

Valuation Report

Rezidence Na Plzeňce

Apartments 2.1.4 & 2.1.5 & 2.1.6 & 3.1.3 & 3.1.4 &
4.1.1 & 4.2.1 & 4.2.2 & 1.3.3 & 4.3.1 & 1.4.3 & 2.7.8

Na Plzeňce Street

150 00 Prague 5 - Smíchov, Czech Republic

Prepared on behalf of:

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

Prepared by:

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



16 February 2026

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

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

Dear Madam and Sir,

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

PROPERTIES:

1. Apartment 2.1.4, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 2.1.4" or "2.1.4").
2. Apartment 2.1.5, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 2.1.5" or "2.1.5").
3. Apartment 2.1.6, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 2.1.6" or "2.1.6").
4. Apartment 3.1.3, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 3.1.3" or "3.1.3").
5. Apartment 3.1.4, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 3.1.4" or "3.1.4").
6. Apartment 4.1.1, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 4.1.1" or "4.1.1").
7. Apartment 4.2.1, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 4.2.1" or "4.2.1").
8. Apartment 4.2.2, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 4.2.2" or "4.2.2").
9. Apartment 1.3.3, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 1.3.3" or "1.3.3").
10. Apartment 4.3.1, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 4.3.1" or "4.3.1").

11. Apartment 1.4.3, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 1.4.3" or "1.4.3").


12. Apartment 2.7.8, residential development project Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic ("Apartment 2.7.8" or "2.7.8").

(All together the "Apartments")

In accordance with the Terms of Engagement dated 25 January 2026, I have made such enquiries as are sufficient to provide you with my opinion of values. Copies of the Terms of Engagement are enclosed at **Appendix I**.

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

Yours faithfully,



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

Executive Summary

Properties:	Apartments 2.1.4 & 2.1.5 & 2.1.6 & 3.1.3 & 3.1.4 & 4.1.1 & 4.2.1 & 4.2.2 & 1.3.3 & 4.3.1 & 1.4.3 & 2.7.8 within the residential development project Rezidence Na Plzeňce
Address:	Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic
Saleable Areas & Parking Spaces:	<p>Apartment 2.1.4 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 88.80 sq m • Terrace: 28.70 sq m • Front garden: 35.60 sq m • Cellar: 2.80 sq m • Underground parking space – standard: 1 <p>Apartment 2.1.5 (2+kc):</p> <ul style="list-style-type: none"> • Apartment: 44.40 sq m • Terrace: 15.90 sq m • Front garden: 36.20 sq m • Cellar: 2.60 sq m • Underground parking space – standard: 0 <p>Apartment 2.1.6 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 89.00 sq m • Terrace: 30.10 sq m • Front garden: 92.70 sq m • Cellar: 2.70 sq m • Underground parking space – standard: 1 <p>Apartment 3.1.3 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 84.10 sq m • Terrace: 28.20 sq m • Front garden: 44.00 sq m • Cellar: 3.00 sq m • Underground parking space – disabled: 1 <p>Apartment 3.1.4 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 77.90 sq m • Terrace: 27.20 sq m • Front garden: 12.90 sq m • Cellar: 3.70 sq m • Underground parking space – disabled: 1

	<p>Apartment 4.1.1 (2+kc):</p> <ul style="list-style-type: none"> • Apartment: 54.90 sq m • Terrace: 9.90 sq m • Front garden: 31.00 sq m • Cellar: 3.30 sq m • Underground parking space – standard: 1 <p>Apartment 4.2.1 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 99.00 sq m • Terrace: 55.30 sq m • Cellar: 5.50 sq m • Underground parking space – disabled: 1 <p>Apartment 4.2.2 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 77.70 sq m • Balcony: 12.70 sq m • Cellar: 4.20 sq m • Underground parking space – standard: 1 <p>Apartment 1.3.3 (4+kc):</p> <ul style="list-style-type: none"> • Apartment: 110.90 sq m • Loggia: 8.70 sq m • Cellar: 2.70 sq m • Underground parking space – standard: 1 • Underground parking space – disabled: 1 <p>Apartment 4.3.1 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 99.00 sq m • Terrace: 38.00 sq m • Cellar: 3.30 sq m • Underground parking space – standard: 1 <p>Apartment 1.4.3 (4+kc):</p> <ul style="list-style-type: none"> • Apartment: 110.90 sq m • Loggia: 8.70 sq m • Cellar: 3.20 sq m • Underground parking space – standard: 1 • Underground parking space – disabled: 1 <p>Apartment 2.7.8 (3+kc):</p> <ul style="list-style-type: none"> • Apartment: 67.30 sq m • Terrace: 7.00 sq m • Balcony: 5.50 sq m • Cellar: 6.00 sq m • Underground parking space – standard: 1
Valuation Date:	31 January 2026
Valuation Purpose:	Internal decision-making purposes of the Client

Basis of Valuation:	Market Value subject to Special Assumption
Valuation Methodology:	Comparable approach
Interest valued:	Freehold
Market Values subject to Special Assumption:	Apartment 2.1.4: CZK 18,673,800 (incl. VAT) Apartment 2.1.5: CZK 11,947,750 (incl. VAT) Apartment 2.1.6: CZK 19,758,550 (incl. VAT) Apartment 3.1.3: CZK 19,113,800 (incl. VAT) Apartment 3.1.4: CZK 17,377,500 (incl. VAT) Apartment 4.1.1: CZK 13,293,600 (incl. VAT) Apartment 4.2.1: CZK 22,016,300 (incl. VAT) Apartment 4.2.2: CZK 15,899,850 (incl. VAT) Apartment 1.3.3: CZK 21,496,250 (incl. VAT) Apartment 4.3.1: CZK 21,142,500 (incl. VAT) Apartment 1.4.3: CZK 21,631,000 (incl. VAT) Apartment 2.7.8: CZK 15,850,000 (incl. VAT) TOTAL Apartments: CZK 218,200,900 (incl. VAT)
<p><u>Please note that the Apartments have been valued individually and no allowance has been made, either positive or negative, should it form part of a larger disposal.</u></p>	

Contents

1.	Instructions and Bases of Valuation	8
2.	Location	14
3.	Technical Specifications	17
4.	Cadastral Information	22
5.	Environmental Matters	23
6.	ESG Assessment.....	23
7.	Energy Performance Certificate	24
8.	Permitting Status	24
9.	Planning	24
10.	Valuation Approach	25
11.	Market Values subject to Special Assumption.....	34
12.	General Assumptions and Conditions	36

Appendices

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

1. Instructions and Bases of Valuation

1.1 Identification of the Properties valued

This valuation is of the unencumbered freehold interests in the Apartments within the residential development project Rezidence Na Plzeňce as specified below.

The **Apartment 2.1.4** represents the apartment of the saleable area 88.80 sq m, including the right to exclusively use a terrace of the saleable area 28.70 sq m, a front garden of the saleable area 35.60 sq m, a cellar of the saleable area 2.80 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 2.1.4 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, 110 00 Prague 1, Czech Republic, an SPV of the development company UBM Development (the "Developer"). We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 2.1.5** represents the apartment of the saleable area 44.40 sq m, including the right to exclusively use a terrace of the saleable area 15.90 sq m, a front garden of the saleable area 36.20 sq m, and a cellar of the saleable area 2.60 sq m. The Proposed Development including the Apartment 2.1.5 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 2.1.6** represents the apartment of the saleable area 89.00 sq m, including the right to exclusively use a terrace of the saleable area 30.10 sq m, a front garden of the saleable area 92.70 sq m, a cellar of the saleable area 2.70 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 2.1.6 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 3.1.3** represents the apartment of the saleable area 84.10 sq m, including the right to exclusively use a terrace of the saleable area 28.20 sq m, a front garden of the saleable area 44.00 sq m, a cellar of the saleable area 3.00 sq m, and one underground car parking space previously designed for disabled people. The Proposed Development including the Apartment 3.1.3 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 3.1.4** represents the apartment of the saleable area 77.90 sq m, including the right to exclusively use a terrace of the saleable area 27.20 sq m, a front garden of the saleable area 12.90 sq m, a cellar of the saleable area 3.70 sq m, and one underground car parking space previously designed for disabled people. The Proposed Development including the Apartment 3.1.4 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 4.1.1** represents the apartment of the saleable area 54.90 sq m, including the right to exclusively use a terrace of the saleable area 9.90 sq m, a front garden of the saleable area 31.00 sq m, a cellar of the saleable area 3.30 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 4.1.1 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 4.2.1** represents the apartment of the saleable area 99.00 sq m, including the right to exclusively use a terrace of the saleable area 55.30 sq m, a cellar of the saleable area 5.50 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 4.2.1 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 4.2.2** represents the apartment of the saleable area 77.70 sq m, including the right to exclusively use a balcony of the saleable area 12.70 sq m, a cellar of the saleable area 4.20 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 4.2.2 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 1.3.3** represents the apartment of the saleable area 110.90 sq m, including the right to exclusively use a loggia of the saleable area 8.70 sq m, a cellar of the saleable area 2.90 sq m, one standard underground car parking space, and one underground car parking space previously designed for disabled people. The Proposed Development including the Apartment 1.3.3 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 4.3.1** represents the apartment of the saleable area 99.00 sq m, including the right to exclusively use a terrace of the saleable area 38.00 sq m, a cellar of the saleable area 3.30 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 4.3.1 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 1.4.3** represents the apartment of the saleable area 110.90 sq m, including the right to exclusively use a loggia of the saleable area 8.70 sq m, a cellar of the saleable area 3.20 sq m, one standard underground car parking space, and one underground car parking space previously designed for disabled people. The Proposed Development including the Apartment 1.4.3 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

The **Apartment 2.7.8** represents the apartment of the saleable area 67.30 sq m, including the right to exclusively use a terrace of the saleable area 7.00 sq m and balcony of the saleable area 5.50 sq m, a cellar of the saleable area 6.00 sq m, and one standard underground car parking space. The Proposed Development including the Apartment 2.7.8 will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, which is currently owned by the Developer. We understand that the Reservation Agreement between the Client and the Developer was at the signatory process as at the valuation date.

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

1.2 General Assumptions and Conditions

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

1.3 Identification and Status of the Responsible Valuer

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

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

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

1.4 Conflicts of Interest

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

1.5 Purpose of the Valuation

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

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

1.6 Basis of Value

The Valuer has valued the Apartments based on the **Market Values subject to Special Assumption**.

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.”

The Special Assumption is defined in the Red Book under VPS 2.10 as:

“An assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date.”

To arrive at the **Market Values subject to Special Assumption**, the Valuer has assumed the following:

- The Apartments have been completed according to the technical specification as per the Developer, have the benefit of use permit and are properly registered in the Cadastral Register as at the valuation date.

1.7 Valuation Date

The valuation date is 31 January 2026.

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

1.8 Valuation Standards

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

1.9 Valuation Approach

In calculating the Market Values subject to Special Assumption of the Apartments, the Valuer has adopted a comparable approach.

1.10 Currency

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

1.11 Nature and Sources of the Information

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

- Apartments' layouts.
- Cadastral Extract no. 2440, cadastral area Smíchov, dated 31 January 2026.
- Energy performance certificate.
- Technical specifications of Rezidence Na Plzeňce residential development project and technical specifications of the Apartments.
- Building Permit no. MC05 231809/2024 issued by the Office of the Municipality Prague 5, Building Authority Department, náměstí 14. října 4, 150 22 Prague 5, Czech Republic, dated 1 October 2024.

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

1.12 Extent of Valuer's Investigations

The Valuer has inspected the development site subject to the Proposed Development on 31 January 2026.

