in our Report; and
- (b) in the case of valuations of portfolios, estates, shopping centres and other multi-unit properties within one Report, the aggregate of our valuations included in the one Report.

- 10. You acknowledge and agree that we shall not be liable under or in connection with this agreement and the provision of our Valuation in tort (including negligence), breach of contract, breach of statutory duty or otherwise due to, under and/or arising out of or in connection with this agreement to the extent such loss or damage is consequential, indirect, special or punitive.
- 11. You acknowledge and agree that none of our employees, partners or consultants individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring a claim against any such individuals personally in connection with our services.
- 12. Nothing in this agreement shall exclude or limit our liability for death or personal injury caused by our negligence or for any other liability that cannot be excluded by law.

INSURANCE

- 13. During the period that we are producing our Valuation and for a period of six years thereafter, we will maintain in force, with insurers or underwriters approved by the RICS, professional indemnity insurance in an amount not less than the amount of our liability cap, as calculated pursuant to clause 8 above and shall, on your request, produce confirmation of the same from our insurance broker.

RELIANCE

- 14. As stated above, we accept responsibility for our Report only to the Addressees and no third party may rely on our Report. We do not accept any responsibility to, and shall have no liability in respect of, any third parties unless otherwise agreed in writing even if that third party pays all or part of our fees, or is permitted to see a copy of our Valuation. In addition, the benefit of our Report is personal and neither you nor any other Addressee may assign the benefit of our Report to any third party without our prior written consent (with such consent to be given or withheld at our absolute discretion). You acknowledge that if we agree to extend reliance on our Report to any third party or to the benefit of our Report being assigned, we will require the relevant third party or assignee to enter into a reliance letter before such party is entitled to rely upon our Report. We will provide you with a copy of our reliance letter on request. If we agree to any such extension or assignment, we may charge you an additional fee.

CONFIDENTIALITY

- 15. Neither party shall disclose any confidential information relating to the affairs, business, customers or clients of the disclosing party to any other party without the disclosing party's prior written consent except to those of the receiving party's employees, officers, representatives and/or advisors who need to know the information for the purposes of carrying out the receiving party's obligations under this agreement (save to the extent that the receiving party is compelled to disclose such information by law).
- 16. Our Report is confidential to and for the use only of the Addressees, but the Addressees may disclose the Report on a non-reliance and without liability basis to their directors, officers, employees and professional advisers provided the relevant Addressee procures any person to whom our Report is disclosed pursuant to this paragraph 16 keeps the Report confidential and does not disclose it to any other party.

DATA PROTECTION

- 17. We may use your personal information in our provision of services to you. Please see our Privacy Notice for details of how your personal information will be used. Our Privacy Notice can be found at the following web address: <http://www.savills.co.uk/footer/privacy-policy.aspx>

REINSTATEMENT COSTS

- 18. If you have instructed us to report on the reinstatement cost of the Property for insurance purposes, we will provide you with an approximate opinion of such cost only. You acknowledge and agree that the provision of our opinion of the reinstatement cost is provided to you strictly without liability and on a non-reliance basis. If you require a reinstatement

cost figure on which you may rely, please let us know and we will ask our building surveying colleagues to provide a fee estimate.

19. In the event that we are made aware, or discover, that the any building or buildings forming the property are a Listed building(s) under Town and Country planning law, then under the terms of the Red Book, we will be unable to provide a reinstatement cost on a non-reliance basis and if an reinstatement cost figure is required we will ask our building surveying colleagues to provide a fee proposal. Similarly, if the property comprises part only of a building(s), responsibility for insuring the building(s) lies with the freeholder/head leaseholder who will recover the cost of insurance through the service charge, such that we will be unable to provide a reinstatement cost on a non-reliance basis

SUB-CONTRACTING

20. We may sub-contract the provision of any services to be performed by us pursuant to this agreement (including, without limitation, to other companies that are direct or indirect subsidiaries of Savills plc) provided that we will remain responsible to you for the provision of those services and the provision of our Report. We may request that you pay any sub-contractor directly for those of our fees which relate to work carried out by the sub-contractor. In these circumstances, the fees in question are to be paid by you directly to the sub-contractor and we will be entitled to assign to the sub-contractor any rights that we have in respect of those fees.

