

Annual Report

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2022

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PDS

Prague
Development
Company

PDS PROJECTS

Following its foundation in 2020, Prague development company - statutory organization funded by the City of Prague (PDS), is awarded by development management of city-owned land suitable for affordable housing or other projects predominantly in public interest.

Following Prague City Assembly decisions during the years 2021 and 2022 the volume of land managed by PDS increased cumulatively to nearly 70 hectares.

Portfolio of real estate assets under PDS's management comprises areas suitable for the both large scale urban projects as well as projects of individual buildings.

During a year 2022 Prague City Council has appointed PDS as organisation securing further development of two key strategic projects for both Prague and the Czech Republic. These are the Vltava Philharmonic Hall and the European Union Agency for the Space Programme headquarters.

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EXPLANATORY NOTES:

- land over 30,000 m² GFA
- land of 8,000 – 30,000 m² GFA
- land smaller than 8,000 m² GFA
- strategy projects

- land size
- gross floor area
- number of flats

Vltava L
Philharmonic
Hall
Prague

EUSPA

Třeboradice
↑ m² 51 000 m² GFA 15 500 m²
cca 170

Davídkova - Ládví
↑ m² 2 900 m² GFA 2 400 m²
cca 30

Libeňský přístav
↑ m² 15 700 m² GFA 23 900 m²
cca 200

Na Hutích
↑ m² 75 000 m² GFA 33 700 m²
cca 400–500

Palmovka
↑ m² 101 700 m² GFA 203 100 m²
cca 2 300

Beranka – Horní Počernice
↑ m² 63 000 m² GFA 52 500 m²
cca 350

Jinonice - U Tyršovy školy
↑ m² 2 800 m² GFA 8 600 m²
cca 60

V Botanice
↑ m² 1 200 m² GFA 6 000 m²
cca 60

Černý Most – centre
↑ m² 9 400 m² GFA 14 000 m²
cca 150

Peroutkova - Jinonická
↑ m² 18 900 m² GFA 6 000 m²
cca 50

Vršovická – Apartment Building
↑ m² 11 300 m² GFA 14 900 m²
cca 139

Dolní Počernice
↑ m² 185 000 m² GFA 78 800 m²
cca 845

Nový Zlíchov
↑ m² 2 000 m² GFA 1 200 m²
cca 30

Nové Dvory
↑ m² 150 000 m² GFA 290 000 m²
cca 2 000

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Dear readers,

Pražská developerská společnost (Prague Development Company) celebrated its second anniversary last year. It is a pleasure for me to watch how its individual projects have been moving forward. The year 2022 marked its first ever architectural competitions and the first municipal residential buildings started to be designed – a multifunctional building in Vršovice with 139 new flats and the V Botanice Apartment Building in Smíchov with 60 residential rental units. Additional projects will be moving into the design phase this year.

Under the more than 50 projects PDS is preparing on behalf of the city, 6 000–8 000 city-owned rental flats will be created. Thanks to them, the people who take care of the capital's medical, educational and law enforcement services will also be able to live in Prague.

I wish PDS much success!

A stylized, handwritten signature in black ink, consisting of several vertical and slightly curved strokes.

doc. Ing. arch. Petr Hlaváček

1. PDS Introduction

Pražská developerská společnost (PDS) is a city-funded organisation that deals professionally with the development of the city-owned real estate assets entrusted to it. It initiates and coordinates the preparation of projects on land handed over to it for management, primarily for rental housing and other public works.

A brief history

The City of Prague is the administrative, economic, commercial and cultural centre of the Czech Republic, with tens of thousands of people arriving every year for its job opportunities and attractive lifestyle, and it can be expected that this trend, which affects the entire metropolitan region, will not let up in the coming decades, but rather intensify. The excess of demand over supply raises the cost of housing in the capital and this demand is met beyond the city limits, particularly in the Central Bohemian Region. A similar trend is also evident in the other Czech regional capitals.

In June 2020, the political representation of City of Prague agreed that one way to tackle the housing crisis was by reviving city-owned residential construction, which had essentially ceased after 2000. Given that real estate development is a highly professional, investment-intensive and time-consuming activity, it founded a new expert municipal organisation for its approved plan, Pražská developerská společnost.

The creation of Pražská developerská společnost (PDS) was preceded by roughly a year of preparations, spent gathering experience from similar city-run companies in Hamburg and Munich and identifying suitable locations for the future construction of municipal housing. In mid-2019, a small initiatory team was formed under the Prague Institute of Planning and Development (IPR Prague), which was primarily concerned with checking out suitable sites and the first deliberations on how to utilise them and the construction options.

In May 2020, on the basis of a decision by the Prague City Assembly, PDS was given management of lots measuring a total land area of 40 hectares suitable for construction of 6 000 to 8 000 flats over a 10-year period. A professional team also started being assembled, being led since October 2020 by Director Petr Urbánek.

Objectives of PDS

The primary long-term objective of PDS's activities is the improvement of city-owned land in the form of professional integrated project value and expansion of the housing stock. The economic objective is also achieving cost neutrality for the taxpayer.

PDS works both on purely residential projects for municipal rental housing and on the development of larger areas owned by the city that will become whole new urban districts comprising housing, offices, services and public amenities (in particular school and leisure facilities for children and young people).

The new city-owned rental housing should be used primarily by people in professions that are critically important for the optimal functioning of the city (education, healthcare, transport, security and technical services), and vulnerable groups such as single parents and seniors living alone.

PDS strategy in 2020–2022

PDS brings practices that are the standard for professional development companies in the private sector to the municipal environment. Thanks to this, the integrity and procedural and cost-effectiveness of preparations for individual projects is ensured, as is intensive cooperation with a wide spectrum of professions the city does not have at its disposal.

PDS carried out what is called land development on the portfolio of entrusted municipal land, in particular consolidating municipal land ownership under a single public entity so that subsequent project preparation can be efficiently managed and coordinated. At the same time, PDS worked on producing economic, construction and sociodemographic analyses and preparing conceptual proposals for future projects.

After Prague City Council approved moving on to the next investment-project phase for the first few planned projects at the end of 2021, in 2022 PDS launched a series of tender procedures for project documentation and suppliers of design work. In 2022, the first ever architectural competition for municipal housing development was announced: for the V Botanice Apartment Building (Prague 5) and the Vršovická Apartment Building (Prague 10). In both cases, renowned architectural studios from the Czech Republic and abroad participated.

Expansion of PDS activities in 2022

Prague City Council commended the professionalism of PDS and expanded the portfolio of land entrusted to be managed by it to nearly 700 000 m², furthermore charging it with coordinating project preparations for two prestigious projects of strategic importance for the whole Czech Republic. These are the Vltava Philharmonic – a modern concert hall and exhibition space at Vltavská, and the project for a new headquarters for the European Union Agency for the Space Programme (EUSPA) at Palmovka.

The past two years

2020

- | | |
|--------------|---|
| June 2020 | PDS is established
PDS's real estate portfolio totals 400 000 m ² in entrusted municipal land. |
| October 2020 | PDS takes up headquarters at Radniční domy. Petr Urbánek is named director by Prague City Council and starts putting together a team of PDS project managers. |

2021

- | | |
|----------------|---|
| January 2021 | The first meeting of the Investment Expert Committee (IEV), which is made up of leading experts in economics, real estate development and construction law. |
| May 2021 | The first ever market appraisal of the real estate portfolio of municipal land given to PDS to manage. The market value is estimated at CZK 2.939 billion. |
| June 2021 | Prague City Council approves the investor task specification for municipal residential housing. This is a unique conceptual document, even in a nationwide context. |
| September 2021 | Collaboration with universities is commenced – with the CTU Faculty of Architecture on a semester assignment for the Palmovka project, and with the MBARE programme at VŠE on a graduation development project for the Nové Dvory site. |
| September 2021 | Prague City Council approves having the first PDS projects, which have already been approved and assessed by IEV, move on to the next phase of investment and project preparation. |
| October 2021 | The first presentation of the development areas of Palmovka and Nové Dvory at the prestigious real estate fair Expo Real in Munich. |
| November 2021 | PDS launches the first tender for architects and designers, for the Na Hutích nursery school in Prague 14. |
| December 2021 | The 15-member PDS team is in charge of 12 sites and over 50 investment projects. |

- February 2022 PDS launches a series of tender procedures for suppliers of project documentation and design work for the first ten projects.
- March 2022 PDS announces its first ever architectural competition for municipal development in Prague. This is the residential project V Botanice in Prague 5.
- March 2022 PDS presents the development areas of Palmovka, Nové Dvory and Dolní Počernice at the MIPIM real estate fair in Cannes. The presentation also includes a large-format spatial model of the future of Palmovka produced by CTU architecture students with the support and cooperation of PDS.
- April 2022 Prague City Council tasks PDS with coordinating project preparations for the Vltava Philharmonic Hall.
- June 2022 PDS announces a second architectural competition – for the Vršovická Apartment Building in Prague 10.
- June 2022 PDS becomes a member of the Czech Green Building Council.
- June 2022 Prague City Council tasks PDS with setting up the process of project preparation for the former Centrum Nová Palmovka building to become the new headquarters of the European Union Agency for the Space Programme.
- July 2022 PDS has an annual market appraisal done of its expanded portfolio. The market value of the municipal land managed by PDS has grown to CZK 4.298 billion.
- August 2022 The expert jury for the architectural competition for the V Botanice Apartment Building declares a winner: the Prague-based studio Ateliér bod architekti.
- September 2022 The Vltava Philharmonic project team gradually starts functioning under PDS. October 2022 PDS presents the projects for Palmovka, Nové Dvory and Dolní Počernice at the Expo Real fair in Munich.
- October 2022 The expert jury for the architectural competition for the Vršovická Apartment Building declares a winner: Brno-based studio Kuba & Pilař architekti.
- December 2022 PDS presents the conceptual study for affordable municipal housing and public space in Černý Most to local residents as part of public discussions.
- December 2022 The 16-member PDS team is in charge of 17 sites and a total of nearly 60 investment projects.



Top: V Botanice Apartment Building, winning architectural design by studio Atelier bod architekti, 2022
 Bottom: Nové Dvory – material from territorial study procured by City Hall Spatial Development Department

Ing. Václav Jandáček

Authorised structural engineer and expert in heritage conservation and the history of build environment

100 years of housing crisis in Prague

Prague is currently facing a housing crisis, with demand for housing far outstripping supply. Is this situation unique in the capital's history?