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

1.13 Assumptions

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

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

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

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

1.15 Limitations on Liability

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

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

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

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

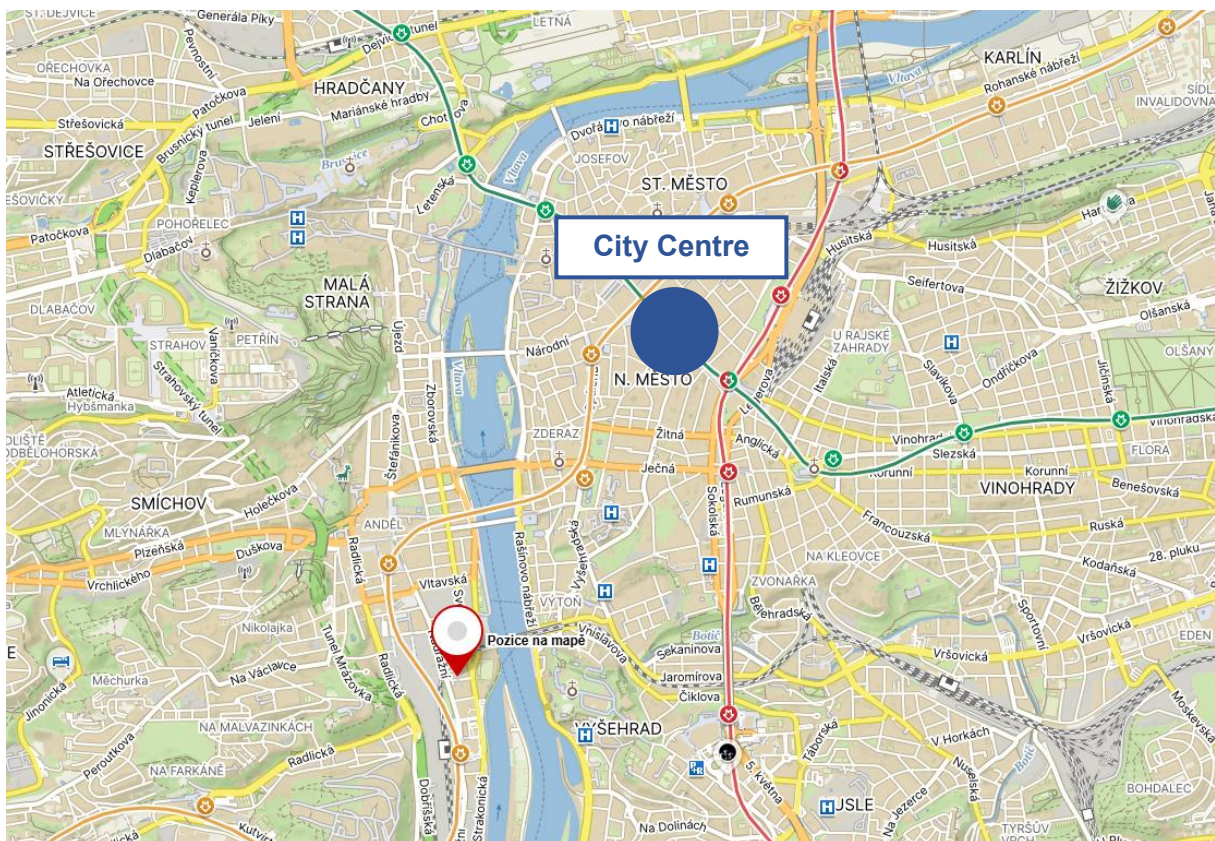
2. Location

2.1 Location and Surroundings

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

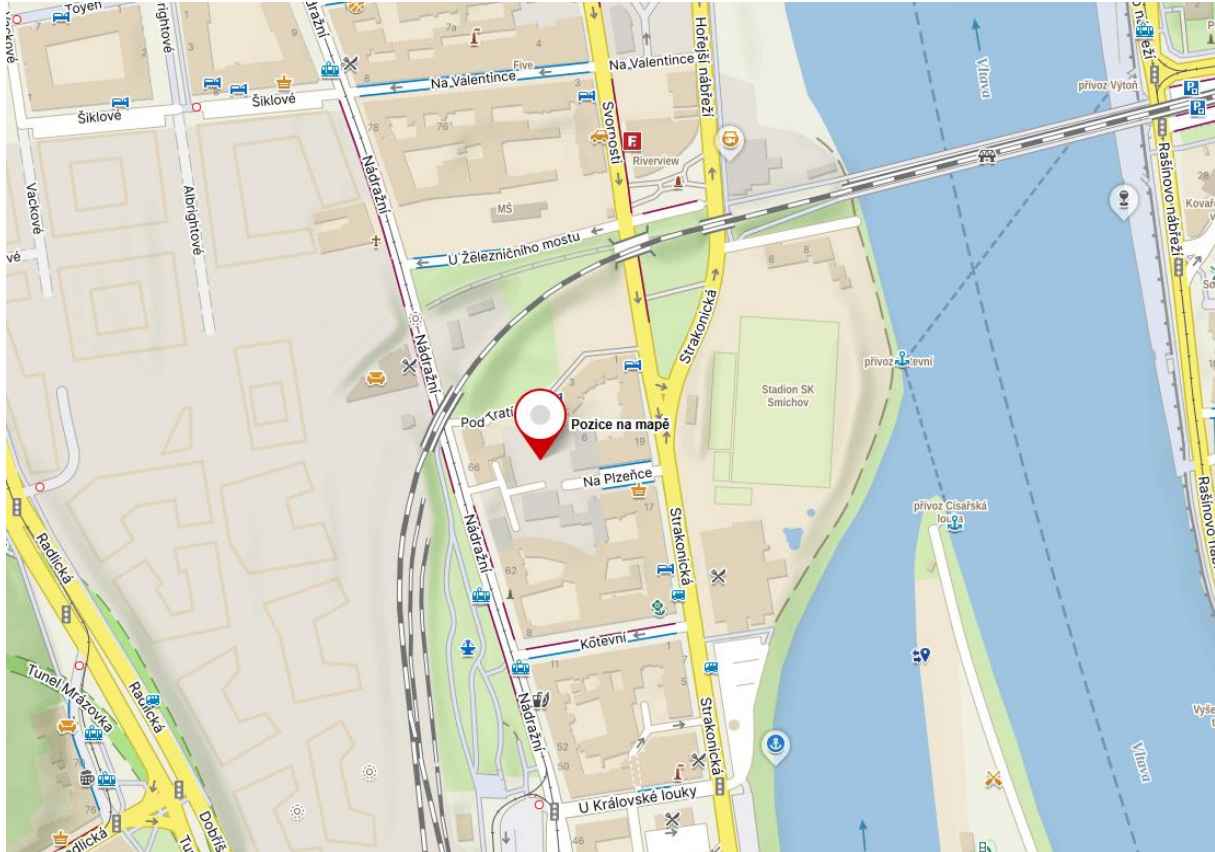
The Residence Na Plzeňce residential development project is situated in Prague 5 - Smíchov, on the left bank of the Vltava River. The project sits in a rapidly transforming part of inner Prague that combines established residential blocks, administrative buildings, transport infrastructure, and newly emerging developments. The project is located very close to several green areas: Císařská louka, Podolí, Dívčí hrady, and Děvín. There is a riverside promenade planned, making it easy to enjoy walks, cycles, and outdoor life by the Vltava. The project is bounded by a large brownfield area to the west across Nádražní Street, indicating a substantial transformation of the location ahead. The Smíchov City project covers the area of 20 ha and approximately 400,000 sq m of combined residential, commercial, and public space will be developed in the area. Based on the above, the area has a strong potential to become one of the most popular residential areas across the entire Prague.

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



Source: www.mapy.cz

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



Source: www.mapy.cz

2.2 Communication and Accessibility

The Residence Na Plzeňce residential development project benefits from an excellent public transport accessibility given its central location. The metro station called “Smíchovské nádraží” (line B) is situated some 400 m to the south of the project. The city centre is reachable by metro within 6 minutes. Furthermore, the tram station called “Plzeňka” is situated some 150 m to the south of the project. As well as the metro station, the tram connects the location with the city centre and the other parts of Prague. In addition, the area is served by train with the railway station called “Praha-Smíchov”, situated some 600 m to the south of the project. The Smíchov Railway Station is a major railway station in Prague, serving national and regional rail lines, and is well integrated into Prague’s public transport network with metro, trams, and buses in proximity.

The Residence Na Plzeňce residential development project benefits from very good car accessibility as well as it is located along Strakonická Street, one of the main roads within Prague 5. Strakonická Street connects directly to the Prague Outer City Ring Road. Therefore, other parts of Prague are accessible within several minutes’ drive time. In the opposite direction, the city centre is accessible within 10 minutes by car. Nevertheless, it is necessary to mention that this area highly suffers from traffic jams in exposed daily periods and therefore, it is faster to commute around Prague by public transport.

2.3 Location Comment

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

3. Technical Specifications

3.1 Development Project Description

The Residence Na Plzeňce development project is a residential project being developed on the site of a former brownfield area. The Proposed Development is designed as eight-storey building with 160 apartments and four retail units, divided into four sections. The project will connect the continuous urban fabric of central Smíchov with the Praha-Smíchov railway station, which, together with the metro station, represents a key hub of the city's transport infrastructure. The project is expected to be completed at the of the year 2027.

The Residence Na Plzeňce development project will offer, after its completion, in total 9,868 sq m of saleable area. The apartments' layouts range from studios (1+kc) to four-bedroom layouts (4+kc), with saleable areas from 28.50 sq m to 119.80 sq m. From the total number of apartments, the project will comprise 19% of 1+kc apartments, 24% of 2+kc apartments, 47% of 3+kc apartments and 10% of 4+kc apartments. Most units feature balconies, ground-floor apartments include front gardens with terraces, and the top floor apartments offer terraces as well.

The eight-storey residential building is divided into four sections and includes a shared garage across two underground levels, offering parking spaces for cars and electric vehicles. Residents will have a possibility to use a stroller room, a workshop, and a bicycle storage room equipped with a bike wash facility.

The Residence Na Plzeňce development project will complete the block between Nádražní and Strakonická Streets, connecting the currently dead-end Na Plzeňce Street. The project will incorporate a range of modern technologies including geothermal boreholes and heat pumps used for heating, cooling, and hot water. Thanks to these technologies, the project is designed to achieve the most efficient energy performance (Energy Performance Certificate with the rating "A").

3.2 Apartments' Description

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

Apartment	Layout	Floor	Saleable Area Apartment (sq m) ²⁾	Saleable Area Terrace or Balcony or Loggia (sq m)	Saleable Area Front Garden (sq m)	Saleable Area Cellar (sq m)	Parking Spaces (units)
2.1.4	3+kc	1AG ¹⁾	88.80	28.70	35.60	2.80	1
2.1.5	2+kc	1AG ¹⁾	44.40	15.90	36.20	2.60	0
2.1.6	3+kc	1AG ¹⁾	89.00	30.10	92.70	2.70	1
3.1.3	3+kc	1AG ¹⁾	84.10	28.20	44.00	3.00	1 ³⁾
3.1.4	3+kc	1AG ¹⁾	77.90	27.20	12.90	3.70	1 ³⁾
4.1.1	2+kc	1AG ¹⁾	54.90	9.90	31.00	3.30	1
4.2.1	3+kc	2AG ¹⁾	99.00	55.30		5.50	1
4.2.2	3+kc	2AG ¹⁾	77.70	12.70		4.20	1
1.3.3	4+kc	3AG ¹⁾	110.90	8.70		2.90	2 ⁴⁾
4.3.1	3+kc	3AG ¹⁾	99.00	38.00		3.30	1
1.4.3	4+kc	4AG ¹⁾	110.90	8.70		3.20	2 ⁴⁾
2.7.8	3+kc	7AG ¹⁾	67.30	12.50		6.00	1
TOTAL			1,003.90	275.90	252.40	43.20	13

¹⁾ AG means above ground.

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

³⁾ The parking space represents underground car parking space previously designed for disabled people, i.e. with a larger saleable area than standard underground car parking space.

⁴⁾ Out of two underground parking spaces, one is represented by standard underground car parking space, and one previously designed for disabled people, i.e. with a larger saleable area than standard underground car parking space.

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

The Residence Na Plzeňce residential development project will have the following technical specifications:

- Load-bearing system: reinforced concrete.
- Roof: flat, thermally insulated.
- Façade: external thermal insulation composite system (ETICS) façade finish.
- Common areas:
 - Key system: chip / card access control for exterior doors; apartments fitted with security class no. 3 security cylinder.
 - Elevator: serving all floors including garage and entrance level.
 - Building equipment: entrance panel with camera, mailboxes, cleaning zones, external video intercom.
 - Garage: marked and numbered parking spaces; entry via sectional garage door operated by GSM gate control.
 - Heating & lighting: common areas tempered, LED lighting with motion sensors per floor.
 - Shared greenery: semi-private landscaped relaxation areas in enclosed courtyard.
- Storage units: system metal partition walls with ventilation gap in upper section, lockable doors.

The Apartments will have the following technical specifications:

- Floors:
 - Living room, bedrooms: multi-layer engineered timber flooring.
 - Entrance hall, corridor: multi-layer engineered timber flooring.
 - Bathroom, WC: ceramic tiles.
 - Storage room / walk-in closet (accessed from corridor): ceramic tiles, ceramic skirting.
 - Balconies, terraces: outdoor ceramic tiles on pedestals.
- Cladding:
 - Bathroom: ceramic tiles up to ceiling height.
 - WC: ceramic tiles up to 1,200 mm.

- Sanitary features:
 - Washbasin: wall-mounted ceramic basin, chrome trap.
 - Small washbasin: wall-mounted ceramic basin, chrome trap.
 - Wall-hung WC: ceramic, soft-close seat.
 - Flush plate: dual-flush control plate (2 modes).
 - Bathtub: enamelled steel, white, tiled surround.
 - Shower: enamelled steel shower tray (white), clear glass shower screen.
- Heating & cooling:
 - Heating source: ground-source heat pumps with boreholes supplemented by electric heating for peak demand.
 - Photovoltaic surplus energy used for DHW tank preheating.
 - Living rooms: underfloor heating and cooling.
 - Bathrooms: underfloor heating and heated towel rail.
- Doors:
 - Entrance doors: single-leaf door, 2,100 × 900 mm, security class no. 3, fire-resistant, security lock, handle & lever set, threshold, door viewer.
 - Interior doors: solid, flush door leaf (unrebated), height 2100 mm, lacquered finish, white colour, casing frame, rosette fittings, visible hinges, warded key.
- Internal partitions: plasterboard, service shafts & wall linings: height 1,200 mm or full height to ceiling depending on layout and installations.
- Surface finishes
 - Walls – reinforced concrete: gypsum plaster and paint finish.
 - Ceilings – reinforced concrete: clear height 2,700 mm, gypsum skim coat.
 - Suspended ceilings: lowered plasterboard ceilings in bathrooms and WCs, in some cases also in hallways and walk-in closets; clear height 2,400 mm.
 - Paint finish (Apartments): double coat paint on walls and ceilings, white colour.