MONEY LAUNDERING

21. You shall promptly, upon request, provide us with any information reasonably required to enable us to comply with our obligations under the Money Laundering Regulations and our internal compliance policies relating to the same. For the avoidance of doubt, searches may also be conducted on your directors and "beneficial owners" as is required by the legislation. You agree that we may retain such information and documentation for these purposes and make searches of appropriate databases electronically. If such information is not provided within a reasonable time or you do not meet the requirements set out in our relevant internal policies, we may terminate this instruction immediately upon written notice to you.
22. The provision of our services is a business in the regulated sector under the Proceeds of Crime Act 2002 and, as such, we are required to comply with this legislation which includes provisions that may require us to make a money laundering disclosure in relation to information we obtain as part of our normal work. It is not our practice to inform you when such a disclosure is made or the reasons for it because of the restrictions imposed by the 'tipping off' provisions of the legislation.

HEALTH AND SAFETY

23. If we are undertaking physical inspections of the Property, you shall take reasonable steps to procure that the owner and/or occupier of the Property: (a) advises us of any hazards to which our staff may be exposed at the Property (b) provides us with any relevant health and safety policies and (c) arranges for any site visits to the Property to be hosted by a representative of the owner/occupier of the Property.

JURISDICTION

24. This agreement shall be governed by the laws of the Czech Republic. This agreement and any dispute arising from the Valuation is subject to Czech Civil Code.

APPENDICES

25. Your attention is drawn to the attached appendices which form part of the agreement between us and on which our Valuation will be reported. By signing a copy of this letter you are also confirming your agreement to them.

Yours faithfully,



Marek Pohl MRICS
RICS Registered Valuer

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

Client Acceptance

I confirm Future X Beta s.r.o.'s agreement to this letter and the attached appendices and, in particular, confirm that the limitation on liability set out in paragraph 8 above is acknowledged, considered reasonable and accepted:

Signed by Future X Beta s.r.o., by its duly authorised signatory

Signature



Name (in capitals)