VJ: Unfortunately not. Over the past 100 years, Prague has been dealing with an essentially permanent housing crisis. These days, the problem is deliberately reduced to the demanding and overly long permit process, but this is just one fragment of the current dismal mosaic. There is a whole range of factors, including for example the dominant orientation towards owner-occupied housing, mainly due to the extensive privatisation of the housing stock after 1989, twenty years of regulated rents that did not support the construction of new rental flats and good quality renovation of the existing rental stock, the weak role of housing cooperatives, poor quality construction and underinvested housing management under the communist regime, the essential halt to new construction in the 90s and resumption of building activity solely by the private sector in the first decade of the 21st century, and the low mortgage interest rates that supported the investment fever of recent years. I would say the underlying problem is the absence of a long-term housing policy that supports social cohesion.

You mentioned that Prague has been facing a housing crisis for the past 100 years. Which periods were positive in terms of residential development?

VJ: The first period when there was significant expansion of the housing stock in Prague was the years 1882 to 1914. Ten years after the Vienna Stock Exchange crash, the Austro-Hungarian economy had recovered enough that a period of great development set in, including construction. This period of economic boom would only end with World War I. In Prague specifically, the end of the 19th century was marked by the building of new neighbourhoods, with an increase in the construction of villa enclaves and living in greenery, which was inspired by the garden city movement. A typical example is Bubeneč. The building of new neighbourhoods was also changing, with razing taking place in some areas, which meant the complete demolition of old buildings and replacing them with quality structures for more affluent clientele. The quality of buildings increased, the spatial standards of flats also grew, as did the amount

of technical equipment. Large buildings were owned by people, or later companies, who thus fixed their free capital and saw greater appreciation thereof in rents than in other areas. A certain security of the invested capital led these investors to the decision to build apartment buildings.

A social stratification of housing can be observed in the new neighbourhoods. The ground floor or basement apartments were occupied by caretakers and small tradespeople, the home owner or wealthier clientele lived on the first two storeys, less well-to-do tenants on the next floors, and in the attic students or artists waiting for success. In older districts, the division was slightly different, but the city was still an organism where people of various social statuses had to live together. Places for higher income citizens were limited to villa districts at that time, but even these were home to gardeners, caretakers, numerous servants, coachmen, and later drivers. The construction of servants' quarters and employee colonies also continued, and the first harbingers of cooperative housing started to appear.



Old Spořilov – Roztylské náměstí in 1936

And after that?

VJ: The second period when the offer of housing in Prague expanded was during the First Republic. After the war, maximum use began to be made of various institutions for producing housing, from state-run construction where new employees, soldiers and other services needed to be housed (Carpathian Ruthenia, flats for military personnel and teachers), to various forms of cooperative ownership. New neighbourhoods were once again being erected. In some towns, the population increased severalfold, with the number of new flats growing up until the crisis in 1929. The quality of rental housing improved and the appearance of buildings took on modern artistic styles. With the crisis, the number of people struggling to find housing once again started to increase. People who had left their hometowns after the war, either no longer having had homes there or having left financially burdened homes and fields to family

members, no longer had anywhere to return to. For this reason various "emergency colonies" start to form, at first spontaneously, and then with greater or lesser support from the municipality.

On the other hand, cooperatives and corporate building enterprises started to emerge, building whole neighbourhoods of homes for the middle and upper middle class. Their quality was high and they remain popular places to live to date (Ořechovka, Spořilov, Cibulka). The 1930s also saw the emergence of expensive rental flats with a maximum of luxury that approached the standards of the very expensive villas being built under the watch of leading architects. An interesting example of a housing solution was the construction by the Baťa company in Zlín, which tried to combine corporate organised housing with individual life. It was probably the greatest achievement in this field, but found no followers and was discarded after the communist takeover.

What about World War II and the communist regime?

VJ: The war effort meant an outflow of labour from the construction market, a shortage of building material, and lack of maintenance of the existing housing stock, if not the outright destruction thereof. After 1948, the state became the exclusive investor in housing construction. The much needed restoration and expansion of the housing stock did not take place, however, because the regime diverted its limited resources elsewhere – primarily into heavy industry and the military. Private construction companies were dissolved or transformed into socialist building enterprises. Construction was planned centrally. The housing shortage became the subject of growing discontent among the population.

At the turn of the 1960s, coop construction based on "self-help" in cooperation with construction companies reappeared. Everyone in the cooperative had to work a huge allotment of hours in their free time. But even these self-help coops did not solve the problem, and prefabrication came into play, which only large construction companies could manage. Flat construction reached its peak at the turn of the 1970s and 80s. Construction was uneven, however, and even where the flats were meant to be a magnet for new workers, the system did not work.

There were also company flats, which obliged one to long-term employment, even in the case of cooperative construction. Individual construction was limited by the lack of land and necessity to build through "self-help", which required a source of "salvaged" material and contacts to skilled workers, popularly called "moonlighters".



View from Old Spořilov towards today's Lešanská in 1949

What was the transition to a market economy after 1989 like?

VJ: Some people lived in state- or city-owned flats, others in coop flats, others still in a house they built themselves or in a company flat. Various changes of ownership entered the mix – restitution and privatisation of municipal flats. Coops suddenly became the custodian of enormous wealth, but they weren't sufficiently prepared for it. The only ones with any certainty were the owners of family homes who only had to look after themselves.

With the onset of the new era, the construction and real estate businesses got off the ground. They had a single formula: build and sell. Rent was regulated for twenty years and no one was too concerned that run-down properties continued to deteriorate. Municipalities and the state had management companies that didn't do much. In the end, a situation arose where no one wanted to erect a building and then rent out flats, because it was inconvenient.

What do you see as the solution?

VJ: We won't achieve new flats and construction by administrative acts, but by building, or repairing existing buildings. The design and construction of buildings should be guided above all by reason and purpose. We've wasted decades producing multiple land use plans and we're experiencing the same with the Metropolitan Plan. Zoning and building procedures are overly drawn out due to fear of liability, which leads to further and further artificial requirements for decision-making documents.

Perhaps we don't even need amazing new laws. It would be enough to respect the existing ones, in particular regarding deadlines for official proceedings. The essence of construction activity should not be burdened by additional conditions and the installation of equipment with a short life span, the effectiveness of which is problematic in terms of energy savings.



Dr. Martin Klamt

Department of Urban Planning of the City of Munich and the Munich Metropolitan Region

100 years of municipal residential construction in Munich

Munich has a very long tradition in building municipal housing. What was the original intent for founding a municipal development company? And what is the current situation taking into account the fact that Munich is one of the most expensive cities in Germany in terms of residential housing?

MK: Since the end of World War I, Munich has a hundred years of tradition of building affordable housing for its citizens. At that time, the city was growing enormously, and there was high demand for housing, especially affordable housing.

At present we have two city-owned companies that build rental housing. The first was founded in 1918 and the second ten years later in 1928.

In a sense, the buildings the city erected at that time defined a new standard for the quality of affordable

housing, and we have maintained and updated that over the years, even though the typology of the homes and building standards later changed to a greater or lesser extent. The real housing boom started in the 1920s and 30s, and in the first years the two companies built 6 000 flats. The construction programmes continued, despite being interrupted by World War II, and today we have a portfolio of 68 000 flats managed by the city, which in Munich is approximately 9% of the total housing stock. As you mentioned, Munich is one of the most expensive German cities in terms of residential housing, and thanks to municipal affordable housing projects we want to ensure that it remains diverse and that the people who work for the city and provide it with services like education, healthcare and security can live within it.

How do you keep up with the residential market in Munich?

MK: Munich is one of the most attractive German cities to live and work in. While private developers and we as a municipality do everything in our power, the number of building sites is decreasing.

Due to high and ever-growing demand, prices have always been rising more or less, but in the last 15 years they have truly skyrocketed.



Princ Eugen Park Munich / LH München / M. Nagy

City council is aware of this, and that's why we have a 5–7 year urban policy programme called Living in Munich, which defines our priorities and the affordable housing budget for the given period. Up until now we have wanted to build approximately 1 250 new municipal flats a year, but the newest programme Living in Munich VII, which was approved at the end of 2022, sets the highly ambitious target of raising this number to 2 000 municipal flats built annually. Doubling the financial resources to over EUR 2 billion, it comes out as the most generous budget ever. We cannot stop the rising residential housing prices, but we can make a significant contribution to mitigating the negative impact on society, working together as much as possible to let the city grow, i.e. allowing private, cooperative and municipal developers all to build their projects and offer city residents the most diverse possible housing.

What are the key factors for success?

MK: Definitely maintaining continuous political and financial support for our efforts, not selling off municipal land (we stopped about 5 years ago) and having clear leadership and vision concerning the type of project and building quality. We are lucky that there is an ongoing consensus that the city needs to build affordable hou-

sing for its citizens. That is why we have been allocated sustainable funding and in addition we have a city architect and many external architects outside of Munich who form the Urban Planning Commission and have a very strong say in the concept for new projects, especially sensitive ones. Strategic urban planning, effective management and a long tradition of municipal rental housing help us uphold the rules and manage the public interest.

What are the main features of your projects?

MK: Either we build whole new neighbourhoods, ideally with more space for development in locations with excellent transport access to the centre, or independent residential projects all around the city. Aside from that, we repair old projects that are generally closer to the city centre. The idea is to build high quality projects in terms of design, affordability and construction, and for this reason we organise public tenders and architectural competitions. Aside from rental housing, our projects include green inner courtyards, community spaces and commercial premises.

For several years now we have been focusing on energy efficiency and project sustainability. We plan on installing solar panels on our buildings (wherever possible).



Princ Eugen Park Munich / LH München / M. Nagy



Reinmarplatz Munich/ GEWOFAG

We have successfully realised several wooden residential buildings, in particular Prinz Eugen Park. The new neighbourhood will have 1 800 flats, 570 of which will have a wooden structure. Many of our projects include community gardens and community spaces. Thanks to the accessibility of public transport and other mobility concepts, we support people travelling by public transport or other active or shared means and not by private vehicles. We have also tested out circular economy programmes in urban development projects, but we still have a long way to go in this.

How do you ensure that municipal construction is effective and efficient? What approach is best?

MK: Every municipality or publicly funded company has strictly controlled costs and objectives. Thanks to the Living in Munich programme, we receive funding for a longer period of 5–7 years so that we can properly plan and adjust our activities. We prepare an annual budget, which is checked by city representatives, and we report regularly on how we have managed our budget. We make use of project and cost management expertise, which ensures that our projects are designed and set up efficiently

within the given timeline. The approach is the same as with private development companies, but the supervision is stricter, because we draw on public funds. We build both strategic projects, where the returns are long-term, and independent projects such as the residential complex Dantebad, which was built above a parking lot within a year and only became successful due to great effort in terms of speed and innovation. The best approach is to not only offer citizens a good place to live, but also a feeling of home.