- Windows:
 - Windows: timber windows, triple insulating glazing, frame colour champagne RAL 1035.
 - Interior windowsill: white, matte finish.
- External blinds:
 - 2nd – 7th floors: preparation for external blinds (boxes and cable outlet).
 - 1st and 8th floors: complete installation of external blinds.
- High-voltage electrical installation:
 - Photovoltaic panels: installed on the roof, covering part of the building's common electricity consumption; potential surplus used for DHW preheating.
 - Switches & sockets – combined frames.
- Low-voltage electrical installation:
 - TV signal: distributed from low-voltage cabinet; signal source provided by internet provider; 1× TV socket in living room and bedroom.
 - Data sockets: fibre-optic connection to apartment, metallic cabling within apartment.
 - Data socket: once in living room and bedroom (combined with TV socket).
 - Optical smoke detector: decentralized, battery-powered, ceiling-mounted according to fire safety requirements.
 - Video intercom: apartment unit installed.

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

4. Cadastral Information

4.1 Subject of Valuation

In line with the Special Assumption adopted in the Valuer's valuation, the subject of valuation are the Apartments once completed according to the technical specification as per the Developer, permitted for use and properly registered in the Cadastral Register.

The Proposed Development will be completed on the land plots no. 579/1, 581, 584/2 and 584/5, identified in the cadastral deed no. 2440, cadastral area Smíchov, of the site area, 2,803 sq m.

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

4.2 Building

The Proposed Development was under construction on the above-mentioned land plots, and the individual buildings were not registered in the Cadastral Register as at the valuation date.

4.3 Registered Owner

The Land subject to the Proposed Development is currently owned by GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, 110 00 Prague 1, Czech Republic, an SPV of the development company UBM Development. Nevertheless, we understand that the Reservation Agreement for the Apartments between the Client and the Developer has been under signatory process as at the valuation date.

4.4 Access

The access to the Land subject to the Rezidence Na Plzeňce development project is provided from the public land plots. The access to the Rezidence Na Plzeňce residential development project is provided through Nádražní, Na Plzeňce and Strakonická Streets.

4.5 Heritage Protection

According to the Cadastral Register, the Land subject to the Rezidence Na Plzeňce development project is located within protection zone of immovable cultural monuments / heritage zones / heritage preservation areas / immovable national cultural monuments.

4.6 Conclusion

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

5. Environmental Matters

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

According to Aquarius insurance application the Rezidence Na Plzeňce residential development project is located within the area with negligible risk of flood (zone 2 out of four zones where the fourth represents the highest risk of flood).

6. ESG Assessment

Environmental Factors

The Proposed Development has been assessed for environmental and climate-related risks. Although the Rezidence Na Plzeňce residential development project is located close to the Vltava River and it might seem there is some flood risk given the project's riverside location. But this risk is not necessarily a heightened or unmitigated risk, especially considering Prague's current flood protection upgrades. The fact that the city is investing in modern flood barriers is a positive sign for long-term protection. Despite the climate change, particularly the predicted global temperature rise of 1.5-2.0°C and more extreme weather events, the Proposed Development is still at a low risk of future natural hazards, such as floods, earthquakes or wildfires. The Proposed Development is designed to become energetically the most efficient (Energy Performance "A"), demonstrating its outstanding energy performance.

Social Factors

The Land subject to the Proposed Development was owned by GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, 110 00 Prague 1, Czech Republic as at the valuation date.

The company GOLD NEMOVITOSTNÍ, s.r.o. is the SPV owned by UBM Development AG, the ultimate owner of the development company UBM Development Czechia s.r.o. UBM Holding has, according to public sources, positive social profile. Under its EcoVadis Platinum assessment, UBM achieved strong results in labour and working conditions, human rights, ethical business conduct and sustainable supply chain management. This indicates performance significantly above industry average in social responsibility. Furthermore, the company promotes transparent internal policies, compliance structures, ethical conduct frameworks and stakeholder engagement.

The company Future X Energy s.r.o. represents one the SPVs of the FUTURE X1 fund. It has no employees. The Valuer is not aware of any conflicts, customer dissatisfaction, breaching of data protection and privacy, gender and racial inequality, human rights violations, etc.

Governance Factors

ESG responsibilities are clearly assigned at Management Board level of UBM Development AG, with structured internal implementation processes and measurable KPIs. ESG reports are externally reviewed, voluntarily disclosed beyond minimum regulatory requirements. The Company prepares for expanded EU sustainability reporting obligations. UBM's ESG performance is supported by independent assessments including ISS ESG Prime Status (positions the company among leading real estate players in ESG within the DACH region), EcoVadis Platinum (top 1% of over 150,000 companies evaluated) and CDP "B" rating (solid environmental performance).

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

7. Energy Performance Certificate

The Rezidence Na Plzeňce residential development project is designed to become energetically the most efficient (Energy Performance "A").

8. Permitting Status

The Building Permit no. MC05 231809/2024 issued by the Office of the Municipality Prague 5, Building Authority Department, náměstí 14. října 4, 150 22 Prague 5, Czech Republic, dated 1 October 2024, allows for a construction of the Rezidence Na Plzeňce residential development project including the Apartments and infrastructure.

The Use Permit has not been issued as at the valuation date because the Rezidence Na Plzeňce residential development project was under construction.

9. Planning

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

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

General residential use area (OV) is defined as area for residential use with the possibility of accommodating additional functions serving residents.

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

10. Valuation Approach

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

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

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

10.1 Comparable Analysis

Because the Apartments are situated in a new-built development project, the Valuer has looked at apartments' sales prices in comparable development projects as well. As mentioned above, the Valuer has adjusted the sales prices based on several factors including the location and micro location, attractiveness, technical specification, position within the project, orientation, availability of balconies, terraces, loggias, front gardens, cellars and parking spaces and other factors of the comparable properties.

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

Project & Apartment	Layout	Floor	Saleable Area Apartment (sq m) ¹⁾	Saleable Area Terrace or Balcony or Loggia (sq m)	Price Apartment (CZK incl. VAT) ²⁾	Price Apartment <u>SQ M COUNTABLE AREA</u> (CZK incl. VAT)	Location Compared to Apartments	Specifications Compared to Apartments
Residence Na Plzeňce, Apartment no. 2.6.6	2+kc	6 AG	44.40	2.20	10,340,691	227,268	similar	similar
Residence Na Plzeňce, Apartment no. 2.7.6	2+kc	7 AG	44.40	2.20	10,362,000	227,736	similar	similar
Residence Na Plzeňce, Apartment no. 3.7.4	2+kc	7 AG	47.80	4.60	11,012,000	219,800	similar	similar
Residence Na Plzeňce, Apartment no. 2.4.5	2+kc	4 AG	51.20	6.40	11,010,801	202,404	similar	similar
Residence Na Plzeňce, Apartment no. 2.5.7	2+kc	5 AG	52.00	6.40	11,380,562	206,170	similar	similar
Residence Na Plzeňce, Apartment no. 2.6.7	2+kc	6 AG	52.00	6.40	11,814,047	214,023	similar	similar

Residence Na Plzeňce, Apartment no. 2.7.7	2+kc	7 AG	52.00	6.40	12,012,000	217,609	similar	similar
Lihovar, Apartment no. 8043	2+kc	4 AG	51.50	7.80	10,970,000	198,014	slightly worse	similar
Lihovar, Apartment no. 8044	2+kc	4 AG	52.30	7.80	11,250,000	200,178	slightly worse	similar
Lihovar, Apartment no. 8054	2+kc	5 AG	52.30	7.80	11,310,000	201,246	slightly worse	similar
Lihovar, Apartment no. 8063	2+kc	6 AG	51.50	7.80	11,190,000	201,986	slightly worse	similar
Smíchov City SM8, Apartment no. SM8-07.0.2	2+kc	1 AG	54.30	5.20	11,721,680	206,005	slightly better	worse
Smíchov City SM8, Apartment no. SM8-07.2.1	2+kc	2 AG	57.10	4.50	12,574,000	211,862	slightly better	worse
Smíchov City SM8, Apartment no. SM8-07.3.1	2+kc	3 AG	57.10	4.50	12,739,000	214,642	slightly better	worse
Smíchov City SM8, Apartment no. SM8-08.1.5	2+kc	1 AG	43.00	0.00	10,397,120	241,793	slightly better	worse

Ekorezidence Smíchov, Apartment no. 703	3+kc	7 AG	65.10	9.00	13,374,000	192,155	similar	worse
Ekorezidence Smíchov, Apartment no. 403	3+kc	4 AG	65.10	9.00	12,814,000	184,109	similar	worse
Ekorezidence Smíchov, Apartment no. 603	3+kc	6 AG	65.10	9.00	12,916,000	185,575	similar	worse
Rezidence Na Plzeňce, Apartment no. 4.3.2	3+kc	3 AG	77.70	12.70	14,544,574	173,047	similar	similar
Smíchov City SM8, Apartment no. SM8- 01.2.1	3+kc	2 AG	81.60	29.60	18,150,600	188,284	slightly better	worse
Smíchov City SM8, Apartment no. SM8- 04.2.7	3+kc	2 AG	81.20	3.40	15,405,280	185,830	slightly better	worse
Smíchov City SM8, Apartment no. SM8- 02.2.5	3+kc	2 AG	88.50	8.90	17,030,720	183,225	slightly better	worse
Smíchov City SM8, Apartment no. SM8- 02.2.2	3+kc	2 AG	86.50	8.90	16,997,600	186,889	slightly better	worse

Smíchov City SM8, Apartment no. SM8- 04.1.5	3+kc	1 AG	90.50	30.60	19,009,280	179,672	slightly better	worse
Smíchov City SM8, Apartment no. SM8- 04.2.5	3+kc	2 AG	90.60	3.70	17,000,000	183,883	slightly better	worse
Rezidence Na Plzeňce, Apartment no. 1.5.3	4+kc	5 AG	110.90	0.00	19,386,958	174,815	similar	similar
Rezidence Na Plzeňce, Apartment no. 1.7.3	4+kc	7 AG	110.90	0.00	19,800,000	178,539	similar	similar
Rezidence Na Plzeňce, Apartment no. 3.8.3	4+kc	8 AG	108.90	23.20	21,100,000	175,104	similar	similar
Ekorezidence Smíchov, Apartment no. 802	4+kc	8 AG	89.10	15.40	18,634,000	192,500	similar	worse

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

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

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

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

Based on the table above, the Valuer has estimated the following sale rates for the Apartments:

- **2.1.4:** CZK 172,000 (incl. VAT) per sq m of countable area.
- **2.1.5:** CZK 225,000 (incl. VAT) per sq m of countable area.
- **2.1.6:** CZK 181,000 (incl. VAT) per sq m of countable area.
- **3.1.3:** CZK 184,000 (incl. VAT) per sq m of countable area.
- **3.1.4:** CZK 178,000 (incl. VAT) per sq m of countable area.
- **4.1.1:** CZK 206,000 (incl. VAT) per sq m of countable area.
- **4.2.1:** CZK 176,000 (incl. VAT) per sq m of countable area.
- **4.2.2:** CZK 177,000 (incl. VAT) per sq m of countable area.
- **1.3.3:** CZK 171,000 (incl. VAT) per sq m of countable area.
- **4.3.1:** CZK 171,000 (incl. VAT) per sq m of countable area.
- **1.4.3:** CZK 172,000 (incl. VAT) per sq m of countable area.
- **2.7.8:** CZK 200,000 (incl. VAT) per sq m of countable area.

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

Furthermore, based on comparable evidence the Valuer has estimated sale rates for Cellars and Underground Parking Spaces. Comparable evidence for Underground Parking Spaces is set out in the following table:

Project	Price Underground Parking Space (CZK per <u>UNIT</u> incl. VAT)
Arcus City TIMBER L & M	766,700
Lihovar Smíchov	672,000
Rezidence Na Plzeňce	795,200
Rezidence Petřiny	800,000
Rezidence Vitality	850,000

Based on the table above, the Valuer has estimated the sale rate for **Standard Underground Parking Spaces** at the level of **CZK 750,000 (incl. VAT) per one underground parking space**. In addition, the Valuer has estimated the sale rate for **Underground Parking Space**

previously designed for disabled people (of the higher saleable area than Standard Underground Parking Space) at the level of **CZK 850,000 (incl. VAT) per one underground parking space**.

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

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

Based on the table above, the Valuer has estimated the sale rate for **Cellars** at the level of **CZK 65,000 (incl. VAT) per sq m of saleable area**.