ONDŘEJ ZÁRUBA

Position

MANAGING DIRECTOR

Date

11-3-2026

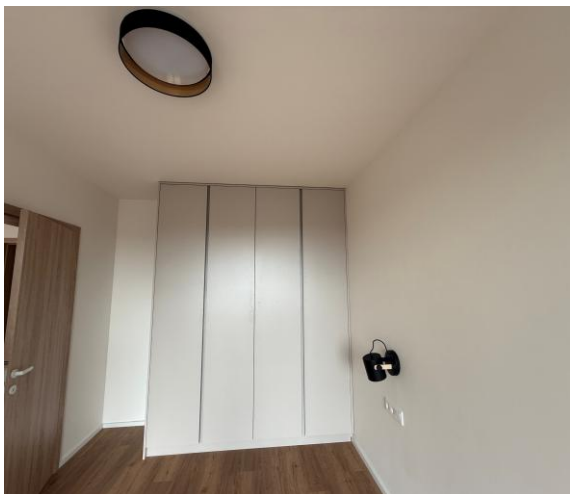
Appendix II
Photographs



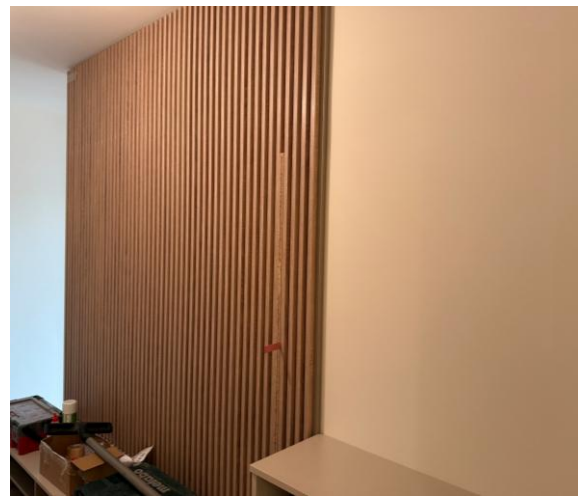










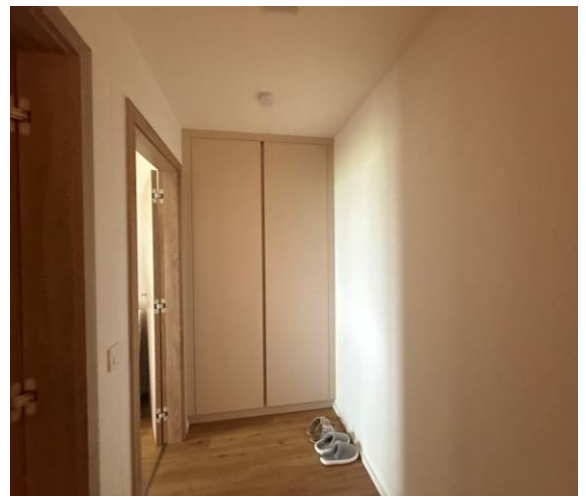






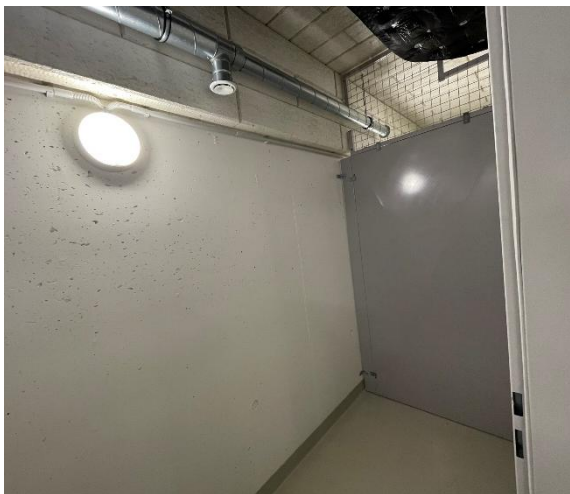
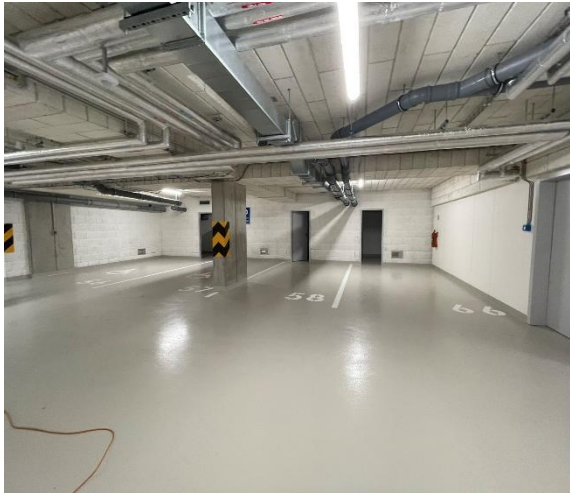












Appendix III

Cadastral Extract and Map

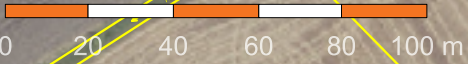


Zahradní Město





Zahradní Město





Zahradní Město



VÝPIS Z KATASTRU NEMOVITOSTÍ
 prokazující stav evidovaný k datu 30.03.2026 11:15:02

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: 9926

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

A Vlastník, jiný oprávněný	Identifikátor	Podíl
<i>Vlastnické právo</i>		
Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4	19645210	

B Nemovitosti

<i>Jednotky</i>				<i>Podíl na</i>
<i>Č.p./</i>	<i>Způsob využití</i>	<i>Způsob ochrany</i>	<i>Typ</i>	<i>společných částech</i>
<i>Č.jednotky</i>			<i>jednotky</i>	<i>nemovitosti</i>
2715/52	jiný nebytový prostor		obč.z.	32/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/59	jiný nebytový prostor		obč.z.	27/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/61	jiný nebytový prostor		obč.z.	27/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/63	jiný nebytový prostor		obč.z.	29/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/76	jiný nebytový prostor		obč.z.	29/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/82	jiný nebytový prostor		obč.z.	30/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/83	jiný nebytový prostor		obč.z.	27/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/90	jiný nebytový prostor		obč.z.	32/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
2715/94	jiný nebytový prostor		obč.z.	27/86168
<i>Vymezeno v:</i>				
	Parcela St. 4113	zastavěná plocha a nádvoří		5144m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731</i>			
			obč.z.	

