

Prague Living Market Figures

KEY PERFORMANCE INDICATORS (Q1 2025)

NEWLY BUILT APARTMENTS – SALES, PRICES INCL. VAT:

Average Asking Price for 2kk	Average Asking Price per sqm	Average Mortgage Rate
9.24	165,100	4.68%
million CZK; per apartment	CZK; 2kk apartment	Change YoY: - 51 pp
Change YoY: +16%	Change YoY: +12%	

RENTAL LIVING INSTITUTIONAL PROJECTS:

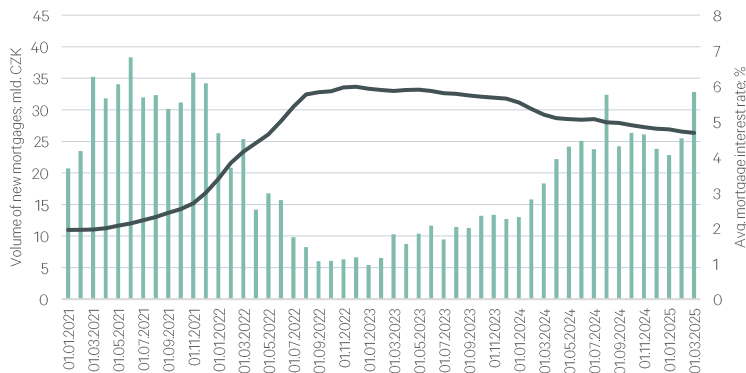
Average Asking Rental Price	Average Service Charges	Average Asking Rental Price for 2kk/2+1 (incl. Services)
600	150	32,800
CZK, per sqm	CZK, per sqm	CZK, monthly rent

With the improvement of macroeconomic conditions, the Prague residential market has experienced a rise in sales activity. Meanwhile, a persistent shortage of new supply is driving prices up. At the same time continuously declining interest rates further contributes to price increases. At the end of Q1 2025, we monitored 3,498 available apartments for sale across Prague, either existing, under construction or planned with an average asking price of 162,000 CZK/ sqm and an average size of 63 sqm.

Within our sample of 1kk-5kk apartments, 42% of available apartments were 2kk, followed by 3kk (27%), 1kk (22%) and 4kk (10%). In the first two months of 2025, the Czech Statistical Office reported that construction began on 1,327 new apartments, but only 14 were completed in multi-dwelling buildings, marking it the lowest total in the past decade. Our data suggests that approximately 900 apartments should have been completed in Q1 2025. Despite variations in data collection methods, we do not anticipate that the CSÚ March data will significantly alter this discrepancy.

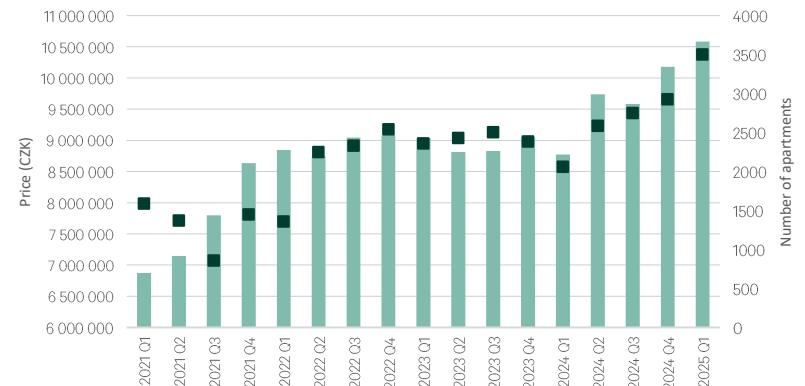
Source: CBRE Research, Q1 2025; only new apartments in multi-dwelling buildings in Prague included; * Source: ČBA Hypomonitor, April 2025

Monthly volumes of new mortgages | Interest rates for new mortgages for households in CZK



Source: ČBA Hypomonitor, April 2025

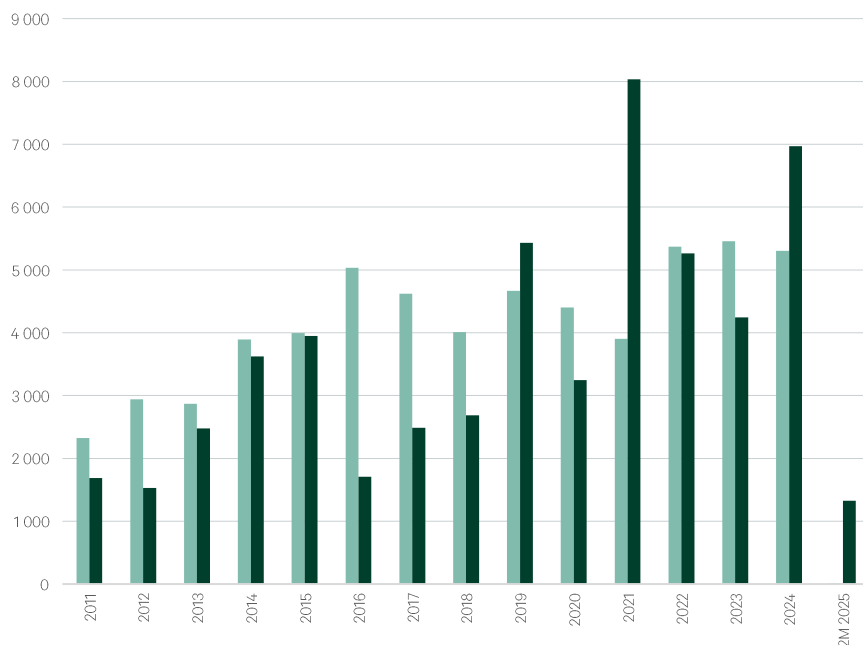
Average Asking Price development (CZK) | Number of apartments for sale in our record



Source: CBRE Research, Q1 2025; 1kk - 5kk apartments

Construction activity in Prague

Construction completions | Construction started



Source: Czech Statistical Office, April 2025

Note: Includes only apartments in new multi-dwelling buildings.

Demand for residential investment projects is rising on the Prague market from both local and international capital. In 2024, residential investment represented 17% of the total investment volumes in the capital for the entire year. For the whole year, €197 million was transacted in the residential sector, representing a 12% increase compared to last year. In Q1 2025, we recorded another €32 million transacted in the sector.

Current socio-economic conditions indicate that the occupiers' demand for rental housing will increase in the coming years. This trend is supported by higher mobility of residents, lifestyle changes, and the preferences of younger generations who opt for flexible and less binding forms of housing.

It is worth noting that regulatory changes and government policies can impact the residential market in Prague. Investors and buyers should stay informed about any new regulations, taxes, or zoning restrictions that may affect property ownership, rental income or development plans.

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Q1 2025

REPORT FIGURES

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