People of PDS



Petr Urbánek
director



Mgr. Martin Červinka, MBA
deputy director



Ing. Kristina Fillová
office manager



Mgr. Hana Matějková
financial manager



Martina Frintová
communications specialist



Šárka Olšanská
assistant



Ing. Radka Kalfeřtová
project manager



M.A. Martin Kloda
(chamber authorised)
project manager



Ing. arch. Michaela Kloudová
project manager



Ing. Jakub Kovářiček
project manager



Ing. arch. Štěpán Kubíček
(autorizace ČKA)
project manager



Ing. arch. Tomáš Lukeš
(autorizace ČKA)
project manager



Ing. David Mestek
project manager



Ing. arch. Pavel Novák
project manager



Ing. Rastislav Tomaščík, MBA
project manager



Ing. Petra Vaněčková
project manager

Investment Expert Committee

The PDS charter (Art. VII (2)) also established an Investment Expert Committee (IEV). The nomination of IEV members was approved by Prague City Council with item R-37460 of 3 August 2020.

In view of PDS's role as a city-funded organisation, IEV was defined as an expert advisory body for assessing the projects produced by PDS and the individual phases thereof from an economic, cost and financial perspective. IEV primarily assesses materials intended for subsequent discussion by City Council and which are the grounds for decisions on spending of city funds. In the context of the functioning of city-funded organisations, it is a unique expert body that oversees the optimal functioning of the organisation and its output.

In accordance with the wording of the charter, five members were named to IEV for a three-year term.

All the members listed below meet the definition of a trustworthy and professionally qualified person (as defined under CNB Communication of 3 December 2013). At the IEV founding meeting of 25 January 2021, the IEV Statute was approved and letters of appointment presented to the indicated IEV members.

At the first meeting in March 2021, the basic parameters PDS is to present to IEV members for assessment and verification were agreed upon. These are to include the key parameters of economic return and economic sustainability of PDS projects.

In 2022, two IEV meetings took place.

The following was approved at the June 2022 IEV meeting:

Project - Nové Dvory PROJECT 0 – infrastructure, which was approved by City Council in August 2022

The following projects were discussed at the November 2022 IEV meeting:

Horní Počernice - Beranka – flats
Horní Počernice – Beranka - school Třeboradice
Dolní Počernice – school
U Tyršovy školy (Prague 5)

We anticipate that the further steps for these projects will be submitted to Prague City Council for discussion in the first half of 2023.

Members of Investment Expert Committee:



Martin Bendík, law
Wilson's law firm
specialist in real estate
law, real estate development
and acquisition



Jaromír Hainc, urban
planning, IPR Prague
academic and
university teacher
(CTU Faculty of Architecture)



Martin Hvězda, economics
of construction projects MH Cost
Management specialist in
construction economics and
budgets



Lukáš Kohl, architecture
and residential development
Studio Doma je Doma
architect, developer, analyst of
smaller development projects



Miroslav Singer, banking
sector and financing
Generali CEE Holding
economist

2. Professional preparation of PDS projects

Projects and budget for 2023

At the proposal of PDS, the investment operations for specific PDS projects were entered into the City of Prague operations list by resolution of Prague City Council. Larger areas were divided up into stages or projects listed as separate investment operations.

In total, nearly 60 PDS investment operations are on record in the City of Prague budget, for which costs for residential projects can be expected to total just under CZK 40 billion incl. VAT at today's prices and the current level of knowledge.

DRAFT BUDGET OF CAPITAL EXPENDITURES – OVERVIEW OF OPERATIONS BY BUDGET CHAPTER AND ADMINISTRATOR (in thousands of CZK) ON BEHALF OF THE CITY OF PRAGUE

01 – Municipal development

Department/organisation	Operation no.	Name of operation	Total costs
Správce: 0004 - doc. Ing. arch. Petr Hlaváček			
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045709	Dolní Počernice – residential construction	365 480.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045874	Smíchov - V Botanice	319 340.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045875	Nový Zlíchov	143 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045876	Černý Most - centre	668 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045877	Na Hutích PROJECT 0 – infrastructure	131 000.00
		000000094 - Inv.trans/exp. from Prague budget incl.non-el.exp. EU/EEC OPP	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045878	Na Hutích PROJECT 1 – homes	268 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045879	Na Hutích PROJECT 2 - NW centre	351 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045880	Na Hutích PROJECT 3 – NE centre	296 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045881	Na Hutích PROJECT 4 – nursery	100 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045882	Na Hutích PROJECT 5 - SW centre	242 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045883	Na Hutích PROJECT 6 – parish church	25 000.00
		000000012 - City of Prague Affordable Housing Development Fund	

PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045884	Palmovka - Zenklova	153 060.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045885	Palmovka - Voctářova	2 160 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045886	Palmovka – permeability adjustments, preparatory investments	30 300.00
		000000094 - Inv.trans/exp. from Prague budg. incl.non-el.exp. EU/EEC OPP	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045887	Nové Dvory PROJECT 0 – infrastructure	2 666 000.00
		000000094 - Inv.trans/exp. from Prague budg. incl.non-el.exp. EU/EEC OPP	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045888	Nové Dvory PROJECT 2	1 345 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045889	Nové Dvory PROJECT 3	348 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045890	Nové Dvory PROJECT 4	400 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045891	Nové Dvory PROJECT 5	1 815 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045892	Nové Dvory PROJECT 6	3 105 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045893	Nové Dvory PROJECT 7	1 253 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045894	Nové Dvory PROJECT 8	596 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045895	Nové Dvory PROJECT 9	324 600.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045896	Nové Dvory PROJECT 10	912 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045897	Nové Dvory PROJECT 12	434 180.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045898	Vršovická - apartment building	731 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045899	Dolní Počernice - infrastructure	1 661 000.00
		000000094 - Inv.trans/exp. from Prague budg. incl.non-el.exp. EU/EEC OPP	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045900	Dolní Počernice - PROJECT 2	3 271 133.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045901	Antala Staška – validation study	444 600.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0045902	Davidkova – validation study	342 000.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046087	Nové Dvory PROJECT 1	814 660.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046088	Beranka - Hor. Počernice - apt. buildings PROJECT 1	444 925.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046089	Beranka - Hor. Počernice - apt. buildings PROJECT 2	324 902.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046090	Beranka - Hor. Počernice - apt. buildings PROJECT 3	1 019 843.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046091	Beranka - Hor. Počernice - apt. buildings PROJECT 4	426 254.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046092	Beranka - Hor. Počernice - infra. PROJECT 6	198 542.00
		000000094 - Inv.trans/exp. from Prague budg. incl.non-el.exp. EU/EEC OPP	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046093	Jinonice - Prokopových - PROJECT 1	232 557.00
		000000012 - City of Prague Affordable Housing Development Fund	
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046094	Jinonice - Prokopových - PROJECT 2	1 038 091.00
		000000012 - City of Prague Affordable Housing Development Fund	

PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046095	Peroutkova - Jinonická 000000012 - City of Prague Affordable Housing Development Fund	213 904.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046096	Braník - Pikovická - PROJECT 1 – senior housing 000000012 - City of Prague Affordable Housing Development Fund	177 916.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046097	Braník - Pikovická - PROJECT 2 – apartment building 000000012 - City of Prague Affordable Housing Development Fund	221 020.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046098	Braník - Pikovická - PROJECT 3 – transport infr. 000000094 - Inv.trans/exp. from Prague budget incl.non-el.exp. EU/EEC OPP	217 681.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046104	Libeňský přístav - PROJECT 1 – apartment building 000000012 - City of Prague Affordable Housing Development Fund	399 224.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046105	Libeňský přístav - PROJECT 2 – apartment building 000000012 - City of Prague Affordable Housing Development Fund	539 635.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046106	Libeňský přístav - PROJECT 3 - infrastructure 000000094 - Inv.trans/exp. from Prague budget incl.non-el.exp. EU/EEC OPP	312 156.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046340	CNP - Prague 8 - Project preparation UZ 00094 - City of Prague fund earmarked for investment	96 100.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046393	Vltava Philharmonic - Project preparation UZ 00094 - City of Prague funds earmarked for investment	1 149 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046499	Ren. of Bohemians stadium - Ďolíček - proj. preparation UZ 00094 - City of Prague fund earmarked for investment	9 400.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046628	Nové Dvory – public works UZ 00094 - City of Prague fund earmarked for investment	580 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046629	Beranka - Hor. Počernice - school – project UZ 00094 - City of Prague fund earmarked for investment	570 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046630	Dolní Počernice – school – project UZ 00094 - City of Prague fund earmarked for investment	893 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046631	Palmovka – public works UZ 00094 - City of Prague fund earmarked for investment	801 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046632	Palmovka – Sokolovská UZ 00012 - City of Prague Affordable Housing Development Fund	1 004 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046633	Palmovka - Sokolovská – east UZ 00012 - City of Prague Affordable Housing Development Fund	976 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046634	Třeboradice – residential construction UZ 00012 - City of Prague Affordable Housing Development Fund	1 020 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046635	Jinonice – secondary school UZ 00094 - City of Prague fund earmarked for investment	386 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046636	Jinonice – apartment buildings UZ 00012 - City of Prague Affordable Housing Development Fund	1 139 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046637	Jinonice - Mezi Rolemi – residential construction UZ 00012 - City of Prague Affordable Housing Development Fund	121 000.00
PRAŽSKÁ DEVELOPERSKÁ SPOLEČNOST	0046638	Jinonice – apartment building U Tyršovy školy UZ 00012 - City of Prague Affordable Housing Development Fund	717 000.00

Model of Nové Dvory project produced under Department of Building Theory under the guidance of professor Michal Kohout



Appraisal of land transferred to PDS for management

PDS had the regular market valuation of its real estate portfolio done, i.e. of the land given to PDS to be managed. This totals 683 000 m² of city-owned land slated predominantly for residential construction. The market value of the assessed real estate as of 1 April 2022 was appraised at CZK 4 298 800 000 by renowned international consultancy Knight Frank.

Regular market valuations, common at private real estate managers, serves as the basis for strategic decisions by the City of Prague on how to handle its assets and further appreciate them. The market valuation will also be a necessary basis for talks on the structure of financing realisation and operation of the municipal rental housing projects that PDS is preparing.

PDS had the first market valuation of land entrusted to it for management produced in 2021. The value determined by appraisal experts from Knight Frank was estimated at CZK 2.939 billion.

The growth in the market value of PDS's portfolio is due to several factors: expansion of the number of sites (from 11 to 20), development preparation of individual PDS projects, and also the general increase in prices on the Prague real estate market.