10.2 Market Value subject to Special Assumption Calculation

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

Apartment	Apartment Countable Area & Sale Rate (CZK incl. VAT)	Cellar Saleable Area & Sale Rate (CZK incl. VAT)	Parking Space No. & Sale Rate (CZK incl. VAT)	Market Value Subject to Special Assumption (CZK incl. VAT)
2.1.4	103.15 @ 172,000	2.80 @ 65,000	1 Underground Standard @ 750,000	18,673,800
2.1.5	52.35 @ 225,000	2.60 @ 65,000	N/A	11,947,750
2.1.6	104.05 @ 181,000	2.70 @ 65,000	1 Underground Standard @ 750,000	19,758,550
3.1.3	98.20 @ 184,000	3.00 @ 65,000	1 Underground Disabled @ 850,000	19,113,800
3.1.4	91.50 @ 178,000	3.70 @ 65,000	1 Underground Disabled @ 850,000	17,377,500
4.1.1	59.85 @ 206,000	3.30 @ 65,000	1 Underground Standard @ 750,000	13,293,600
4.2.1	118.80 @ 176,000	5.50 @ 65,000	1 Underground Standard @ 750,000	22,016,300
4.2.2	84.05 @ 177,000	4.20 @ 65,000	1 Underground Standard @ 750,000	15,899,850

Apartment	Apartment Countable Area & Sale Rate (CZK incl. VAT)	Cellar Saleable Area & Sale Rate (CZK incl. VAT)	Parking Space No. & Sale Rate (CZK incl. VAT)	Market Value Subject to Special Assumption (CZK incl. VAT)
1.3.3	115.25 @ 171,000	2.90 @ 65,000	1 Underground Standard @ 750,000 1 Underground Disabled @ 850,000	21,496,250
4.3.1	118.00 @ 171,000	3.30 @ 65,000	1 Underground Standard @ 750,000	21,142,500
1.4.3	115.25 @ 172,000	3.20 @ 65,000	1 Underground Standard @ 750,000 1 Underground Disabled @ 850,000	21,631,000
2.7.8	73.55 @ 200,000	6.00 @ 65,000	1 Underground Standard @ 750,000	15,850,000
TOTAL				218,200,900

11. Market Values subject to Special Assumption

Having carefully considered the **Apartment 2.1.4**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 2.1.4 as of the valuation date is:

CZK 18,673,800
(Eighteen Million Six Hundred Seventy-Three Thousand and Eight Hundred Czech Crowns) incl. VAT

Having carefully considered the **Apartment 2.1.5**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 2.1.5 as of the valuation date is:

CZK 11,947,750
(Eleven Million Nine Hundred Forty-Seven Thousand Seven Hundred and Fifty Czech Crowns) incl. VAT

Having carefully considered the **Apartment 2.1.6**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 2.1.6 as of the valuation date is:

CZK 19,758,550
(Nineteen Million Seven Hundred Fifty-Eight Thousand Five Hundred and Fifty Czech Crowns) incl. VAT

Having carefully considered the **Apartment 3.1.3**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 3.1.3 as of the valuation date is:

CZK 19,113,800
(Nineteen Million One Hundred Thirteen Thousand and Eight Hundred Czech Crowns) incl. VAT

Having carefully considered the **Apartment 3.1.4**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 3.1.4 as of the valuation date is:

CZK 17,377,500
(Seventeen Million Three Hundred Seventy-Seven Thousand and Five Hundred Czech Crowns) incl. VAT

Having carefully considered the **Apartment 4.1.1**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 4.1.1 as of the valuation date is:

CZK 13,293,600
(Thirteen Million Two Hundred Ninety-Three Thousand and Six Hundred Czech Crowns) incl. VAT

Having carefully considered the **Apartment 4.2.1**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 4.2.1 as of the valuation date is:

CZK 22,016,300

(Twenty-Two Million Sixteen Thousand and Three Hundred Czech Crowns) incl. VAT

Having carefully considered the **Apartment 4.2.2**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 4.2.2 as of the valuation date is:

CZK 15,899,850

(Fifteen Million Eight Hundred Ninety-Nine Thousand Eight Hundred and Fifty Czech Crowns) incl. VAT

Having carefully considered the **Apartment 1.3.3**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 1.3.3 as of the valuation date is:

CZK 21,496,250

(Twenty-One Million Four Hundred Ninety-Six Thousand Two Hundred and Fifty Czech Crowns) incl. VAT

Having carefully considered the **Apartment 4.3.1**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 4.3.1 as of the valuation date is:

CZK 21,142,500

(Twenty-One Million One Hundred Forty-Two Thousand and Five Hundred Czech Crowns) incl. VAT

Having carefully considered the **Apartment 1.4.3**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 1.4.3 as of the valuation date is:

CZK 21,631,000

(Twenty-One Million Six Hundred Thirty-One Thousand Czech Crowns) incl. VAT

Having carefully considered the **Apartment 2.7.8**, as described in this report, the Valuer is of the opinion that the **Market Value subject to Special Assumption** of the freehold interest in the Apartment 2.7.8 as of the valuation date is:

CZK 15,850,000

(Fifteen Million Eight Hundred and Fifty Thousand Czech Crowns) incl. VAT

12. General Assumptions and Conditions

12.1 General Assumptions

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

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

12.2 General Conditions

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

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

APPENDICES

APPENDIX I

TERMS OF ENGAGEMENT

Mr. Matěj Cihelka MRICS

Professional Member & Registered Valuer

Professional No: 6896055

U Krčského nádraží 230/19

140 00 Prague 4

Czech Republic

E: MatejCihelka@seznam.cz

Future X Energy s.r.o.

V Parku 2335/20

148 00 Prague 4

Czech Republic

25 January 2026

**Terms of Engagement: Valuation of twelve apartments within the development project
Rezidence Na Plzeňce, Na Plzeňce Street, 150 00 Prague 5 - Smíchov, Czech Republic**

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

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

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

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

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

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

Client: Future X Energy s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic, ID 19645317 (the "Client")

Addressee: Future X Energy s.r.o., V Parku 2335/20, 148 00 Prague 4, Czech Republic, ID 19645317

- Properties:**
1. The **Apartment 2.1.4 (3+kc)** with the saleable area 88.80 sq m located on the first above ground floor, including terrace of the saleable area 7.80 sq m, front garden of the saleable area 35.60 sq m, cellar and one underground parking space.
 2. The **Apartment 2.1.5 (2+kc)** with the saleable area 44.40 sq m located on the first above ground floor, including terrace of the saleable area 15.90 sq m, front garden of the saleable area 36.20 sq m, cellar and one underground parking space.
 3. The **Apartment 2.1.6 (3+kc)** with the saleable area 89.00 sq m located on the first above ground floor, including terrace of the saleable area 30.10 sq m, front garden of the saleable area 92.70 sq m, cellar and one underground parking space.
 4. The **Apartment 3.1.3 (3+kc)** with the saleable area 84.10 sq m located on the first above ground floor, including terrace of the saleable area 28.20 sq m, front garden of the saleable area 44.00 sq m, cellar and one underground parking space.
 5. The **Apartment 3.1.4 (3+kc)** with the saleable area 77.90 sq m located on the first above ground floor, including terrace of the saleable area 27.20 sq m, front garden of the saleable area 12.90 sq m, cellar and one underground parking space.
 6. The **Apartment 4.1.1 (2+kc)** with the saleable area 54.90 sq m located on the first above ground floor, including terrace of the saleable area 9.90 sq m, front garden of the saleable area 31.00 sq m, cellar and one underground parking space.
 7. The **Apartment 4.2.1 (3+kc)** with the saleable area 99.00 sq m located on the second above ground floor, including terrace of the saleable area 55.30 sq m, cellar and one underground parking space.
 8. The **Apartment 4.2.2 (3+kc)** with the saleable area 77.70 sq m located on the second above ground floor, including balcony of the saleable area 12.70 sq m, cellar and one underground parking space.
 9. The **Apartment 1.3.3 (4+kc)** with the saleable area 110.90 sq m located on the third above ground floor, including cellar and one underground parking space.
 10. The **Apartment 4.3.1 (3+kc)** with the saleable area 99.00 sq m located on the third above ground floor, including terrace of the saleable area 38.00 sq m, cellar and one underground parking space.
 11. The **Apartment 1.4.3 (4+kc)** with the saleable area 110.90 sq m located on the fourth above ground floor, including cellar and one underground parking space.

12. The **Apartment 2.7.8 (3+kc)** with the saleable area 67.30 sq m located on the seventh above ground floor, including balcony of the saleable area 5.50 sq m, terrace of the saleable area 7.00 sq m, cellar and one underground parking space.

(Together the "Properties")

Valuation Currency: CZK (Czech Crowns)

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

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

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

Bases of Value: Market Value subject to Special Assumption

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

Special Assumptions: To arrive at the Market Value subject to Special Assumption, the Valuer will assume that all Properties have been completed according to the technical specification as per the Developer, have the benefit of use permit and are properly registered in the Cadastral Register as at the valuation date.

The Red Book defines the Special Assumption under VPS 2.10 as: "An assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date".

Assumptions: The Valuer will make several reasonable assumptions as defined under VPS 2.9 of the Red Book which the Valuer will consider both appropriate and necessary.

Valuation Date: 31 January 2026

Please note that the valuation date will differ from the date on which the Valuation Report is to be issued or the date on which investigations are to be undertaken.

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

Nature and Sources of Information upon which the Valuer will Rely:

A schedule of information necessary to undertake the valuation is attached in the **Appendix**. The Valuer does not accept responsibility for any errors or omissions in information and documentation provided. Please note that the list of documents and information required may change during the valuation process.

To the extent that the Client or their professional advisors has provided information and/or instructed the Valuer to obtain it from the third party the Client agrees that, unless otherwise agreed by the Valuer in writing, the Valuer can safely rely upon this information without further verification. The Valuer will rely on the accuracy, completeness, and consistency of any such information as well. The Client agrees not to hold the Valuer responsible if any disputes regarding the valuation arise from the accuracy of such information.

For the avoidance of doubt, the Valuer accepts no liability for any inaccuracy or omission contained in information disclosed by the Client or any other third party or from the public sources.

Extent of Valuer's Investigations:

The Valuer will undertake an inspection of the development site subject to the proposed development project of Rezidence Na Pizeňce. The Valuer will carry out investigations to the extent necessary to provide the Client with the valuation. The Valuer will not carry out a structural survey or test the services and nor will inspect the woodwork and other parts of the structures which are covered, unexposed or inaccessible.

The Valuer will not undertake a measurement survey of the Properties.

Format of the Report:

The Valuer will provide one Valuation Report for the Properties.

The Valuation Report will meet the requirements as defined under VPS 6.2 of the Red Book which sets out the mandatory minimum terms of reporting and includes all the matters addressed in this letter.

The Valuation Report will be prepared in English.

The Valuer will provide one signed soft copy of the Valuation Report which will be sent electronically to the Client.

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

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

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

Timing: Draft Valuation Report: To be delivered by 8 February 2026 to the Client in case all necessary information for the valuation is delivered to the Valuer before the delivery date.

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

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

Fee: CZK X

The invoice will be addressed to the Client.

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

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

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

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

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

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

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

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

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

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

Environmental, Social and Governance (ESG) Factors:

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

Complaints:

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

RICS Monitoring:

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

Jurisdiction:

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

Dispute Resolution:

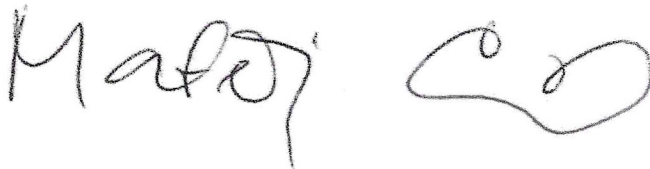
The parties declare that they will endeavour to solve between themselves any matters or disputes that may result from this agreement and if this is not possible, then the parties agree that all disputes arising out of and in connection with this agreement shall be finally settled by three arbitrators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

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

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

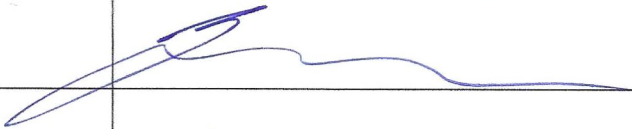
I would be grateful if you could please sign, date, and return a copy of this letter to me confirming your acceptance of its contents.

Yours sincerely,



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

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

Signature:	
Name:	ONDŘEJ ŠARDUBA
Organisation:	FUTURE X ENERGY s.r.o.
Position:	MANAGING DIRECTOR
Date:	28.1.2026

Appendix: Information Required (Apartments and Commercial Units)

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

APPENDIX II
PHOTOGRAPHS



Development Site



Development Site



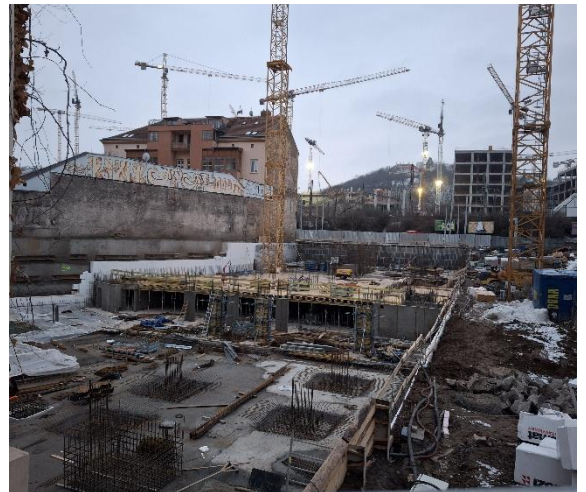
Development Site



Development Site



Development Site



Development Site

APPENDIX III

CADASTRAL EXTRACT AND MAP

VÝPIS Z KATASTRU NEMOVITOSTÍ
 prokazující stav evidovaný k datu 31.01.2026 00:00:00

Okres:

Obec: 554782 Praha

Kat.území: 729051 Smíchov

List vlastnictví: 2440

V kat. území jsou pozemky vedeny v jedné číselné řadě

A Vlastník, jiný oprávněný	Identifikátor	Podíl
----------------------------	---------------	-------

Vlastnické právo

GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, Nové Město, 11000 Praha 1	28891961	
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B Nemovitosti

Pozemky

Parcela

Výměra[m2] Druh pozemku

Způsob využití

Způsob ochrany

577	344 zastavěná plocha a nádvoří		ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
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Součástí je stavba: Smíchov, č.p. 520, byt.dům
 Stavba stojí na pozemku p.č.: 577

578/2	15 zastavěná plocha a nádvoří		ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
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Součástí je stavba: bez čp/če, garáž
 Stavba stojí na pozemku p.č.: 578/2

578/3	27 zastavěná plocha a nádvoří		ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
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Součástí je stavba: bez čp/če, garáž
 Stavba stojí na pozemku p.č.: 578/3