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 11:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9926

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

2715/96	jiný nebytový prostor	30/86168
Vymezeno v:		
Parcela St. 4113	zastavěná plocha a nádvoří	5144m2
Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731		
2715/211	byt	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		
2715/215	byt	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		
2715/217	byt	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		
2715/219	byt	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		
2715/225	byt	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		
2715/226	byt	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		
2715/312	byt	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		
2715/322	byt	875/86168
Vymezeno v:		
Parcela St. 4113	zastavěná plocha a nádvoří	5144m2
Součástí je stavba: Brandýs nad Labem, č.p. 2715, byt.dům, LV 9731		
2715/326	byt	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		
2715/328	byt	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		

B1 Věcná práva sloužící ve prospěch nemovitostí v části B

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 30.03.2026 11:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9926

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

Typ vztahu

o **Věcné břemeno (podle listiny)**

umístění, užívání, oprav a nezbytné údržby přípojek splaškové kanalizace dle smlouvy a gpl. 5027-84/2025

Oprávnění pro

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

Povinnost k

Parcela: 1748/2

Listina Smlouva o zřízení věcného břemene - úplatná č. 237/2025 ze dne 20.06.2025.
Právní účinky zápisu k okamžiku 26.06.2025 09:00:00. Zápis proveden dne
05.08.2025.

V-8081/2025-209

Pořadí k 26.06.2025 09:00

o **Věcné břemeno (podle listiny)**

umístění, provozování a údržby přípojek dešťové a splaškové kanalizace a vodovodní přípojky dle smlouvy a gpl. 5036-112/2025

Oprávnění pro

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

Povinnost k

Parcela: 1748/21, Parcela: 1748/26, Parcela: 1748/27, Parcela: 1748/28, Parcela:
1748/29, Parcela: 1748/30, Parcela: 1748/37, Parcela: 1748/38, Parcela: 1748/39

Listina Jednostranné právní jednání o zřízení služebnosti ze dne 26.06.2025. Právní
účinky zápisu k okamžiku 27.06.2025 11:36:32. Zápis proveden dne 05.08.2025.

V-8188/2025-209

Pořadí k 27.06.2025 11:36

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů

Typ vztahu

o **Věcné břemeno (podle listiny)**

- inženýrské sítě - fotovoltaická elektrárna

Oprávnění pro

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

Povinnost k

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

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.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 11:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9926

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

Typ vztahu

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

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

Povinnost k

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

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

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

Povinnost k

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

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

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

Oprávnění pro

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

Povinnost k

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

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

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 11:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9926

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

Typ vztahu

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

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

Povinnost k

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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

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: 2715/211, 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, Jednotka: 2715/52, Jednotka: 2715/59,
Jednotka: 2715/61, Jednotka: 2715/63, Jednotka: 2715/76, Jednotka: 2715/82,
Jednotka: 2715/83, Jednotka: 2715/90, Jednotka: 2715/94, Jednotka: 2715/96

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

o **Zástavní právo smluvní**

peněžitě dluhy zástavního věřitele vzniklé na základě nebo v souvislosti s Finančními
dokumenty (jak je tento pojem definován v zástavní smlouvě), které (i) existují k datu
uzavření zástavní smlouvy (ii) jsou podmíněné, nebo (iii) vzniknou v budoucnu, a to do
30. 9. 2036 až do souhrnné výše 414.000.000 Kč (nebo ekvivalentu této částky v jiné
měně)

Oprávnění pro

**J&T BANKA, a.s., Sokolovská 700/113a, Karlín, 18600
Praha 8, RČ/IČO: 47115378**

Povinnost k

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

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 11:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9926

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

Typ vztahu

Povinnost k

Jednotka: 2715/326, Jednotka: 2715/328

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení ze dne 26.11.2025. Právní účinky zápisu k okamžiku 27.11.2025 10:40:11. Zápis proveden dne 30.12.2025.