In the coming years, a significant increase in these values can be expected, especially considering the increase in gross floor area capacity in certain locales in connection with the discussed amendments to the land use plan that are at an advanced stage of implementation.

Prague City Council took the valuation of the land portfolio as of 1 April 2022 under advisement with information material R-45175. The value of the current PDS portfolio established by Knight Frank had increased to CZK 4.298 billion



The market valuation of the land given to PDS to be managed produced by Knight Frank

VERIFICATION OF VALUES DETERMINED USING THE RESIDUAL VALUE METHOD

In the following table we present the values calculated using the residual value method recalculated per m² of the overall land area of land at the site and also per 1m² of GFA of potential construction.

Site	Size of lots (m ²)	GFA KF (m ²)	Value of real estate in current state calculated by residual value method (CZK)	Value of real estate in current state calculated by residual value method (CZK/m ² of land)	Value of real estate in current state calculated by residual value method (CZK/m ² GFA)
1 - Černý Most	36 646.00	8 240.70	114 000 000	3 110.84	13 833.78
2 - Dolní Počernice	185 194.00	78 734.10	861 000 000	4 649.18	10 935.54
3 - Nové Dvory	143 800.00	101 769.60	818 000 000	5 688.46	8 037.76
4 - Krč	6 847.00	12 325.00	278 000 000	40 601.72	22 555.78
5 - Kobylisy	10 067.00	18 120.60	223 000 000	22 151.58	12 306.44
6 - Kyje	61 216.00	20 445.00	227 000 000	3 708.18	11 102.96
7 - Libeň	16 745.00	20 339.00	358 000 000	21 379.52	17 601.65
8 - Smíchov - Štefánikova	1 191.00	6 000.00	118 000 000	99 076.41	19 666.67
9 - Smíchov - Zlíchov	1 958.00	1 950.00	35 000 000	17 875.38	17 948.72
10 - Vršovice	11 257.00	14 955.00	262 000 000	23 274.41	17 519.22
11 - Beranka	61 632.00	45 048.00	262 000 000	4 251.04	5 816.02
12 - Jinonice - Prokopových	64 603.00	11 915.00	96 000 000	1 486.00	8 057.07
13 - Jinonice - Peroutkova	18 904.00	3 548.00	63 000 000	3 332.63	17 756.48
14 - Nádraží Braník	26 144.00	23 252.00	66 000 000	2 524.48	2 838.47
15 - Ohradní	3 180.00	3 600.00	43 000 000	13 522.01	11 944.44
16 - U Plynárny	11 319.00	4 049.00	55 800 000	4 929.76	13 781.18
17 - Lipence	1 107.00	554.00	11 000 000	9 936.77	19 855.60
18 - Vysočanská	3 246.00	789.00	8 000 000	2 464.57	10 139.42
19 - Bulovka	2 324.00	6 850.00	118 000 000	50 774.53	17 226.28
20 - Libeňský přístav	15 703.00	15 696.00	282 000 000	17 958.35	17 966.36
Original sites (1-10)	474 921.00	282 879.00	3 294 000 000.00	-	-
New sites (11-20)	208 162.00	115 301.00	1 004 800 000.00	-	-
Total	683 083.00	398 180.00	4 298 800 000.00	-	-

Financing of PDS projects

PDS prepares proposal for structure of financing for affordable municipal housing projects

On the basis of Prague City Council Task No. 810/2021, PDS is investigating the options and preparing a concept for alternative methods of financing City of Prague investment projects, in particular in the realm of what is known as affordable housing, with the conclusions and points of departure for potential further steps set out below.

During the first two years of its existence, PDS launched investment project preparations for over 50 projects large and small or more extensive urban units on land owned by the City of Prague, the preparation and realisation of which has a positive influence on the social, environmental and economic environment in the capital.

The economic benefit of PDS projects is currently primarily being realised through the appreciation of existing real estate assets through a holistic multi-disciplinary investor project preparation and approach. The specific example of Centrum Nová Palmovka is described as a case study on pages 32 and 33.

Were the PDS projects to have hypothetically been implemented and put into operation today, it can be reasonably assumed they would generate rental income of approximately CZK 1 billion per year. From the perspective of the City of Prague, consideration could be given in the future to creating a structure for capitalising the income not just from PDS projects realised in the future, but also from rent brought in from the current City of Prague portfolio.

Capitalisation of rental income would allow for a new scale of structure and dynamic of financing to be created – i.e. speed of preparation, realisation and operation of PDS or City of Prague projects. An optimal alternative tool – after studying the currently available options – would seem to be the creation and use of an “ELTIF” structure (European Long-Term Investment Fund).

Based on Regulation 2015/760 of the European Parliament and of the Council, ELTIFs are conceived as a shared investment vehicle in line with the mission of the

European Investment Bank (EIB), which is to contribute to the balanced and steady development of an internal market for long-term investments in the interest of the EU or its Member States.

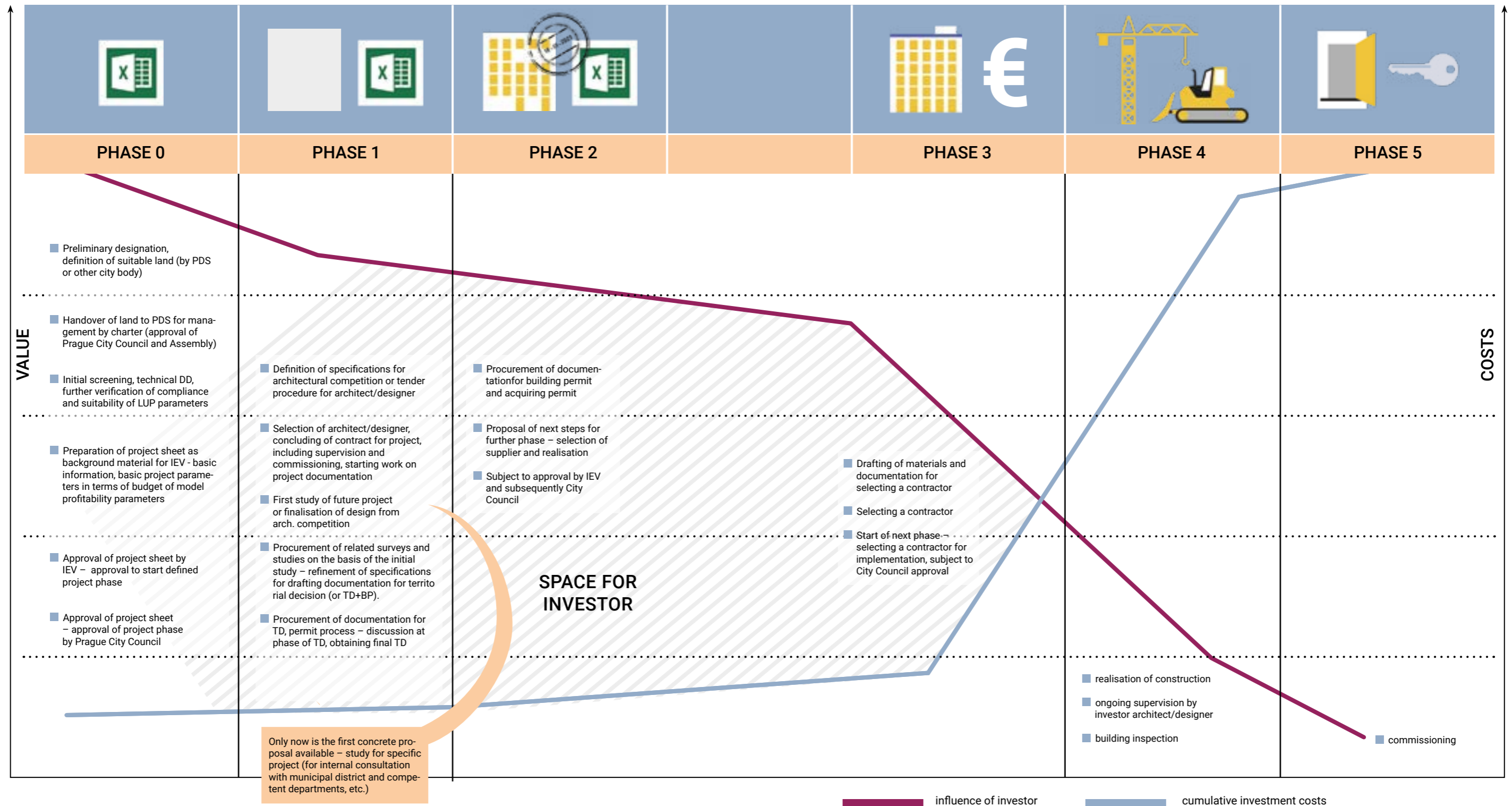
ELTIFs are also conceived as a means of investment in real assets which, by their nature and characteristics, have value and can provide returns. Real assets also include infrastructure and other assets providing economic or social benefit, such as education, consultancy, research and development, including commercial or residential real estate if such real estate forms an integral or complementary part of a long-term investment plan that contributes to the EU goal of smart and sustainable growth.

Given their focus on the category of long-term assets, ELTIFs can thus fulfil their intended role as a priority instrument for the implementation of an investment plan through which funds can be channelled to the financing of European infrastructure and development of SMEs from the EIB Group, as well as private savings.