579/1	2072 ostatní plocha	jiná plocha	pam. zóna - budova, pozemek v památkové zóně
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581	369 ostatní plocha	manipulační plocha	ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
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582/1	1186 ostatní plocha	jiná plocha	ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
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582/3	1030 ostatní plocha	jiná plocha	ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
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584/2	351 ostatní plocha	jiná plocha	ochr.pásmo nem.kult.pam., pam.zó ny, rezervace, nem.nár
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VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 31.01.2026 00:00:00

Okres:
Kat.území: 729051 Smíchov

Obec: 554782 Praha

List vlastnictví: 2440

V kat. území jsou pozemky vedeny v jedné číselné řadě

584/5	11 ostatní plocha	manipulační plocha	.kult.pam, pam. zóna - budova, pozemek v památkové zóně ochr.pásma nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně
5025	215 zastavěná plocha a nádvoří		ochr.pásma nem.kult.pam., pam.zó ny, rezervace, nem.nár .kult.pam, pam. zóna - budova, pozemek v památkové zóně

Součástí je stavba: Smíchov, č.p. 36, byt.dům
Stavba stojí na pozemku p.č.: 5025

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

C Věcná práva zatěžující nemovitosti v části B včetně souvisejících údajů

Typ vztahu

o Zástavní právo smluvní

veškeré pohledávky vzniklé na základě nebo v souvislosti s jakýmkoliv Finančním dokumentem a to do výše 2 441 364 000,00 Kč (nebo ekvivalentu této částky v jakémkoliv jiné měně či měnách), které mohou vzniknout nejpozději do 30.06.2034, tak jak jsou specifikované v čl. 1 odst. 1.1 písm. (a) až (g) zástavní smlouvy

Oprávnění pro

Raiffeisenbank a.s., Hvězdova 1716/2b, Nusle, 14000
Praha 4, RČ/IČO: 49240901

Povinnost k

Parcela: 5025, Parcela: 577, Parcela: 578/2, Parcela: 578/3, Parcela: 579/1,
Parcela: 581, Parcela: 582/1, Parcela: 582/3, Parcela: 584/2, Parcela: 584/5

Listina Smlouva o zřízení zástavního práva podle obč.z. ze dne 12.08.2025. Právní účinky zápisu k okamžiku 13.08.2025 13:58:45. Zápis proveden dne 09.09.2025; uloženo na prac. Praha

V-51783/2025-101

Pořadí k 13.08.2025 13:58

Související zápisy

Závazek nezajistit zást. pr. ve výhodnějším pořadí nový dluh

Oprávnění pro

Raiffeisenbank a.s., Hvězdova 1716/2b, Nusle, 14000
Praha 4, RČ/IČO: 49240901

Listina Smlouva o zřízení zástavního práva podle obč.z. ze dne 12.08.2025. Právní účinky zápisu k okamžiku 13.08.2025 13:58:45. Zápis proveden dne 09.09.2025; uloženo na prac. Praha

V-51783/2025-101

Související zápisy

Závazek neumožnit zápis nového zást. práva namísto starého

Oprávnění pro

Raiffeisenbank a.s., Hvězdova 1716/2b, Nusle, 14000
Praha 4, RČ/IČO: 49240901

VÝPIS Z KATASTRU NEMOVITOSTÍ
prokazující stav evidovaný k datu 31.01.2026 00:00:00

Okres: Obec: 554782 Praha
Kat.území: 729051 Smíchov List vlastnictví: 2440
V kat. území jsou pozemky vedeny v jedné číselné řadě

Typ vztahu

Listina Smlouva o zřízení zástavního práva podle obč.z. ze dne 12.08.2025. Právní účinky zápisu k okamžiku 13.08.2025 13:58:45. Zápis proveden dne 09.09.2025; uloženo na prac. Praha

V-51783/2025-101

D Poznámky a další obdobné údaje - Bez zápisu

Plomby a upozornění - Bez zápisu

E Nabývací tituly a jiné podklady zápisu

Listina

o Smlouva kupní ze dne 26.11.2009. Právní účinky vkladu práva ke dni 30.11.2009.

V-61265/2009-101

Pro: GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, Nové Město, 11000 Praha 1

RČ/IČO: 28891961

o Smlouva kupní ze dne 19.01.2023. Právní účinky zápisu k okamžiku 26.01.2023 13:16:26. Zápis proveden dne 16.02.2023.

V-4853/2023-101

Pro: GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, Nové Město, 11000 Praha 1

RČ/IČO: 28891961

o Smlouva kupní ze dne 02.07.2025. Právní účinky zápisu k okamžiku 02.07.2025 13:11:26. Zápis proveden dne 28.07.2025.

V-42207/2025-101

Pro: GOLD NEMOVITOSTNÍ, s.r.o., Václavské náměstí 837/11, Nové Město, 11000 Praha 1

RČ/IČO: 28891961

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

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

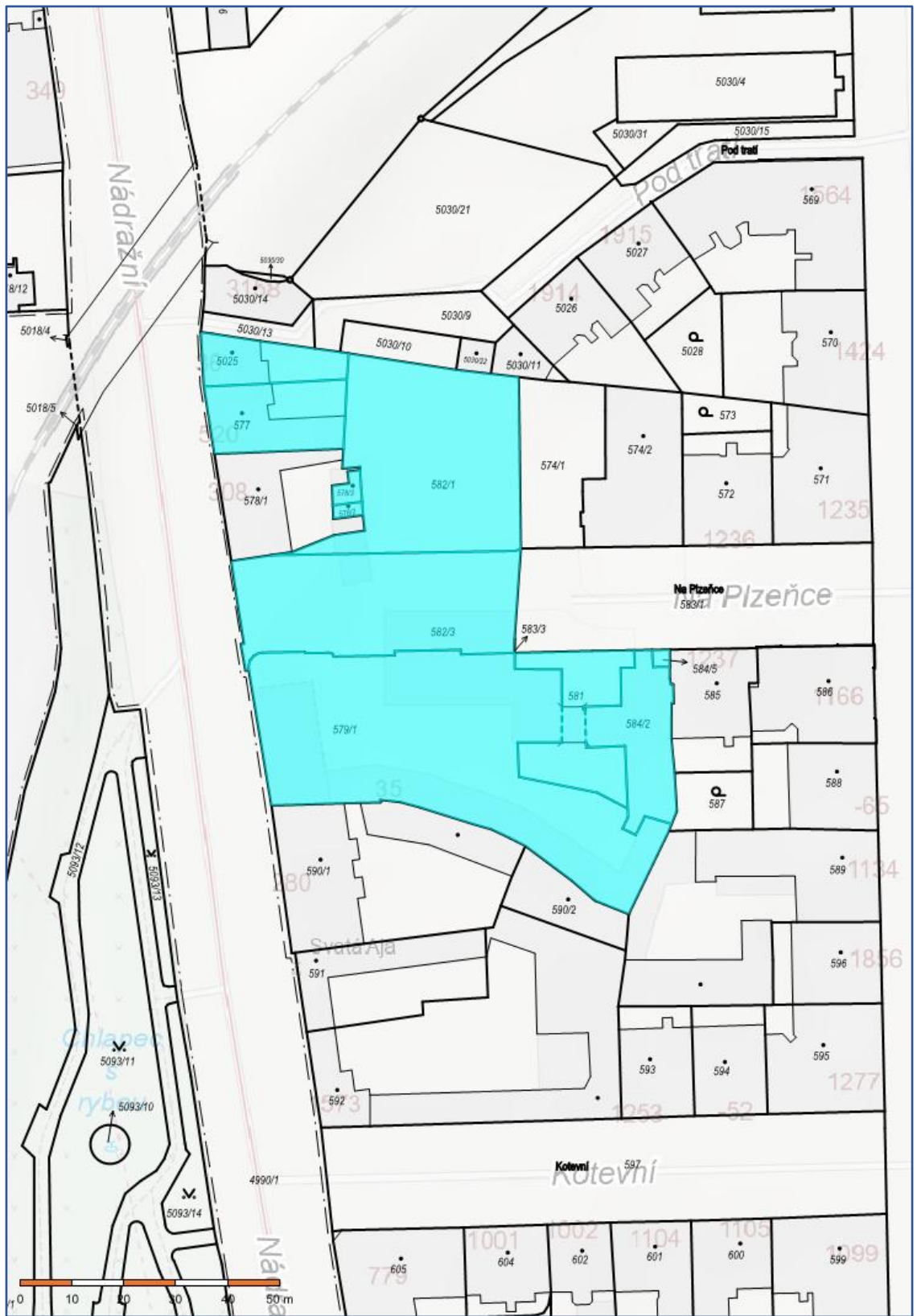
Vyhotovil:
Český úřad zeměměřický a katastrální - SCD
Vyhotoveno dálkovým přístupem

Vyhotoveno: 13.02.2026 21:51:29

Podpis, razítko:

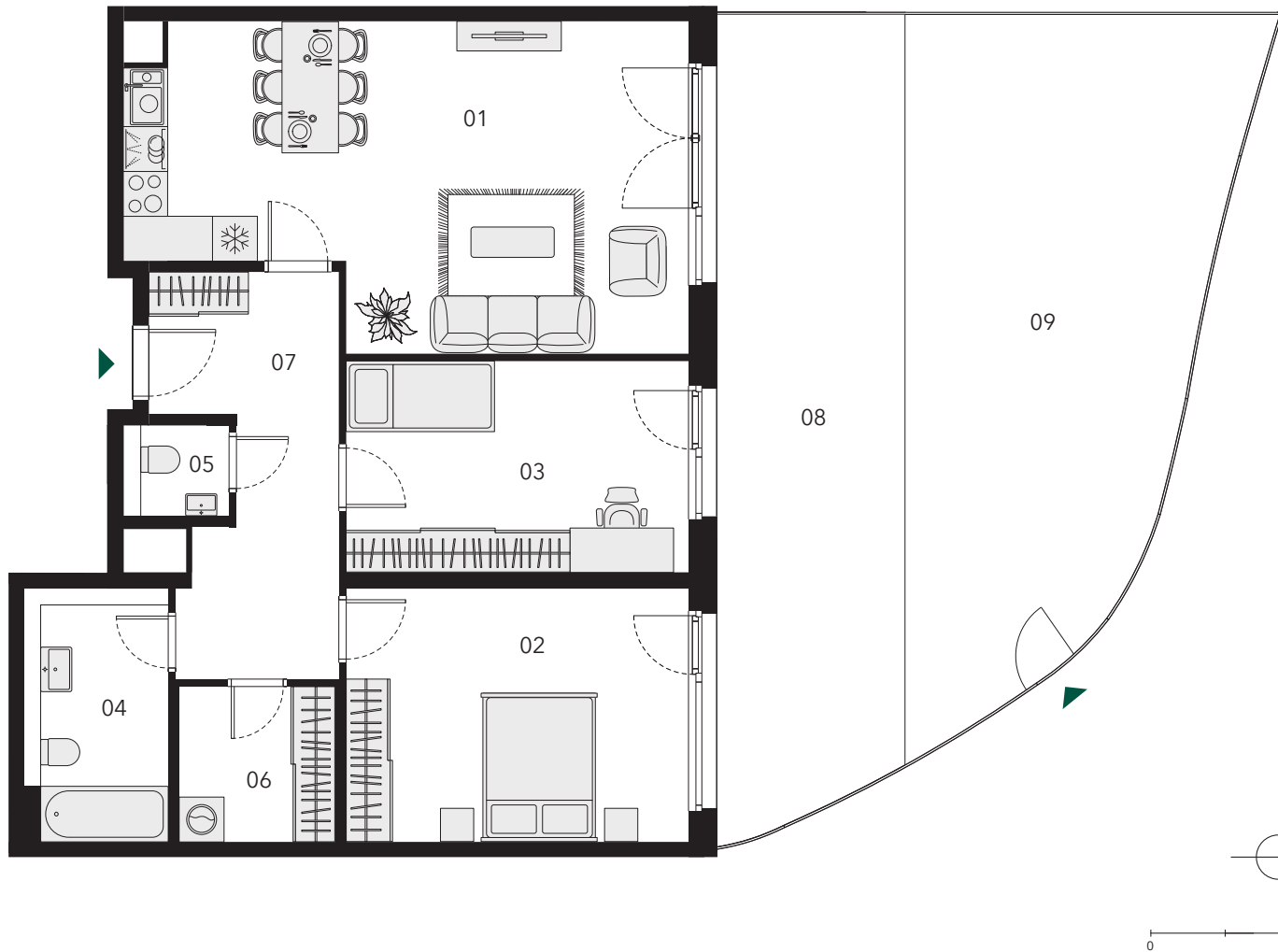
Řízení PÚ:

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



APPENDIX IV
FLOOR PLANS

Rezidence Na Plzeňce



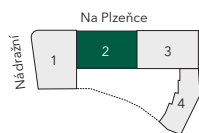
2.1.4

3+kk

1.np

88,8 m²

01	obývací pokoj + kk / living room + kitchenette	30,3 m²
02	ložnice / bedroom	16,0 m²
03	ložnice / bedroom	13,3 m²
04	koupelna + wc / bathroom + toilet	6,5 m²
05	wc / toilet	1,7 m²
06	komora / chamber	4,4 m²
07	předsiň / hallway	11,3 m²
08	terasa / terrace	28,7 m²
09	předzahrádka / garden	35,6 m²
08,09	předzahrádka s terasou / garden with terrace	64,3 m²



umístění budovy
building location



řez domem
cross-section of building



umístění bytu na patře
location of apartment
on the floor

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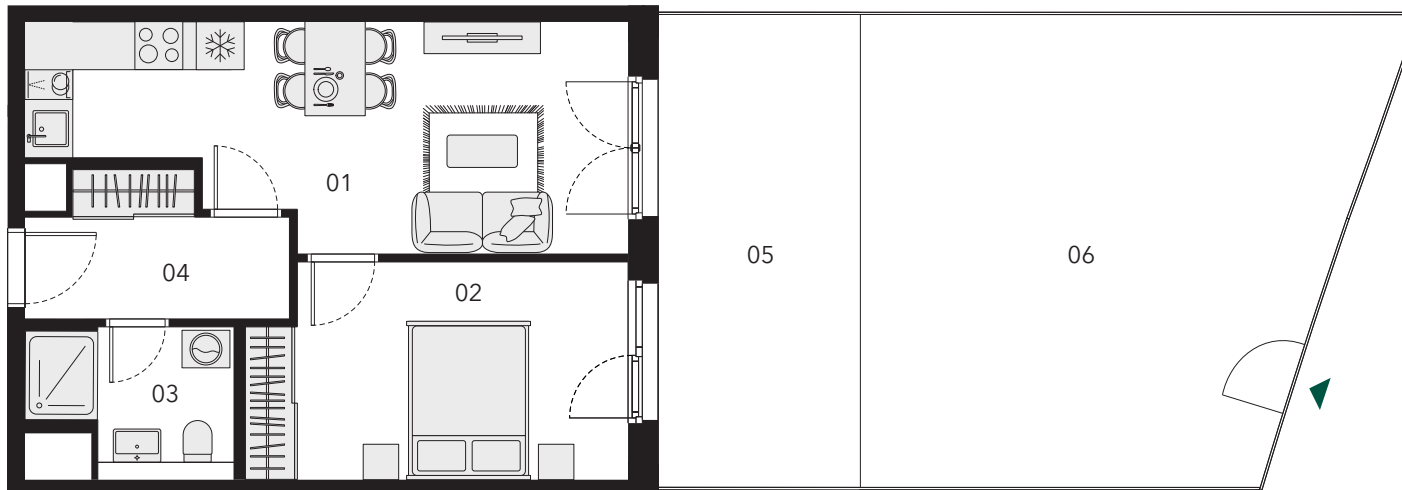
Rezidence Na Plzeňce

2.1.5

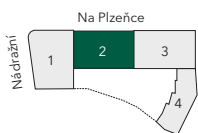
2+kk

1.np

44,4 m²



01	obývací pokoj + kk / living room + kitchenette	19,1 m²
02	ložnice / bedroom	12,9 m²
03	koupelna + wc / bathroom + toilet	4,4 m²
04	předsíň / hallway	5,2 m²
05	terasa / terrace	15,9 m²
06	předzahrádka / garden	36,2 m²
05,06	předzahrádka s terasou / garden with terrace	52,1 m²



umístění budovy
building location



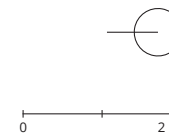
řez domem
cross-section of building



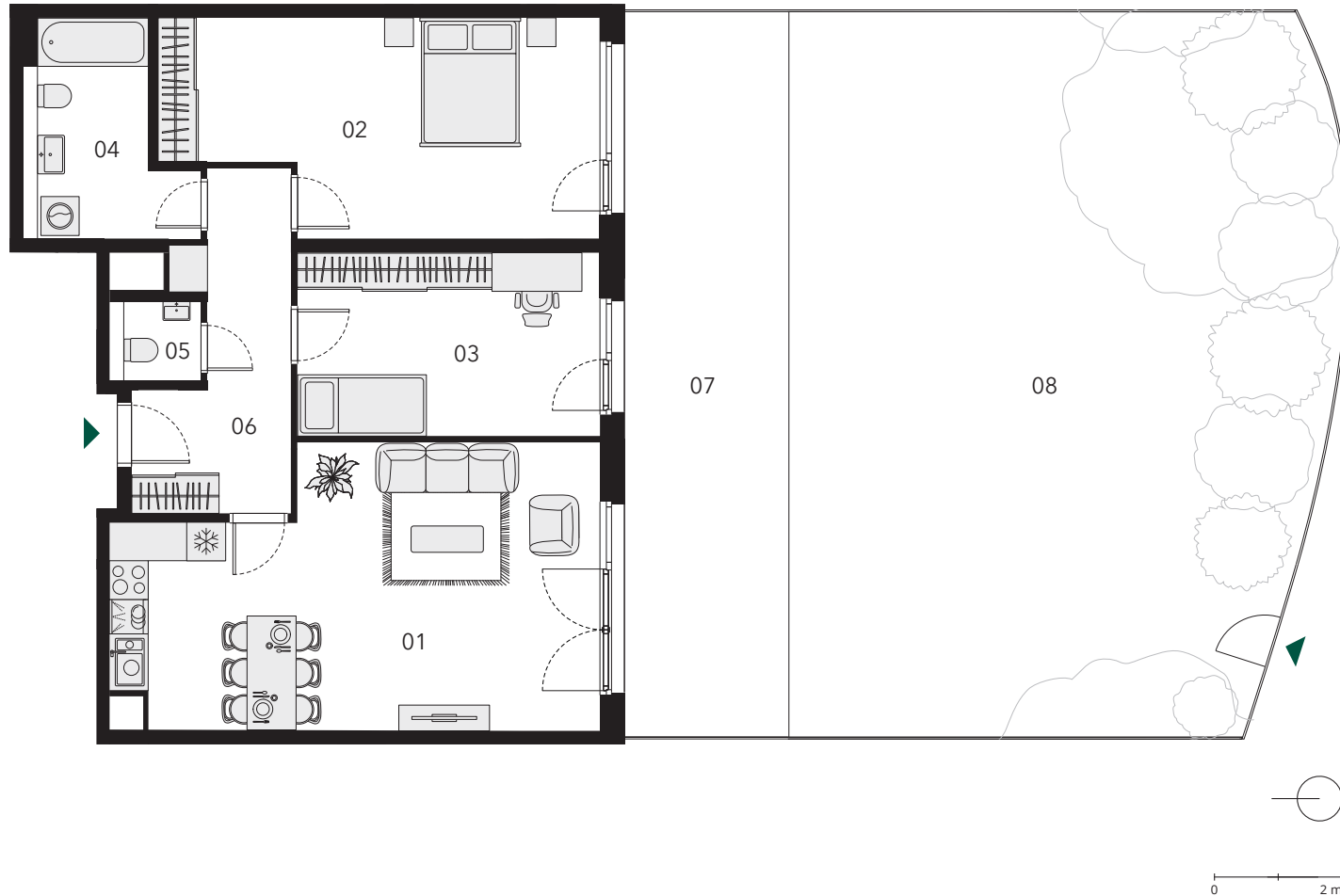
umístění bytu na patře
location of apartment
on the floor

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Rezidence Na Plzeňce



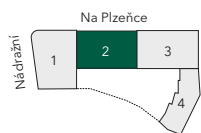
2.1.6

3+kk

1.np

89,0 m²

01	obývací pokoj + kk / living room + kitchenette	30,4 m²
02	ložnice / bedroom	21,2 m²
03	ložnice / bedroom	13,6 m²
04	koupelna + wc / bathroom + toilet	7,4 m²
05	wc / toilet	1,7 m²
06	předsíň / hallway	9,7 m²
07	terasa / terrace	29,8 m²
08	předzahrádka / garden	91,7 m²
07,08	předzahrádka s terasou / garden with terrace	121,5 m²



umístění budovy
building location



řez domem
cross-section of building

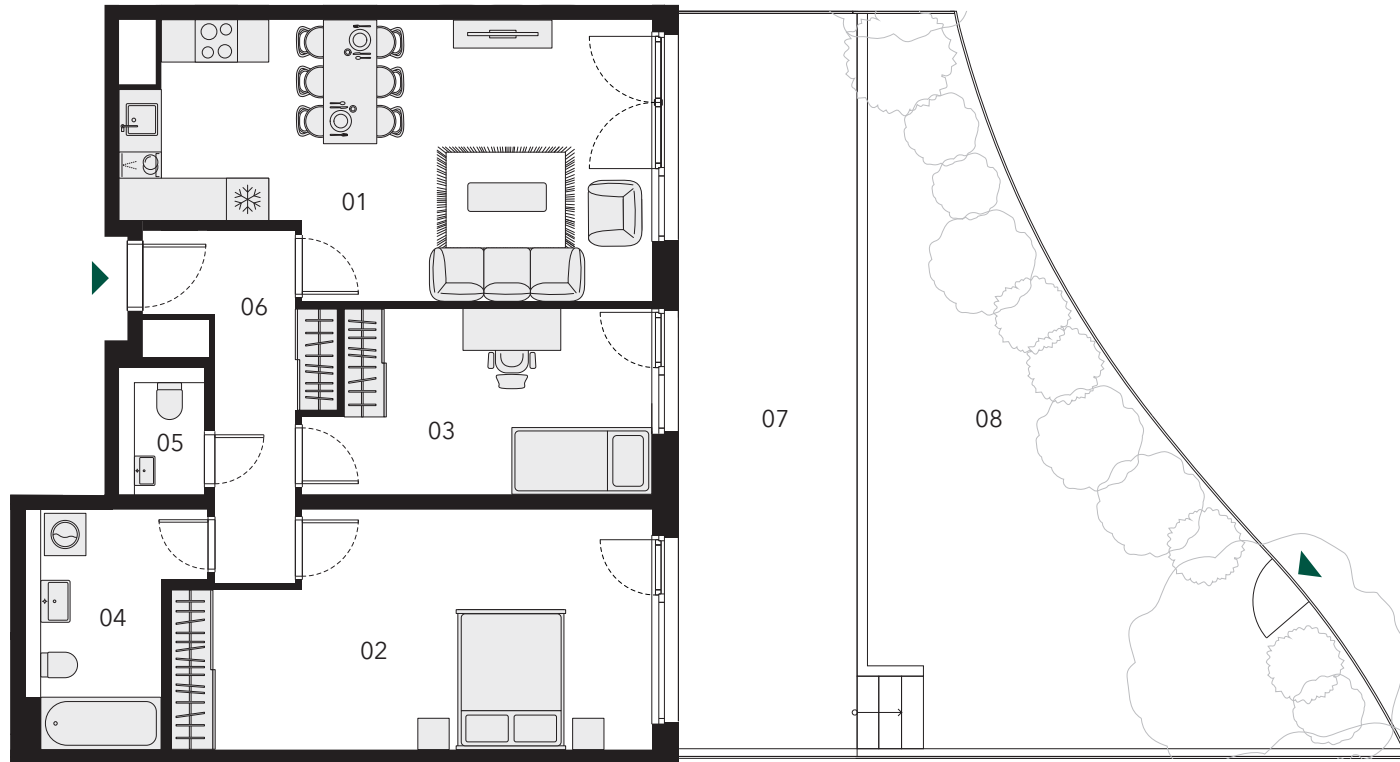


umístění bytu na patře
location of apartment
on the floor

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Rezidence Na Plzeňce



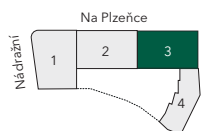
3.1.3

3+kk

1.np

84,1 m²

01	obývací pokoj + kk / living room + kitchenette	27,3 m²
02	ložnice / bedroom	21,7 m²
03	ložnice / bedroom	12,5 m²
04	koupelna + wc / bathroom + toilet	7,3 m²
05	wc / toilet	2,2 m²
06	předsíň / hallway	7,9 m²
07	terasa / terrace	27,9 m²
08	předzahrádka / garden	43,3 m²
07,08	předzahrádka s terasou / garden with terrace	71,2 m²



umístění budovy
building location



řez domem
cross-section of building



umístění bytu na patře
location of apartment
on the floor

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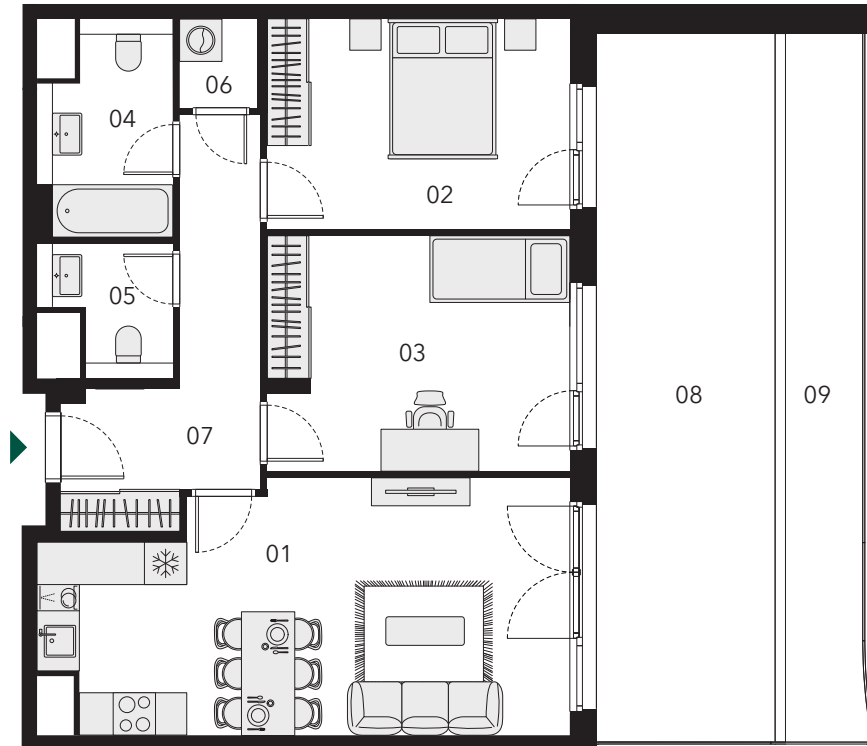
Rezidence Na Plzeňce