V-15500/2025-209

Pořadí k 27.11.2025 10:40

o **Zákaz zcizení a zatížení**

- po dobu trvání zástavního práva, nejpozději do 30.9.2036

Oprávnění pro

J&T BANKA, a.s., Sokolovská 700/113a, Karlín, 18600
Praha 8, RČ/IČO: 47115378

Povinnost k

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 ze dne 26.11.2025. Právní účinky zápisu k okamžiku 27.11.2025 10:40:11. Zápis proveden dne 30.12.2025.

V-15500/2025-209

Pořadí k 27.11.2025 10:40

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

Plomby a upozornění - **Bez zápisu**

E *Nabývací tituly a jiné podklady zápisu*

Listina

o Smlouva kupní č. B.2.15 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 11:57:45. Zápis proveden dne 25.09.2025.

V-10901/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

o Smlouva kupní č. B.2.16. ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:01:24. Zápis proveden dne 25.09.2025.

V-10902/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

o Smlouva kupní č. B.3.02 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:04:12. Zápis proveden dne 25.09.2025.

V-10904/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

o Smlouva kupní č. B.3.12 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:06:59. Zápis proveden dne 25.09.2025.

V-10905/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 11:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9926

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

Listina

- o Smlouva kupní č. B.3.16 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:09:54. Zápis proveden dne 25.09.2025.

V-10906/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. B.2.01 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:19:20. Zápis proveden dne 26.09.2025.

V-10910/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. B.2.05 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:22:38. Zápis proveden dne 26.09.2025.

V-10911/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. B.2.07 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:27:45. Zápis proveden dne 26.09.2025.

V-10912/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. B.2.09 ze dne 21.08.2025. Právní účinky zápisu k okamžiku 25.08.2025 12:30:18. Zápis proveden dne 26.09.2025.

V-10913/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. B.3.18 ze dne 25.09.2025. Právní účinky zápisu k okamžiku 26.09.2025 10:21:46. Zápis proveden dne 21.10.2025.

V-12442/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

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.

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: 30.03.2026 11:27:47

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/>.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 09:15:02

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: 9941

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

A Vlastník, jiný oprávněný	Identifikátor	Podíl
<i>Vlastnické právo</i>		
Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4	19645210	

B Nemovitosti

<i>Jednotky</i>				<i>Podíl na</i>
<i>Č.p./</i>	<i>Způsob využití</i>	<i>Způsob ochrany</i>	<i>Typ</i>	<i>společných částech</i>
<i>Č.jednotky</i>			<i>jednotky</i>	<i>nemovitosti</i>
2716/61	jiný nebytový prostor		obč.z.	30/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/62	jiný nebytový prostor		obč.z.	27/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/65	jiný nebytový prostor		obč.z.	27/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/70	jiný nebytový prostor		obč.z.	31/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/73	jiný nebytový prostor		obč.z.	27/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/74	jiný nebytový prostor		obč.z.	27/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/78	jiný nebytový prostor		obč.z.	31/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/79	jiný nebytový prostor		obč.z.	30/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
2716/83	jiný nebytový prostor		obč.z.	29/84780
<i>Vymezeno v:</i>				
	Parcela St. 4114	zastavěná plocha a nádvoří		4490m2
	<i>Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763</i>			
			obč.z.	

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 09:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9941

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

2716/84	jiný nebytový prostor	28/84780
Vymezeno v:		
Parcela St. 4114	zastavěná plocha a nádvoří	4490m2
Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763		
2716/218	byt	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		
2716/219	byt	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		
2716/222	byt	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		
2716/223	byt	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		
2716/228	byt	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		
2716/319	byt	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		
2716/320	byt	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		
2716/323	byt	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		
2716/327	byt	552/84780
Vymezeno v:		
Parcela St. 4114	zastavěná plocha a nádvoří	4490m2
Součástí je stavba: Brandýs nad Labem, č.p. 2716, byt.dům, LV 9763		
2716/328	byt	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		

B1 Věcná práva sloužící ve prospěch nemovitostí v části B

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 30.03.2026 09:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9941

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

Typ vztahu

o **Věcné břemeno (podle listiny)**

umístění, užívání, oprav a nezbytné údržby přípojek splaškové kanalizace dle smlouvy a gpl. 5027-84/2025

Oprávnění pro

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

Povinnost k

Parcela: 1748/2

Listina Smlouva o zřízení věcného břemene - úplatná č. 237/2025 ze dne 20.06.2025.
Právní účinky zápisu k okamžiku 26.06.2025 09:00:00. Zápis proveden dne
05.08.2025.