Model of Palmovka project produced under Department of Building Theory under the guidance of professor Michal Kohout



Development of cumulative costs and investor influence over course of implementation of development project

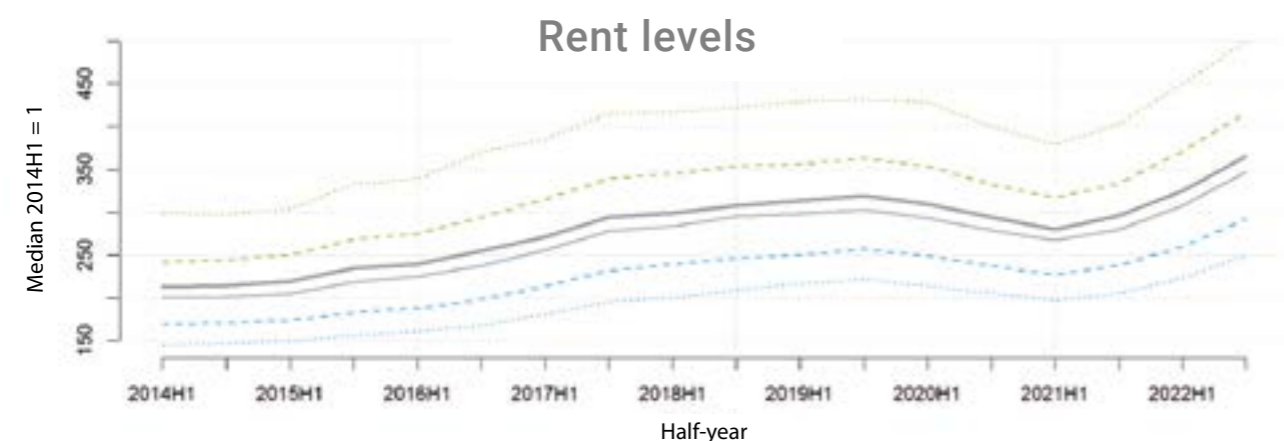


Source: PDS

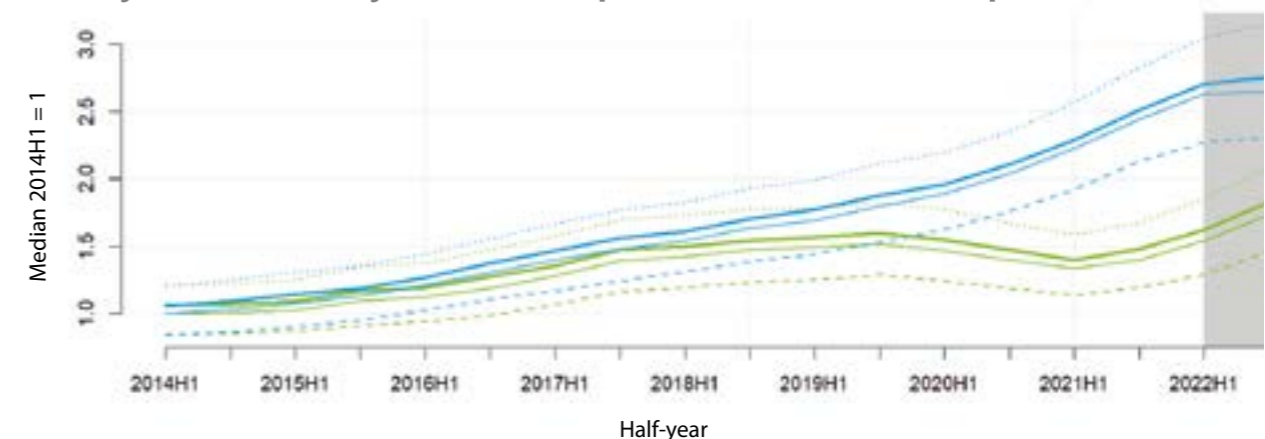
Analysis of development of rental housing prices

Since 2019, the City of Prague has been regularly procuring analyses of the development of rent prices in Prague and has at its disposal a timeline of data updated semi-annually going as far back as 2014. The last analysis from the second half of 2022 was ordered by PDS in order to preserve a comprehensive view over time. Thus it is possible to compare trends in rent levels with the times before the coronavirus pandemic. The dynamic development in 2022 was influenced by the wave of refugees in connection with the military conflict in Ukraine, as well as a dramatic change in the real estate market – mortgages became less accessible due to the rise in interest rates. The analysis also deals in detail with the development in individual cadastral areas (indicating the number of offers over time, from which data are inflation-adjusted and analysed) and furthermore compares the trends between the traditional urban zone and Prague housing estates.

In the second half of 2022, rents in Prague rose sharply in all parts of the city, with all observed locales seeing relative growth. While in the first half of 2022 rent increases were still levelling out the drop in rents during the pandemic, in the second half of the year the average rent had already topped 2019 levels. In light of the development of interest rates, the shortage of housing, the economic uncertainty and the ongoing war in Ukraine, further growth of rents in Prague can be expected in 2023.



Half-year on half-year development of rents and prices of flats



Half-year on half-year change in rents and prices of flats



A more detailed graph of the half-year on half-year changes to rent levels and flat prices shows that the growth in flat prices culminated in the first and second half of 2016, returning to high growth rates in the second half of 2019 and continuing from that time until the end of 2021, when growth started to stagnate. The rate of rising rents culminated in 2017, then declined significantly and rent levels began to fall in 2020 in reaction to the coronavirus crisis. From the second half of 2021, however, rents began to rise again, and in the first and second halves of 2022, they reached their highest values from the start of measuring in 2014. This is due in part to the opening of the market after the coronavirus crisis, but especially due to the arrival of Ukrainian refugees, who produced a positive shock in demand in the rental housing market. Since 2018, transaction housing prices have grown on average at a relatively stable pace and show a cyclical nature, rising on average more slowly in the first half-year compared to the second half. It is also evident that there was a more pronounced difference in the pace of price growth compared to rent growth in the first half of the period, roughly until the start of 2017, when average rents rose 3.4% a half-year on average, while real estate prices grew 5.3% on average. The difference is even greater in the following years, however, with the price of flats rising at a half-year on half-year rate of 6%, while rents stagnated and then fell – in the same period the average half-year on half-year rent growth was 1.5%.

The whole analysis is available on the PDS website www.pdspraha.eu/analyza_najemni_bydleni

Source: Deloitte Advisory, 2022

Analysis of strategic positions within the City of Prague

In 2022, PDS had an analysis done of the "preferred professions" for which it is preparing affordable housing projects on behalf of the city. According to the materials compiled by the sociodemographic analysis company CE-Traffic, as of 1 September 2022, preferred professions had a total of 105 501 workers within the City of Prague. The largest group was made up of people in healthcare (49 178) and in education (43 431), who together total 88% of workers in preferred professions. There were 6 150 working in social services and 5 900 in law enforcement, with just 842 people in firefighting. Not included in the analysis were employees of state and local government, employees of central state authorities located in Prague, and employees of Labour Offices and the Social Security Administration. According to the Czech Statistical Office, as of 31 December 2021, Prague had a population of 1 275 406, but according to analyses of anonymised geolocation data from mobile operators commissioned by the City of Prague in recent years, there are actually more than 1.55 million inhabitants living in Prague long-term.

The distribution of these jobs within the capital is relatively uneven, which is mainly due to the location of large hospitals and university campuses as sites with thousands of employees in one spot. This primarily concerns Pragues 1 and 2, Prague 5, Prague 6 and Prague 8.

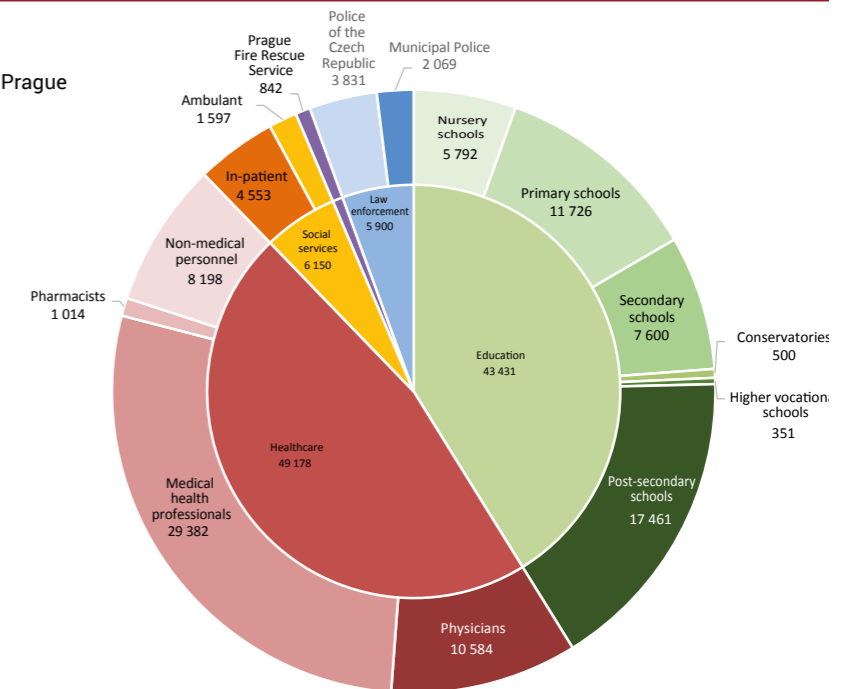
It can of course only be estimated what percentage of these employees have to worry about housing, or how many employees commute into Prague every day from Central Bohemia. What is clear from these "big numbers", however, is that every affordable housing project where it is possible to provide people from these professions housing with long-term security will help ensure the functioning of educational, health and social services in the capital. From the details of the distribution of these professions within the city, the needs and deficits of the individual municipal districts can be roughly determined.

The analysis is available for download on the PDS website www.pdspraha.eu/analyza_preferovanych_profesi

Summary of analysis results

A total of 105 501 employees in the City of Prague work in defined strategic areas.

Area	Sub-area	Prague total
Education	Nursery schools	5 792
	Primary schools	11 726
	Secondary schools	7 600
	Conservatories	500
	Higher vocational schools	351
	Post-secondary schools	17 461
Healthcare	Physicians	10 584
	Medical health professionals	29 382
	Pharmacists	1 014
	Non-medical personnel	8 198
Social services	In-patient	4 553
	Ambulant	1 597
	Social services	6 150
Firefighting	Prague Fire Rescue Service	842
	Police of the Czech Republic	3 831
Law enforcement	Municipal Police	2 069
	Law enforcement	5 900
TOTAL		105 501