3.1.4

3+kk

1.np

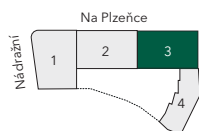
77,9 m²



01	obývací pokoj + kk / living room + kitchenette	25,5 m²
02	ložnice / bedroom	13,2 m²
03	ložnice / bedroom	14,6 m²
04	koupelna + wc / bathroom + toilet	5,5 m²
05	wc / toilet	3,0 m²
06	komora / chamber	1,4 m²
07	předsiň / hallway	9,6 m²
08	terasa / terrace	27,2 m²
09	předzahrádka / garden	12,9 m²
08,09	předzahrádka s terasou / garden with terrace	40,1 m²



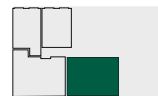
0 2 m



umístění budovy
building location



řez domem
cross-section of building



umístění bytu na patře
location of apartment
on the floor

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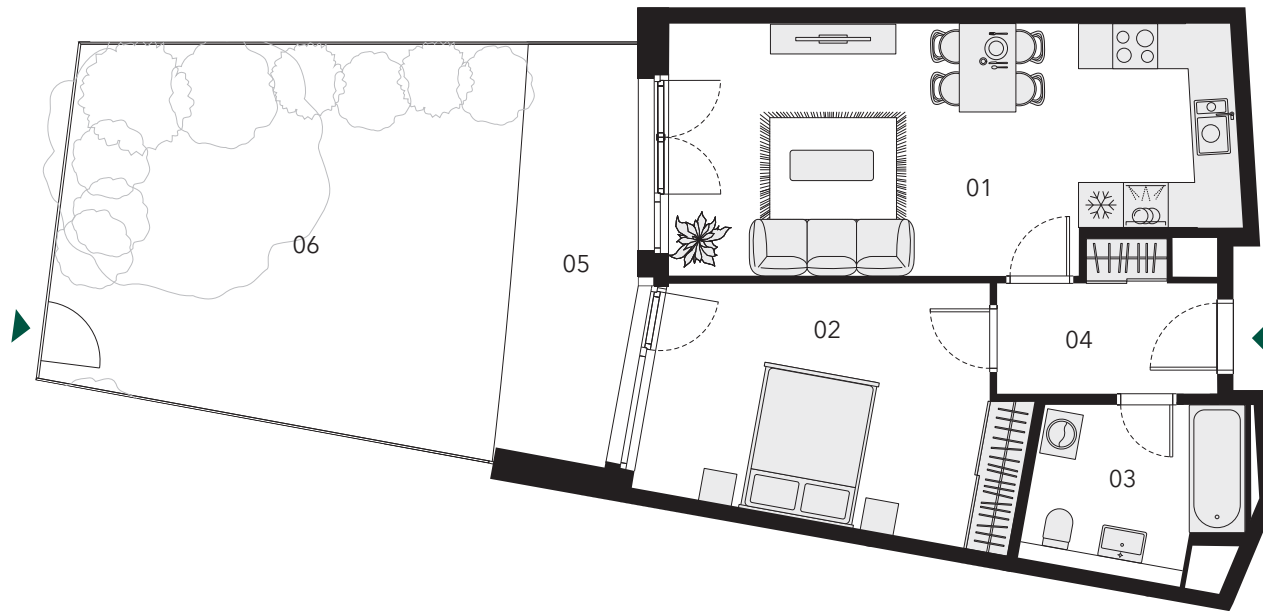
Rezidence Na Plzeňce

4.1.1

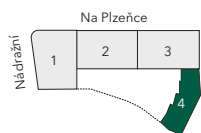
2+kk

1.np

54,9 m²



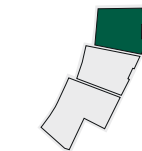
01	obývací pokoj + kk / living room + kitchenette	24,9 m²
02	ložnice / bedroom	15,9 m²
03	koupelna + wc / bathroom + toilet	6,1 m²
04	předsíň / hallway	5,1 m²
05	terasa / terrace	9,9 m²
06	předzahrádka / garden	31,1 m²
05,06	předzahrádka s terasou / garden with terrace	41,0 m²



umístění budovy
building location



řez domem
cross-section of building



umístění bytu na patře
location of apartment
on the floor

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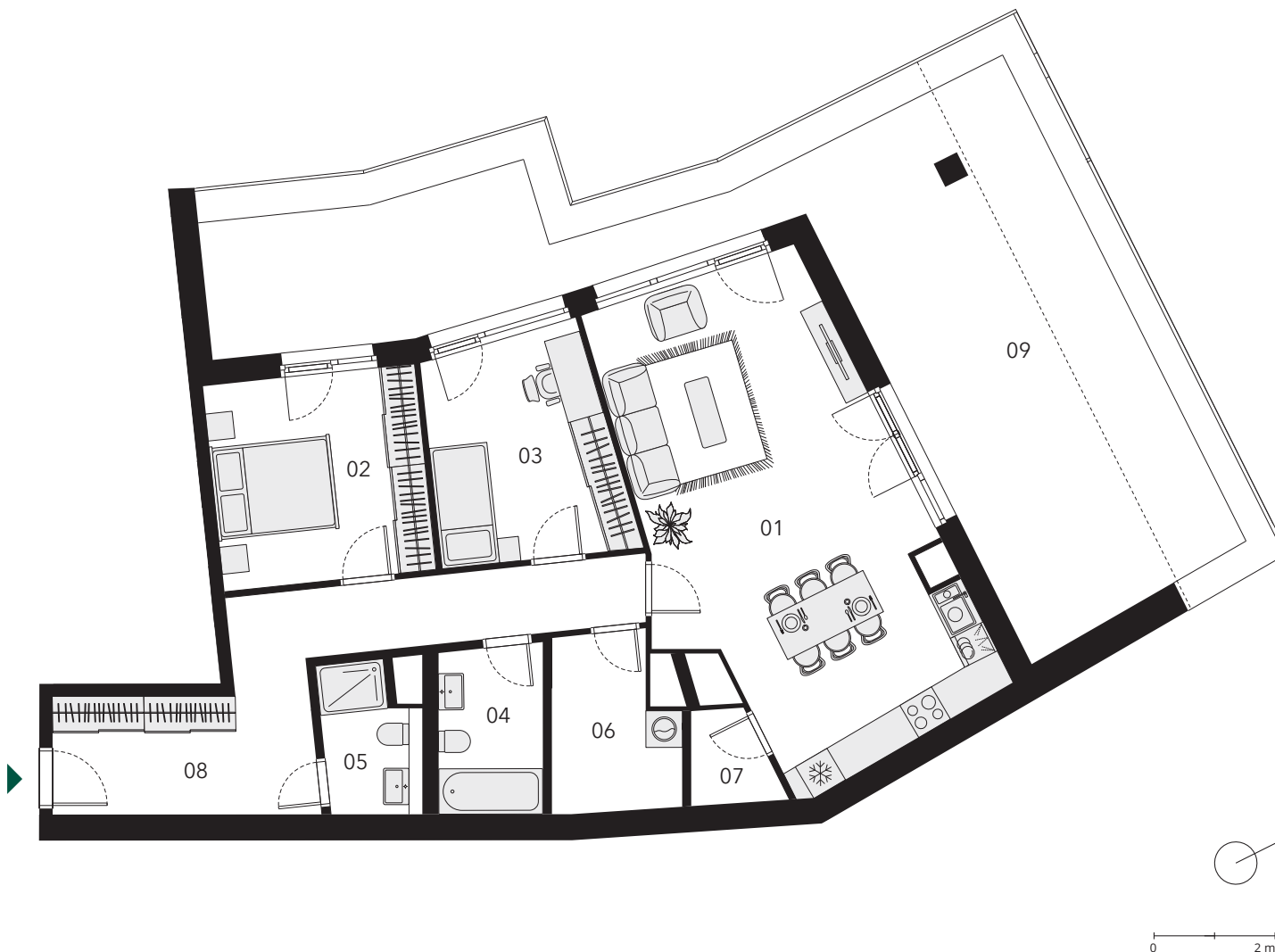
Rezidence Na Plzeňce

4.2.1

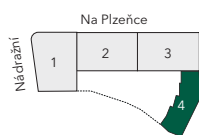
3+kk

2.np

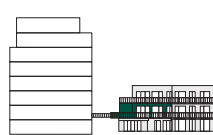
99,0 m²



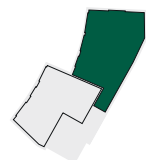
01	obývací pokoj + kk / living room + kitchenette	35,8 m²
02	ložnice / bedroom	12,2 m²
03	ložnice / bedroom	11,3 m²
04	koupelna + wc / bathroom + toilet	4,7 m²
05	koupelna + wc / bathroom + toilet	3,7 m²
06	komora / chamber	5,6 m²
07	spíž / pantry	2,0 m²
08	předsíň / hallway	17,0 m²
09	terasa / terrace	55,3 m²



umístění budovy
building location



řez domem
cross-section of building

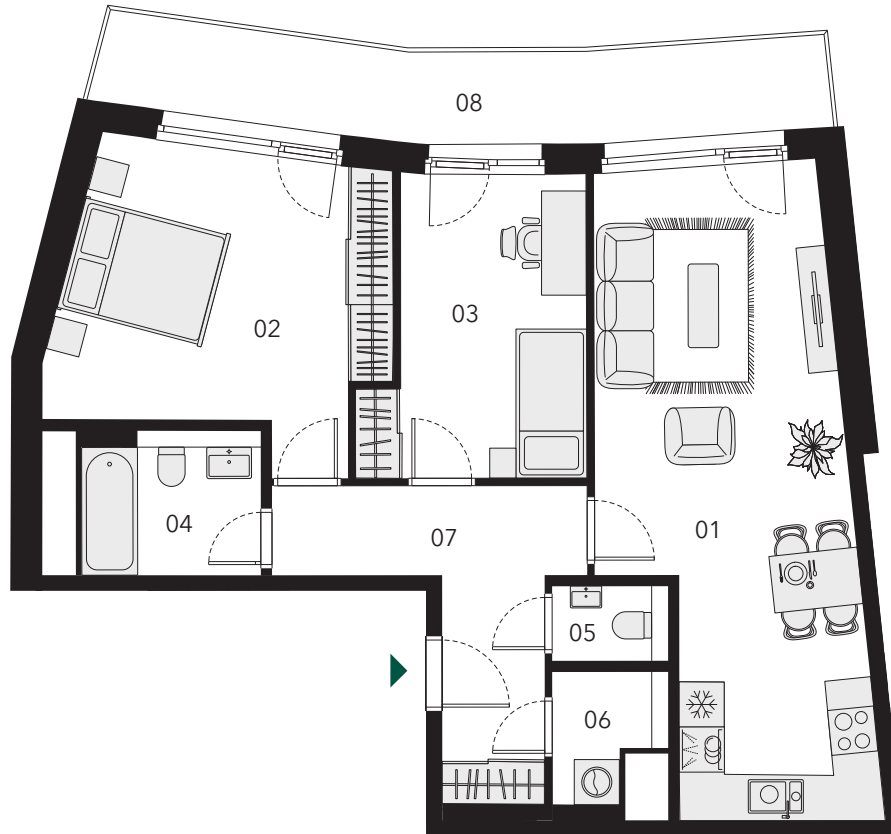


umístění bytu na patře
location of apartment
on the floor

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Rezidence Na Plzeňce



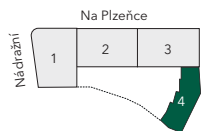
4.2.2

3+kk

2.np

77,7 m²

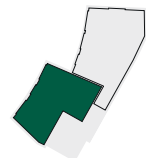
01	obývací pokoj + kk / living room + kitchenette	26,7 m²
02	ložnice / bedroom	16,6 m²
03	ložnice / bedroom	11,1 m²
04	koupelna + wc / bathroom + toilet	4,6 m²
05	wc / toilet	1,6 m²
06	komora / chamber	2,4 m²
07	předsíň / hallway	9,4 m²
08	balkon / balcony	12,7 m²



umístění budovy
building location



řez domem
cross-section of building



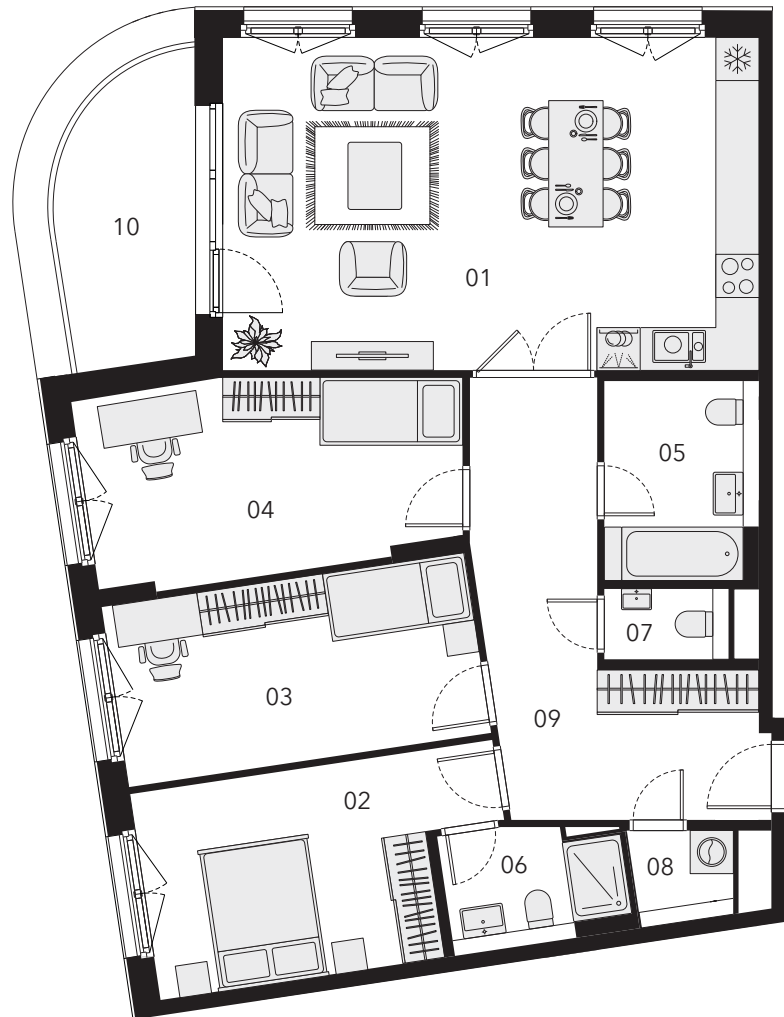
umístění bytu na patře
location of apartment
on the floor