V-8081/2025-209

Pořadí k 26.06.2025 09:00

o **Věcné břemeno (podle listiny)**

umístění, provozování a údržby přípojek dešťové a splaškové kanalizace a vodovodní přípojky dle smlouvy a gpl. 5036-112/2025

Oprávnění pro

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

Povinnost k

Parcela: 1748/21, Parcela: 1748/26, Parcela: 1748/27, Parcela: 1748/28, Parcela:
1748/29, Parcela: 1748/30, Parcela: 1748/37, Parcela: 1748/38, Parcela: 1748/39

Listina Jednostranné právní jednání o zřízení služebnosti ze dne 26.06.2025. Právní
účinky zápisu k okamžiku 27.06.2025 11:36:32. Zápis proveden dne 05.08.2025.

V-8188/2025-209

Pořadí k 27.06.2025 11:36

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů

Typ vztahu

o **Věcné břemeno (podle listiny)**

- inženýrské sítě - fotovoltaická elektrárna

Oprávnění pro

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

Povinnost k

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

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.

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 09:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9941

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

Typ vztahu

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

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

Povinnost k

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

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

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

Povinnost k

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

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

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

Povinnost k

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

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

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 09:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9941

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

Typ vztahu

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

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

Povinnost k

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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

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: 2716/218, 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, Jednotka: 2716/61, Jednotka: 2716/62,
Jednotka: 2716/65, Jednotka: 2716/70, Jednotka: 2716/73, Jednotka: 2716/74,
Jednotka: 2716/78, Jednotka: 2716/79, Jednotka: 2716/83, Jednotka: 2716/84

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

o **Zástavní právo smluvní**

peněžitě dluhy zástavního věřitele vzniklé na základě nebo v souvislosti s Finančními
dokumenty (jak je tento pojem definován v zástavní smlouvě), které (i) existují k datu
uzavření zástavní smlouvy (ii) jsou podmíněné, nebo (iii) vzniknou v budoucnu, a to do
30. 9. 2036 až do souhrnné výše 414.000.000 Kč (nebo ekvivalentu této částky v jiné
měně)

Oprávnění pro

**J&T BANKA, a.s., Sokolovská 700/113a, Karlín, 18600
Praha 8, RČ/IČO: 47115378**

Povinnost k

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

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 09:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9941

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

Typ vztahu

Povinnost k

Jednotka: 2716/327, Jednotka: 2716/328

Listina Smlouva o zřízení zástavního práva podle obč.z., o zákazu zcizení a zatížení ze dne 26.11.2025. Právní účinky zápisu k okamžiku 27.11.2025 10:40:11. Zápis proveden dne 30.12.2025.

V-15500/2025-209

Pořadí k 27.11.2025 10:40

o **Zákaz zcizení a zatížení**

- po dobu trvání zástavního práva, nejpozději do 30.9.2036

Oprávnění pro

J&T BANKA, a.s., Sokolovská 700/113a, Karlín, 18600
Praha 8, RČ/IČO: 47115378

Povinnost k

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 ze dne 26.11.2025. Právní účinky zápisu k okamžiku 27.11.2025 10:40:11. Zápis proveden dne 30.12.2025.

V-15500/2025-209

Pořadí k 27.11.2025 10:40

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

Plomby a upozornění - **Bez zápisu**

E *Nabývací tituly a jiné podklady zápisu*

Listina

o Smlouva kupní č. I.2.08 ze dne 25.09.2025. Právní účinky zápisu k okamžiku 26.09.2025 10:25:51. Zápis proveden dne 21.10.2025.

V-12443/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

o Smlouva kupní č. I.2.11 ze dne 25.09.2025. Právní účinky zápisu k okamžiku 26.09.2025 10:34:22. Zápis proveden dne 21.10.2025.

V-12444/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

o Smlouva kupní č. I.2.07 ze dne 25.09.2025. Právní účinky zápisu k okamžiku 26.09.2025 10:38:12. Zápis proveden dne 21.10.2025.