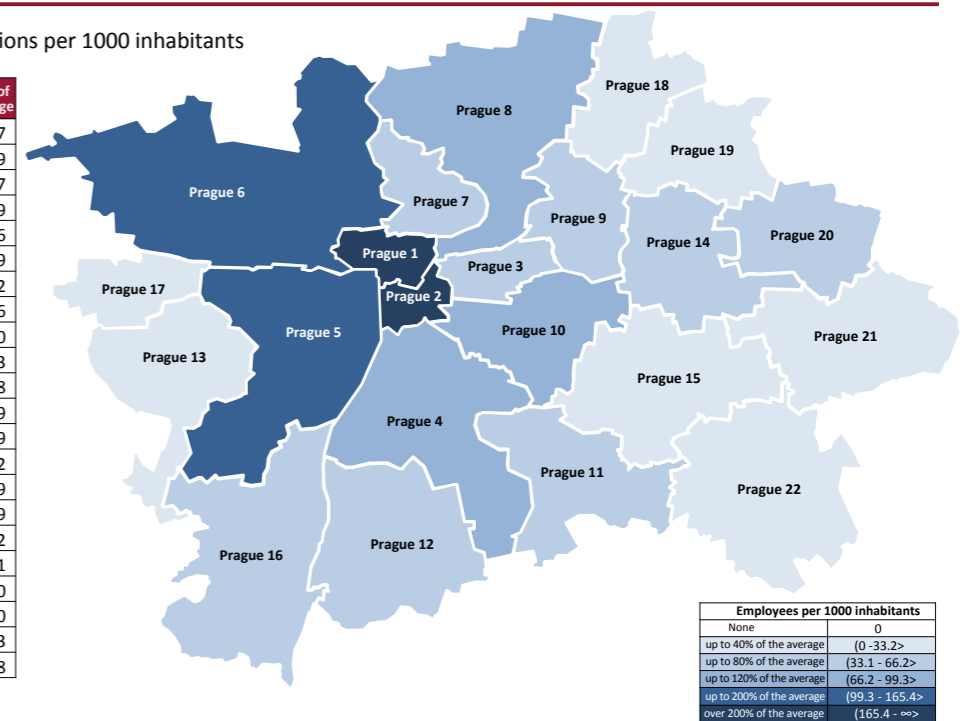


Source: CE-Traffic, 2022

Summary of analysis results

Employees in all strategic positions per 1000 inhabitants

Administrative unit	total	per 1000 inhabitants	multiple of the average
Prague 1	9 845	369.9	4.47
Prague 2	13 676	296.6	3.59
Prague 3	4 037	55.4	0.67
Prague 4	12 197	90.0	1.09
Prague 5	12 262	137.1	1.66
Prague 6	13 036	115.1	1.39
Prague 7	2 336	51.5	0.62
Prague 8	9 005	79.6	0.96
Prague 9	2 922	49.6	0.60
Prague 10	10 193	93.4	1.13
Prague 11	3 211	39.7	0.48
Prague 12	2 692	40.5	0.49
Prague 13	2 146	32.5	0.39
Prague 14	1 697	34.7	0.42
Prague 15	1 591	32.2	0.39
Prague 16	977	40.1	0.49
Prague 17	812	26.7	0.32
Prague 18	845	25.9	0.31
Prague 19	459	32.8	0.40
Prague 20	641	41.4	0.50
Prague 21	492	27.1	0.33
Prague 22	430	23.3	0.28
TOTAL	105 501	82.7	



Employees per 1000 inhabitants	
None	0
up to 40% of the average	(0 - 33.2>
up to 80% of the average	(33.1 - 66.2>
up to 120% of the average	(66.2 - 99.3>
up to 200% of the average	(99.3 - 165.4>
over 200% of the average	(165.4 - ∞>

Source: CE-Traffic, 2022

Main analysis outputs. Total number of employees in individual parts of Prague

Case study

- Centrum Nová Palmovka

Comparison of market value growth over time

With a suitable method of estimating market value, the current value of real estate can be determined at almost any moment and the change in time demonstrated depending on the ongoing activities that have a key influence on it.

There is no doubt about the basic real estate precept that the value of a property is determined in part by the quality of the location (or its potential) and in part by the use of the given real estate. In the case of the partially constructed building of what was to be Centrum Nová Palmovka (CNP), a positive change took place to the overall circumstances and fundamental inputs that from a certain point in time are concretely describable, tangible and as a result measurable in terms of the value of the set of properties. Given that significant changes took place in relation to the partially constructed set of CNP buildings in Prague 8 over the course of 2022, a change in the market value of the given properties can also be recorded.

Over the course of 2022, a major breakthrough occurred with regard to CNP, as an agreement was reached in negotiations between the Czech state, represented by the Ministry of Finance and Ministry of Transport, and the City of Prague, that CNP is a suitable site for the seat of the EUSPA (European Union Agency for the Space Programme). This agreement was affirmed in August 2022, when prior approval by Prague City Council and the Government of the Czech Republic was followed by the conclusion of a Future Lease Agreement between the City of Prague and Ministry of Finance. The contract defined in specific terms the cooperation between the city and Finance Ministry, which is representing EUSPA on the part of the Czech Republic, in particular defining the future lease relationship, whereby EUSPA will be the user of the CNP site for a period of 25 years.

From the point of view of the real estate market, the contractual relationship with such a creditworthy tenant and for such a long period is a quite unique transaction, one which entails a legitimate justification to renovate and complete building CNP and initiate revitalisation of the whole Palmovka locale.

Market valuation of CNP as of 1 March 2022

In view of these circumstances, the value of the CNP real estate portfolio can be compared at the moment when, following settlement with Prague 8 Municipal District at the start of 2022, this real estate became the property of the City of Prague without prior legal and administrative burdens, yet usage of the set of buildings was still defined by the original project concept with valid documentation for a building permit. There was uncertainty regarding the future use and overall suitability of the concept for the original construction project, which was functionally conceived more than 10 years prior. A new use concept would still have to be determined and checked on the basis of new market analyses, current public interests and the resulting services the facility should provide, and of course from the perspective of optimal determination and expenditure of construction costs to achieve the technical state necessary to rent out CNP.

As of 1 March 2022, the estimated market value of the CNP land/real estate portfolio was established by the “residual method” as CZK 475 million.

Market evaluation of CNP as of 1 December 2022

The situation following signature of the Future Lease Agreement between the City of Prague and Czech state/EUSPA as of 1 December 2022 entails two fundamental circumstances that have a significant and positive impact on the market valuation of this set of properties:

- The building will be leased as a whole.
- It is a long-term contractual relationship with a tenant of first-class creditworthiness – the Czech Ministry of Finance – where risk of non-compliance with the lease agreement, e.g. failure to pay rent, is next to zero.

As of 1 December 2022, the market value of the CNP land/real estate portfolio was established by the “residual method” as CZK 1.103 billion.

It can be legitimately stated that the concentrated efforts to consolidate the administrative state of the CNP portfolio and concurrently held negotiations between the City of Prague and representatives of the state, and by extension EUSPA, led to an increase in the value of these properties, i.e. their appreciation, by a total of CZK 628 million between 1 March and 1 December 2022.

The qualified market estimates as of 1 March 2022 and 1 December 2022 were determined by the international real estate company Knight Frank in January 2023. More detailed calculations on this case study can be found at the headquarters of PDS.

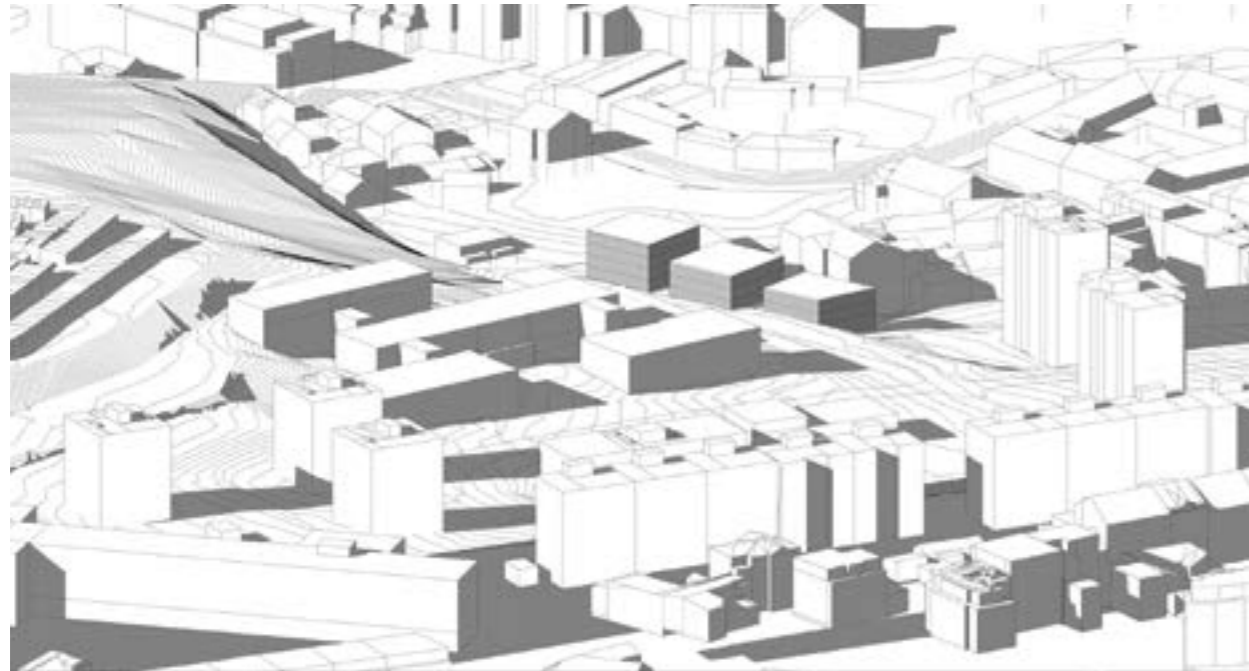
Model of Palmovka project produced under Department of Building Theory under the guidance of professor Michal Kohout



PDS expert activities

Drafting analyses of cooperative housing projects

In 2022, initial research and studies were completed on five plots preliminarily selected for the purposes of “Baugruppe” cooperative housing. There is a preliminary statement from the Spatial Development Department on the plots and on the basis of the materials prepared, it is potentially possible to continue in preparing the projects with a high degree of likelihood that it is possible to discuss them with the given parameters. The materials have been passed on for the next steps to the Prague City Hall Available Housing Department and taken out of the PDS portfolio.



Baugruppe Ohradní – validation study/perspective for purposes of cooperative housing

Investigating capacity for housing Ukrainian refugees

In connection with the dynamic situation of the wave of refugees from Ukraine in the first half of 2022, PDS examined the possibility of building the needed housing capacity in a short timeline. PDS investigated the options on land it had been given to manage, as well as in other locations. Various options were examined, both in terms of the speed of implementation and functionality in the medium-term, while also maintaining adequate architectural qualities.

Acquisition of Czech Post real estate in Nové Dvory

PDS advocated for talks to be opened on purchasing Czech Post real estate in the area of Nové Dvory, located right at the centre of the locale and directly adjacent to the future metro station of the same name. From the perspective of the City of Prague, the successful acquisition meant significant consolidation of the city's property holdings in this area, and thanks to this it is possible to approach the development of the whole locale conceptually in accordance with the territorial study and development concept PDS produces.



Example of modular construction for emergency situations



Czech Post at Nové Dvory

Consultation with the Czech Ministry for Regional Development

PDS actively consulted with the Ministry for Regional Development on the conceptual materials concerning the form of municipal residential construction, subsidy programme concepts and the first concepts for expert support of residential construction preparation and land development in other Czech towns and regions.