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0 2 m

Rezidence Na Plzeňce



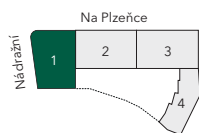
1.3.3

4+kk

3.np

110,9 m²

01	obývací pokoj + kk / living room + kitchenette	35,8 m²
02	ložnice / bedroom	13,2 m²
03	ložnice / bedroom	13,3 m²
04	ložnice / bedroom	14,3 m²
05	koupelna + wc / bathroom + toilet	5,9 m²
06	koupelna + wc / bathroom + toilet	3,8 m²
07	wc / toilet	1,7 m²
08	komora / chamber	1,8 m²
09	předsíň / hallway	14,9 m²
10	lodžie / loggia	8,7 m²



umístění budovy
building location



řez domem
cross-section of building

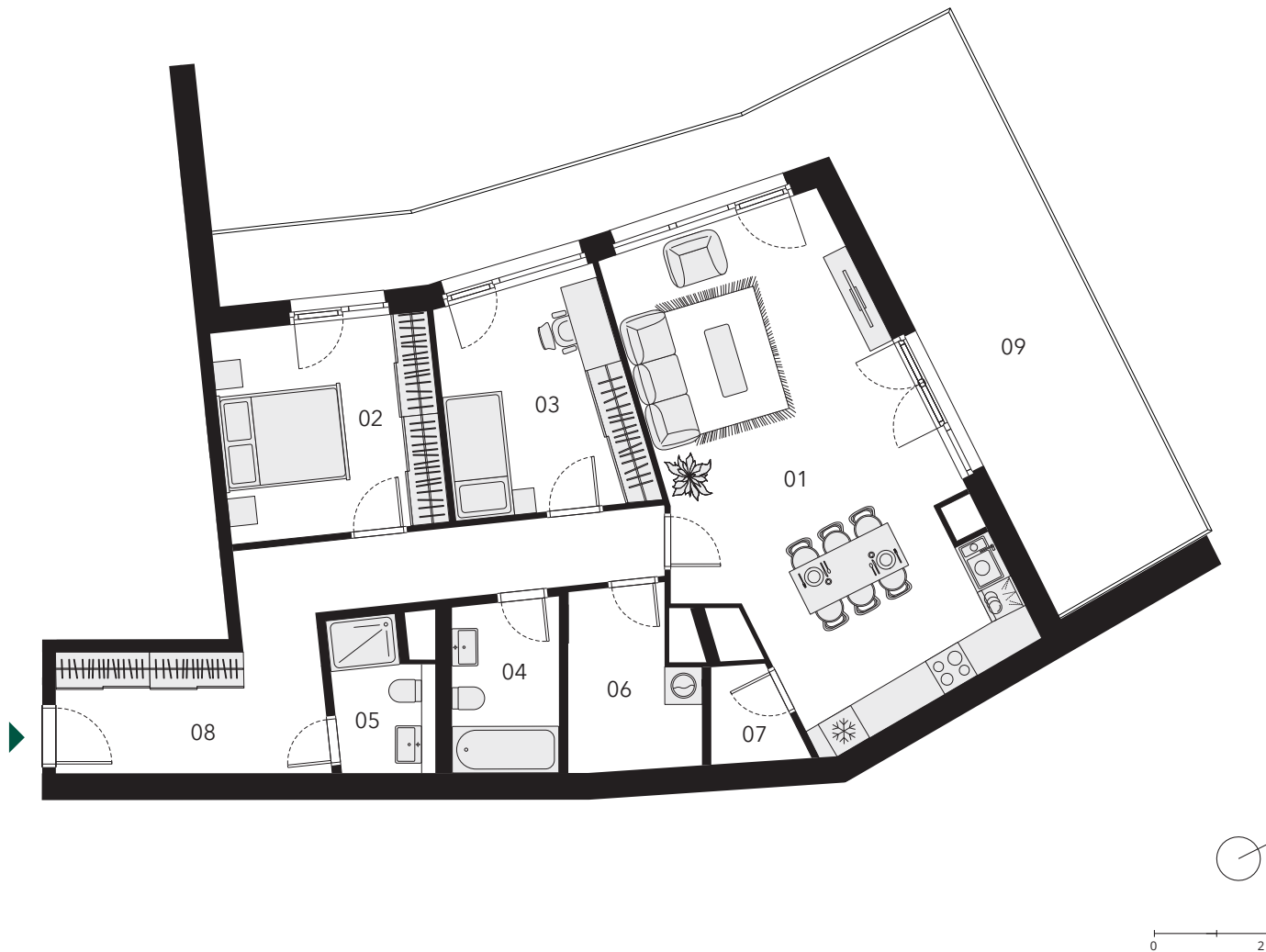


umístění bytu na patře
location of apartment
on the floor

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Rezidence Na Plzeňce



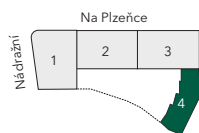
4.3.1

3+kk

3.np

99,0 m²

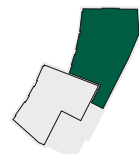
01	obývací pokoj + kk / living room + kitchenette	35,8 m²
02	ložnice / bedroom	12,2 m²
03	ložnice / bedroom	11,3 m²
04	koupelna + wc / bathroom + toilet	4,7 m²
05	koupelna + wc / bathroom + toilet	3,7 m²
06	komora / chamber	5,6 m²
07	spíž / pantry	2,0 m²
08	předsíň / hallway	17,0 m²
09	terasa / terrace	38,0 m²



umístění budovy
building location



řez domem
cross-section of building

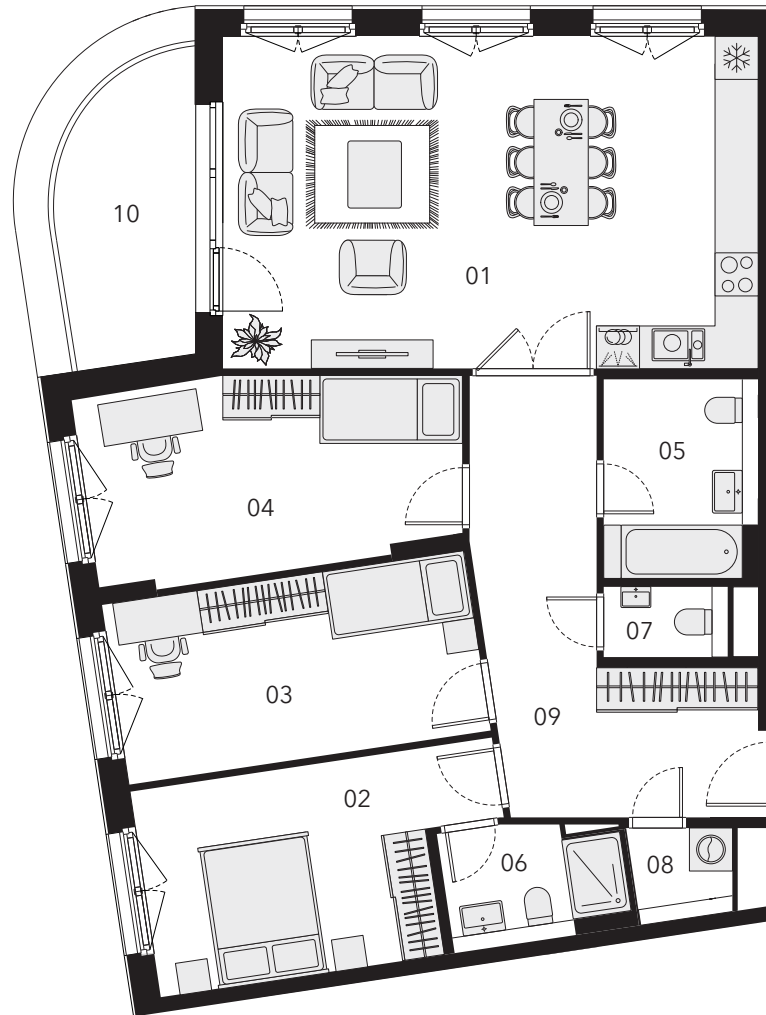


umístění bytu na patře
location of apartment
on the floor

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Rezidence Na Plzeňce



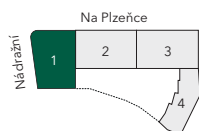
1.4.3

4+kk

4.np

110,9 m²

01	obývací pokoj + kk / living room + kitchenette	35,8 m²
02	ložnice / bedroom	13,2 m²
03	ložnice / bedroom	13,3 m²
04	ložnice / bedroom	14,3 m²
05	koupelna + wc / bathroom + toilet	5,9 m²
06	koupelna + wc / bathroom + toilet	3,8 m²
07	wc / toilet	1,7 m²
08	komora / chamber	1,8 m²
09	předsíň / hallway	14,9 m²
10	lodžie / loggia	8,7 m²



umístění budovy
building location



řez domem
cross-section of building



umístění bytu na patře
location of apartment
on the floor

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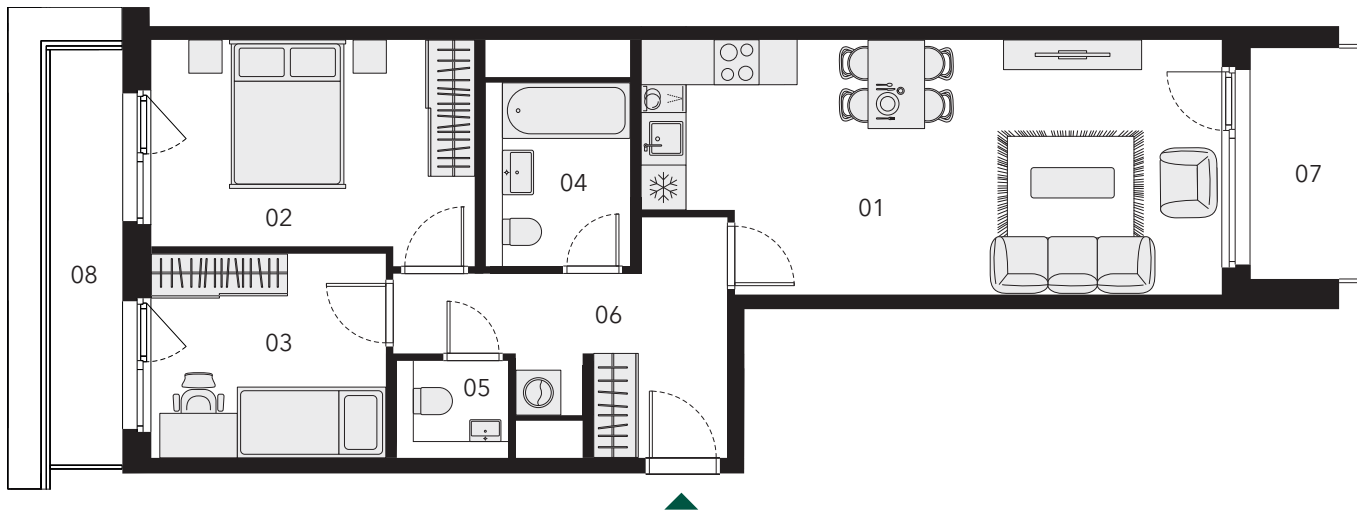
Rezidence Na Plzeňce

2.7.8

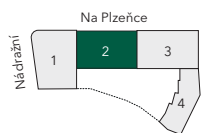
3+kk

7.np

67,3 m²



01	obývací pokoj + kk / living room + kitchenette	25,7 m²
02	ložnice / bedroom	12,7 m²
03	ložnice / bedroom	8,9 m²
04	koupelna + wc / bathroom + toilet	4,8 m²
05	wc / toilet	2,0 m²
06	předsíň / hallway	9,1 m²
07	balkon / balcony	5,5 m²
08	terasa / terrace	7,0 m²



umístění budovy
building location



řez domem
cross-section of building



umístění bytu na patře
location of apartment
on the floor

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