V-12445/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

o Smlouva kupní č. I.3.09 ze dne 25.09.2025. Právní účinky zápisu k okamžiku 26.09.2025 10:41:26. Zápis proveden dne 22.10.2025.

V-12447/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 30.03.2026 09:15:02

Okres: CZ0209 Praha-východ

Obec: 538094 Brandýs nad Labem-
Stará Boleslav

Kat.území: 609048 Brandýs nad Labem

List vlastnictví: 9941

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

Listina

- o Smlouva kupní č. I.2.14 ze dne 25.09.2025. Právní účinky zápisu k okamžiku 26.09.2025 10:45:32. Zápis proveden dne 22.10.2025.

V-12448/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. I.3.14 ze dne 14.10.2025. Právní účinky zápisu k okamžiku 16.10.2025 08:40:34. Zápis proveden dne 06.11.2025.

V-13391/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. I.2.17 ze dne 14.10.2025. Právní účinky zápisu k okamžiku 16.10.2025 08:43:31. Zápis proveden dne 06.11.2025.

V-13394/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. I.3.08 ze dne 14.10.2025. Právní účinky zápisu k okamžiku 16.10.2025 08:47:08. Zápis proveden dne 06.11.2025.

V-13397/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. I.3.17 ze dne 14.10.2025. Právní účinky zápisu k okamžiku 16.10.2025 08:47:43. Zápis proveden dne 06.11.2025.

V-13398/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

- o Smlouva kupní č. I.3.13 ze dne 14.10.2025. Právní účinky zápisu k okamžiku 16.10.2025 08:51:48. Zápis proveden dne 06.11.2025.

V-13399/2025-209

Pro: Future X Beta s.r.o., V parku 2335/20, Chodov, 14800 Praha 4 RČ/IČO: 19645210

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.

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: 30.03.2026 09:31:48

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 31.03.2028



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	122 000	1.00	1.00	122 000	10 656 700	3.20	35 000	112 000	1 GS	400 000	11 168 700
2nd	B1.2.05	65.1	7.60	3.80	68.90	122 000	1.00	1.00	122 000	8 405 800	2.70	35 000	94 500	1 GS	400 000	8 900 300
2nd	B1.2.07	65	6.10	3.05	68.05	122 000	1.00	1.00	122 000	8 302 100	2.70	35 000	94 500	1 GS	400 000	8 796 600
2nd	B1.2.09	79.7	6.50	3.25	82.95	122 000	1.00	1.00	122 000	10 119 900	2.90	35 000	101 500	1 GS	400 000	10 621 400
2nd	B1.2.15	60.2	6.10	3.05	63.25	122 000	1.00	1.00	122 000	7 716 500	3.00	35 000	105 000	1 GS	400 000	8 221 500
2nd	B1.2.16	65	6.10	3.05	68.05	122 000	1.00	1.00	122 000	8 302 100	2.70	35 000	94 500	1 GS	400 000	8 796 600
3th	B1.3.02	85.8	7.40	3.70	89.50	122 000	1.00	1.00	122 000	10 919 000	2.90	35 000	101 500	1 GS	400 000	11 420 500
3th	B1.3.12	85.8	7.40	3.70	89.50	122 000	1.00	1.00	122 000	10 919 000	3.20	35 000	112 000	1 GS	400 000	11 431 000
3th	B1.3.16	65	6.10	3.05	68.05	122 000	1.00	1.00	122 000	8 302 100	2.80	35 000	98 000	1 GS	400 000	8 800 100
3th	B1.3.18	65.1	7.60	3.80	68.90	122 000	1.00	1.00	122 000	8 405 800	3.00	35 000	105 000	1 GS	400 000	8 910 800
2nd	I.2.07	64.7	9.50	4.75	69.45	122 000	1.00	1.00	122 000	8 472 900	3.00	35 000	105 000	1 GS	400 000	8 977 900
2nd	I.2.08	61.6	6.60	3.30	64.90	122 000	1.00	1.00	122 000	7 917 800	2.70	35 000	94 500	1 GS	400 000	8 412 300
2nd	I.2.11	77.9	10.60	5.30	83.20	122 000	1.00	1.00	122 000	10 150 400	3.10	35 000	108 500	1 GS	400 000	10 658 900
2nd	I.2.14	85.4	8.30	4.15	89.55	122 000	1.00	1.00	122 000	10 925 100	2.70	35 000	94 500	1 GS	400 000	11 419 600
2nd	I.2.17	58.4	8.50	4.25	62.65	122 000	1.00	1.00	122 000	7 643 300	2.70	35 000	94 500	1 GS	400 000	8 137 800
2nd	I.3.08	61.6	6.60	3.30	64.90	122 000	1.00	1.00	122 000	7 917 800	3.10	35 000	108 500	1 GS	400 000	8 426 300
2nd	I.3.09	68.1	9.50	4.75	72.85	122 000	1.00	1.00	122 000	8 887 700	3.00	35 000	105 000	1 GS	400 000	9 392 700
2nd	I.3.13	54.9	5.20	2.60	57.50	122 000	1.00	1.00	122 000	7 015 000	2.90	35 000	101 500	1 GS	400 000	7 516 500
2nd	I.3.14	85.4	8.30	4.15	89.55	122 000	1.00	1.00	122 000	10 925 100	2.80	35 000	98 000	1 GS	400 000	11 423 100
2nd	I.3.17	58.4	8.50	4.25	62.65	122 000	1.00	1.00	122 000	7 643 300	2.70	35 000	94 500	1 GS	400 000	8 137 800
Total		1 396,10	151,20	75,60	1 471,70					179 547 400	57,80			20		189 570 400
Total (rounded)										179 500 000						