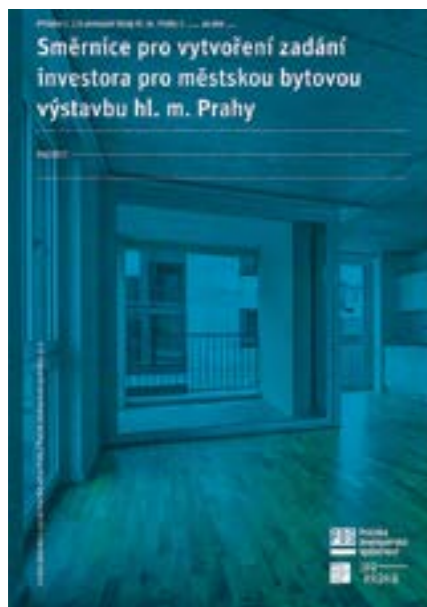
Investor specifications

Construction of municipal flats

Over the course of 2020–2021, PDS, IPR Prague and the CTU Faculty of Architecture worked together to produce the Guidelines for Investor Specifications for Municipal Residential Construction. The document, approved by Prague City Council in April 2021, serves the following purpose:

- Unifying practices in preparing municipal rental housing projects.
- Defining principles for municipal residential construction and recommending a suitable housing structure.
- Serving as a guide to help define the objectives of a specific project and the requirements for processing proposals.

The investor specifications are binding for all City or Prague organisations and recommended for similar activities by individual municipal districts. The investor specifications are free to download on the PDS website: www.pdspraha.eu/zadani-investora-pro-mestskou-bytovou-vystavbu



Investor specifications drafted by CTU, IPR Prague and PDS in 2021

Construction of primary schools

In 2022, PDS in cooperation with the CTU Faculty of Architecture prepared a document Primary Schools – Manual for Procuring Public Building Projects, which unifies practices in procuring projects for public primary schooling within the City of Prague. The PS Manual comprehensively summarises all aspects that public investors should take into account. It includes recommendations on:

- Selecting a suitable site and urban/architectural design.
- Division of indoor spaces for educating children and operational facilities.
- Exteriors and division of school lot into sports grounds, garden, transport access, etc.
- Technical, legal, safety and public health regulations.

The PS manual is free to download on the PDS website: www.pdspraha.eu/zs-manual-pro-zadavani-projektu-verejnych-budov



Primary Schools – Manual for Procuring Public Building Projects drafted by CTU and PDS in 2022

PDS agenda discussed by Prague City Council in 2022

R-42928 on development of the Vršovice – Bohemians site

R-43139 on the proposal for further steps in preparing the project for apartment building “no.0046095 - Peroutkova – Jinonická”

R-43141 on the proposal for further steps in preparing the project for residential construction “Černý Most – centre”

R-43142 on the proposal for further steps in preparing the project for apartment building “Nové Dvory PROJECT 9”

R-43143 on the proposal for further steps in preparing the project for residential construction “Dolní Počernice”

R-43228 on further steps for the project for a City of Prague concert hall – Vltava Philharmonic

R-43266 on the proposal for adding a new investment operation “CNP - Prague 8 - Project preparation” to the central list of City of Prague operations and adjusting the City of Prague budget for 2022 by city-funded organisation Pražská developerská společnost under Chapter 01 – Municipal development

R-43340 on further steps for coordinating and developing the location Prague 8 – Palmovka

R-43588, Z-10439 on the proposal to change the charter of Pražská developerská společnost in the jurisdiction of Prague City Hall Spatial Development Department

R-43725 on the proposal to add a new investment operation “Vltava Philharmonic Hall - Project” preparation to the central list of City of Prague operations and adjust the City of Prague budget for 2022 by city-run organisation Pražská developerská společnost

most under Chapter 01 – Municipal Development

R-44719 on preparing a new tram depot “Vozovna Braník” and preparing a new urban study around the transformation area Nádraží Braník

R-44799 on the proposal for further steps in preparing the project “Nové Dvory PROJECT 0 – infrastructure”

R-44834 on further steps in preparing development of the Bohemians stadium – Ďolíček

R-44836 on the draft Memorandum of Cooperation with Prague 5 Municipal District on development of the Jinonice site

R-44894 on the proposal to conclude a Future Lease Contract between the City of Prague and the Czech Republic (Czech Ministry of Finance)

R-44963 on the proposal to add new investment operations of the city-funded organisation Pražská developerská společnost to the central list of operations in connection with preparation of the draft budget for 2023 and adjusting the City of Prague budget under Chapter 01 – Municipal development

R-45175 on the market value of land handed over to Pražská developerská společnost for management

R-45387 on the proposal to add new investment operations to the City of Prague central list of operations, incl. determining the overall costs of investment operations by the city-funded organisation Pražská developerská společnost

R-45876 on the proposal for further steps on the matter of work no. 44544: Smíchov Train Station terminal and on the proposal for next steps on the matter of broader relations between transformation areas in the cadastral territory of Smíchov

Sustainability and environmental approach to projects

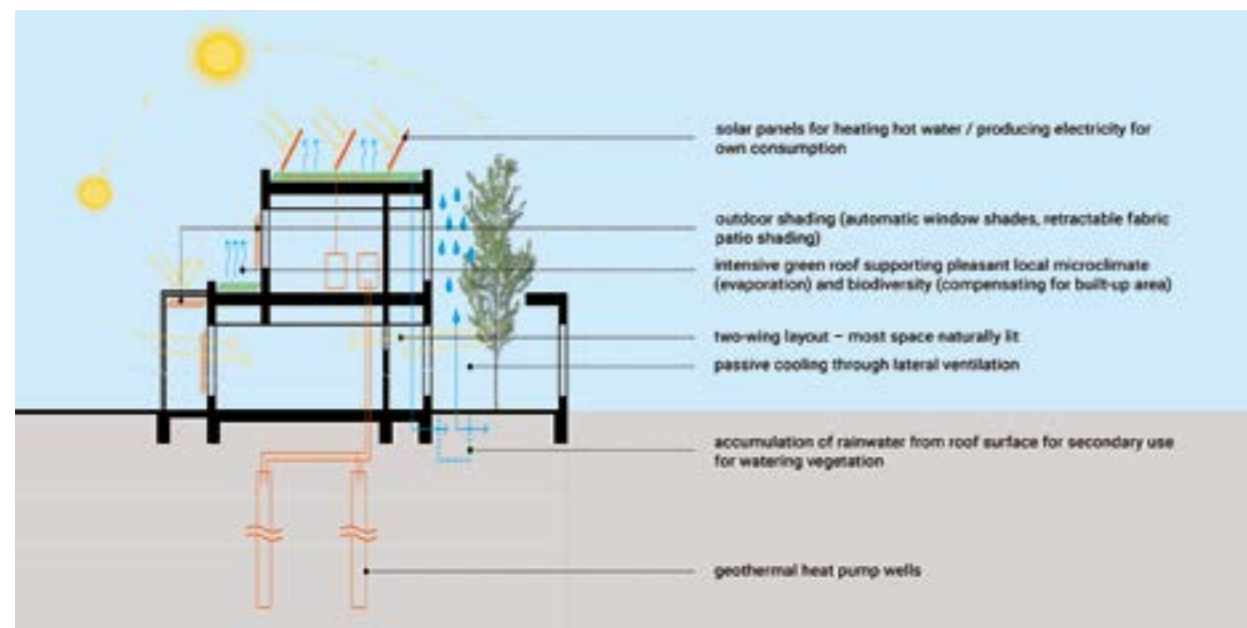
In preparing its projects, PDS takes into account Prague's climate commitment, which is reducing CO2 emissions by 45% by 2030 and achieving climate neutrality by the year 2050. To this end, PDS works with CTU's UCEEB, the University Centre for Energy Efficient Buildings.

PDS is a partner of the Prague Innovation Institute, with which it participates in the Circular Prague 2030 strategy, which includes measures for saving emissions in construction. The goal is to increase the lifespan of buildings, use materials with a lower carbon footprint and take a meaningful approach to recycling building materials. This approach is taken into account in the Investor Specifications for Municipal Residential Construction, which is the basis for producing affordable municipal housing projects.

In 2022, PDS Project Manager Rastislav Tomaščík successfully completed his studies of Sustainability Management at the University of Chemistry and Technology in Prague. Rastislav Tomaščík acts as an internal

consultant for sustainability and environmental protection for individual PDS projects. In 2022, PDS joined the Czech Green Building Council, a professional association of companies that support the construction of new buildings and renovation of older properties in accordance with the principles of sustainability. PDS supports the activities of the Council, which aim to fulfil "Vision Zero", where buildings will have zero environmental impact throughout their life cycle. PDS is represented in the Innovation/Technology/Energy working group, which deals with the climate neutrality of buildings.

In 2022, PDS became a member of the international consortium Horizon Europe ASCEND (Accelerate Positive Clean Energy Districts) and its project in Dolní Počernice, prepared in cooperation with Smart Prague, received support. Also in 2022, PDS applied for grant support from TSI (Positive Energy District) and the Technology Agency of the Czech Republic (Prague Sustainable Neighbourhood Manual). PDS is the application guarantor for a number of projects in the field of long-term sustainability of urban units and individual structures.



Nursery School Na Hutích – energy schematic, XTOPIX, 2023

Professional partnerships and public appearances

Collaboration with universities

PDS works intensively with post-secondary institutions on its projects. In the 2021/2022 academic year, students of the CTU Faculty of Architecture sought out urban planning solutions for the development area at Palmovka and constructed for it a large-format 3D model that reaped success at the international fair MIPIM 2022 in Cannes, France. Collaboration has continued in the 2022/2023 academic year and is focused on the Nové Dvory development area. Petr Urbánek, Director of PDS, is one of the instructors of the Development module taught at the faculty.

years 2021 and 2022, PDS was an expert guarantor and consultant for the subject Development Project, under which MBARE students examined selected city-owned areas suitable for municipal construction. Presenting the proposed development projects was how MBARE students successfully completed their four-semester MBA studies. Cooperation with MBARE has continued in the 2022/2023 academic year.

PDS is also a partner for the real estate MBA programme (MBARE) at the University of Economics, which is accredited by the international professional organisation RICS for commercial real estate and the valuation thereof. In the



Final state exams for MBARE, Prague University of Economics and Business, 2022

Meetings with the media

PDS organised two meetings with the media in 2022, presenting its activities and progress on individual projects. Both meetings were attended by journalists who cover Prague, the real estate/development market and architecture.

In cooperation with ČTK, both events were recorded and an online broadcast was provided. Highlights of both events are available on the PDS website (under News).



March meeting with the media, at which Petr Urbánek (PDS Director) and Petr Hlaváček (Deputy Mayor of Prague) spoke

Active participation in professional conferences, seminars and trade fairs

PDS representatives attended many conferences, seminars and professional meetings in 2022, presenting PDS's approach in preparing projects and the specific process for project and development planning. At the international real estate fairs Prague attended, PDS projects were a key part of these presentations.