Property	Na Mariánské cestě, Brandýs nad Labem
Valuation date	31.03.2026



CALCULATION OF UNIT PRICE

		1	2	3	4	5
Number Listing/ Realized Sale		Listing	Listing	Listing	Listing	Listing
Address		ul. Čsl. Armády Hostivice, Praha-západ	Na Ladech, Šestajovice	Pražská, Nehvizdy	Škovercká, Úvaly	Mělnická, Brandýs nad Labem - Stará Boleslav
Project		Centrum Hostivice	Rezidence Na Ladech	Park Nehvizdy VIII	Bydlení Úvaly	Dvůr Mělnická
Picture						
Picture						
Description		Apartment unit A.215, 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 with a 3+kk layout, located on the 2nd above-ground floor of the Rezidence 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.	Apartment unit B 4.02, featuring a 3+kk layout, located on the 4th above-ground floor of the Bydlení Úvaly residential development. A cellar compartment and a garage parking space are already included in the apartment's purchase price.	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 .
Price (CZK) including VAT		9 195 000	11 063 360	9 199 000	11 450 000	9 284 284
Coefficient of time influence/adjustment of offer price		0,95	0,95	0,95	0,95	0,95
Adjusted price (CZK)		8 735 250	10 510 192	8 739 050	10 877 500	8 820 070
Usable area of the apartment (m ²), excluding constructions and		69,40	76,60	65,15	73,50	63,00
Area of terrace/balcony (m ²)		3,30	12,00	2,10	8,10	10,49
Adjusted area of apartment by area of balcony/terrace (m ²)		71,35	82,60	66,20	76,55	68,25
Unit price (CZK / m ²)		122 428	127 242	132 010	142 097	129 241
Location and attractiveness of the area		more attractive	more attractive	more attractive	more attractive	similar
Coefficient of attractiveness of the locality		0,95	0,95	0,95	0,95	1,00
Transportation 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				
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		kitchenette, fitted wardrobes				
Coefficient of equipment and technical condition of the apartment		1,05	1,05	1,05	1,05	1,05
Apartment size		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				
Coefficient of placement within the apartment building		1,00	1,00	1,00	1,00	1,00
Accessories		excluding				
Coefficient of accessories		0,95	0,95	0,90	0,90	0,95
Base price (CZK / m ²)		122 428	127 242	132 010	142 097	129 241
Adjusted unit price (CZK / m ²)		116 016	120 578	118 512	137 567	128 918
Initial unit price incl. VAT (CZK / m ²)						122 000
Initial unit price excl. VAT (CZK / m ²)						108 929

Parking spaces

Cellars



Location	Price (CZK) including VAT
Rezidence Na Ladech	403 200
Zlatý Kopec	375 000
Bydlení Úvaly	322 000

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