MIPIM 2022, Cannes, presentation of PDS projects and model of Palmovka as part of the City of Prague's presentation, March 2022

Prague Property Forum 2022, Cubex Conference Centre, May 2022

Landscape Festival 2022 – display of Palmovka model, June to September 2022

Owning or renting? How does the housing policy work in Sweden? What can Prague be inspired by? Discussion meeting as part of the programme to launch the Czech EU Presidency, CAMP Prague, June 2022

Smart City Workshop – Digital Data Strategies, Hall of Architects, June 2022

Transport in Prague, ARTN discussion meeting, June 2022

Estate & Business round table, Estate & Business magazine, September 2022

Expo Real 2022, Munich, presentation of PDS projects as part of City of Prague presentation, October 2022

The Future Urban Habitat, CAMP Prague, December 2022

Office Units and Urban Planning, ARTN discussion meeting, December 2022



Petr Urbánek's talk at a discussion meeting of the Association for Real Estate Market Development (ARTN) in December 2022

Outlook for 2023

In 2023, the preparation of projects for which tender procedures for project documentation/design work or architectural competitions were announced in 2022 will progress considerably.

Work contracts have been signed with selected architects/designers and work commenced on the next phases of individual projects. It can be expected that for some projects, the first versions of project documentation will already be discussed with the relevant state authorities and the necessary opinions obtained.

Intensive work will continue on coordinating and planning major development areas – in particular the locations Nové Dvory, Palmovka and Dolní Počernice for residential construction and the Vltavská location for the philharmonic hall.

In mid-2023, the regular annual market valuation of the portfolio of land given to PDS to be managed will also be produced and submitted.

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2023



Model of Nové Dvory project produced under Department of Building Theory under the guidance of professor Michal Kohout



Ing. arch. Martin Valovič
Mayor of Prague 10 Municipal District

Through joint efforts we can achieve great results

Mr Mayor, your municipal district is working with PDS to revitalise the Vršovická site. From the perspective of the municipal district, how would you evaluate the area around the Bohemians stadium and what is its significance in your district in terms of urban development?
Looking at the area in question today, there is only one thing you can observe – the site's untapped potential. As mayor and also as an architect, I perceive this problem all the more intensely. Although there has been pressure in professional circles in recent years to condense the city's structure, Prague continues to expand into its surroundings. This is why reserves must be found in the existing urban structure, be they small empty lots or aging industrial sites ripe for conversion, e.g. large development areas and brownfields. "The Bohemians" site is a prime example where a conceptual and balanced

approach can fill in the face of the city, give a place a new useful function and, last but not least, create a representative public space that will effectively serve local residents and others as well. A specific phenomenon of this place is the presence of the Botič stream, which can further support the potential for a high quality environment.

What has historically stood in the way of revitalising this area and what in your opinion helped overcome it?

An important step in unblocking the deadlock was, for one thing, the willingness of the municipal district to tackle the ongoing unresolved ownership issues in the area, but also the City of Prague getting involved in this acquisition. The move to shift the revitalisation process under PDS has now proven to be an excellent choice that may end up multiplying the development potential of the site many times over.

What is the vision for the future development of Vršovická and in what timeline do you think it could – in an optimistic scenario – be implemented?

The municipal district's idea for the territorial development of the locale, as embodied in the Memorandum of Cooperation with the City of Prague, is a multi-stage vision composed of sub-plans interconnected by a shared public space. I'm speaking of the multifunctional building



Vršovická Apartment Building – architectural competition winning design by studio Kuba & Pilař architekti, 2022

with the working title Vršovická Apartment Building at the corner of Vršovická and Petrohradská, the sports hall on the land north of Gymnázium Přípotoční, and last but not least “Dolíček”, the Bohemians football stadium. If I were to estimate the timetable for realisation of these structures, I would realistically say, over the next four years let’s work through all the project levels of all the individual buildings, including discussion thereof, let’s get the requisite permits, and that will have been a success. In the case of the multifunctional building, I consider it realistic to start with construction.

On the scale of the broader context of Vršovická Street and the aforementioned position by the Botič, it is appropriate to mention other planned projects, whether private in nature, for example the conversion of the nearby KOH-I-NOOR complex, or municipal investment represented e.g. by the revitalisation of Minská Street.

What are the key milestones in the future development of Vršovická and what is needed to achieve the vision of the new Vršovická?

Clearly there is the coordinated joint approach of all the stakeholders. We are talking about a large area in the broader centre of Prague. If we want to achieve a high-quality result in rounding out the structure of the city, it is not possible to think that it is about separate individual buildings or spaces. On the contrary, we must understand the area as a whole and treat it as such. By the way, the first milestone has already been reached in the form of the winning design for the multifunctional Vršovická-Botič building. I am convinced that this milestone will mark the

main impetus for further development of the area.

The municipal development is made up of three parts: the apartment building being prepared by PDS, the revitalisation and additional construction on the stadium under the direction of City Hall, where PDS will be organising the architectural competition, and the sports hall on Přípotoční, which the Municipal District is in charge of. The architectural competition for the apartment building took place in 2022. How do you rate its organisation and result?

Let’s start from the end. The winning design by Kuba & Pilař architekti met our expectations for several reasons. The floor plan lay-out of the proposed set of buildings found inspiration in the block structure of the surrounding urban composition, but at the same time, through the sophisticated design of passageways to the inner courtyard and division of masses, the central area of the multifunctional building is not compressed into an uncomfortably cramped form. Furthermore, the outer facades are designed in a frugal utilitarian form. In this context, I see the architects’ attempt at an expressional uniformity that allows the quality of the surrounding public space to shine instead of trying to deliberately draw attention with flamboyant architecture. Last but not least, I have to mention that the winning design best respected the assignment in terms of creating public space, where I see a maximum effort to fulfil the theses of the Prague 10 strategic documents – Public Space Master Plan and Urban Study Botič, which we were happy to provide for the purposes of the architectural competition. But the remaining competition designs cannot be forgotten either. I definitely take a positive view of the diversity of views in the proposed material

Vršovická Apartment Building - architectural competition winning design by studio Kuba & Pilař architekti, 2022



Vršovická Apartment Building - architectural competition winning design by studio Kuba & Pilař architekti, 2022

solutions, which contributed to productive discussion in assessing the submitted proposals.

In 2023, an architectural competition will be launched for renovation and additional construction on the stadium. Do you have any expectations or demands on the part of the municipal district that will need to be included in the competition conditions?

Old Vršovice is known for its lack of parking. That will be one of the key tasks this plan will have to address in relation to the stadium visitors. A no less important task will be cultivating the stadium’s outer walls towards the streets Vršovická and Sportovní. I consider the current blank walls of the stadium to be a cautionary example of (non)interaction between a building’s ground floor and the adjacent public space. We will also be demanding provision for the currently non-existent permeability of the area along the stadium’s northern edge, which is laid down by the Prague 10 Public Space Master Plan, thus ensuring passage from Danner’s Park on Sportovní through to Sámova Street and further on to Grébovka. By the way, the proposal for the pathway network for the multifunctional building by Kuba & Pilař architekti also keeps this pedestrian connection in mind.

How do plans for the sports hall look?

The sport hall project is currently in its complete infancy. A change to the Prague spatial plan is currently underway, which will ensure the future hall location will have parking for vehicles other than only those associated with the building as such, i.e. directly related to its main function. Although it may seem like a banal step at first glance, it is a crucial one for the given locale. As part of the planned transformation for the whole area, there will be a major rearrangement of parking spaces and our goal, which we always advocated and then very precisely defined in the joint Memorandum of Cooperation, was to maintain the

total number of spots available today.

How do you rate cooperation with PDS so far?

Considering my previous answers, cooperation with PDS cannot be rated any way other than positively. It turns out that if there’s an enlightened investor and a constructive-minded municipal district, then through joint efforts we can achieve great results, like in the case of the Vršovická-Botič Apartment Building. Nevertheless, we are currently only at the phase of knowing the architectural-urban planning view of filling in the given location, and there is still an enormous amount of work ahead of us before we see the real tangible achievement in public space. In light of my experience from working with them, I firmly believe we will succeed in this challenge and in a few years we will be able to hand over the first residential units to their new tenants.

What in your opinion helps development projects (municipal or private) be accepted by the public in a given place? What do you find has proven successful in communicating with the general public?

Just as in ordinary civic life, so in the field of urban planning do I consider dialogue to be a key element in the relationship between participating actors, regardless of whether it is the city or a private company in the role of investor. It is essential to remember, however, that dialogue is not a diktat; we wouldn’t gain the trust of the general public in that way. The aforementioned “participation”, that much used and misused word, as a term for dialogue with the public, is often interpreted as co-decision-making, though logically it is only co-participation, as the power to decide and responsibility for this decision is not collective. Prague 10 has been guided by these ideas for many years already and, considering the results achieved, I believe that our approach to dialogue with the public is correct.

Cooperation with the public

Open cooperation with the public is one of the basic principles of PDS. In 2022, PDS implemented its first participatory planning process for future construction with the involvement of neighbours.

At the Černý Most site, where PDS is planning an affordable municipal housing project in the Prague 14 Municipal District, PDS took a series of steps, the goal of which was to present its plan and obtain information about how its project could improve the quality of the public space and expand the spectrum of services and public amenities there.

Participation at Černý Most:

- An anonymous online survey among Černý Most residents regarding services and amenities that lack in the area. Carried out on a representative sample of 300 people aged 15 to 70.
- A field survey of the services currently available at the Černý Most housing estate (outside of the local shopping centre).
- Launching of an information website www.pds-cernymost.eu and setting up an email in-box for questions cernymost@pdspraha.eu, which was regularly checked and the questions answered.
- A walk with architects prepared in collaboration with the City Work architectural studio for residents of the buildings along the street Arnošta Valenty. Over the course of 90 minutes, PDS representatives walked around the municipal land slotted for construction with the participants, summarising the historical development of construction plans in the area, informing those present about the forthcoming concept for new construction and taking questions, comments and recommendations from the attendees. All comments were recorded and, if possible, will be taken into account in the architectural study.
- An invitation to a public discussion published in the form of an advert in the Prague 14 monthly.
- A public discussion on the concept for construction of affordable municipal housing, which took place in the local community centre Plechárna, attended by the Mayor of Prague 14 and the head of the departments of strategic and spatial planning.



Public discussion at Plechárna community centre, December 2022



Walk with architects, October 2022

3. Overview of PDS projects

Key locations

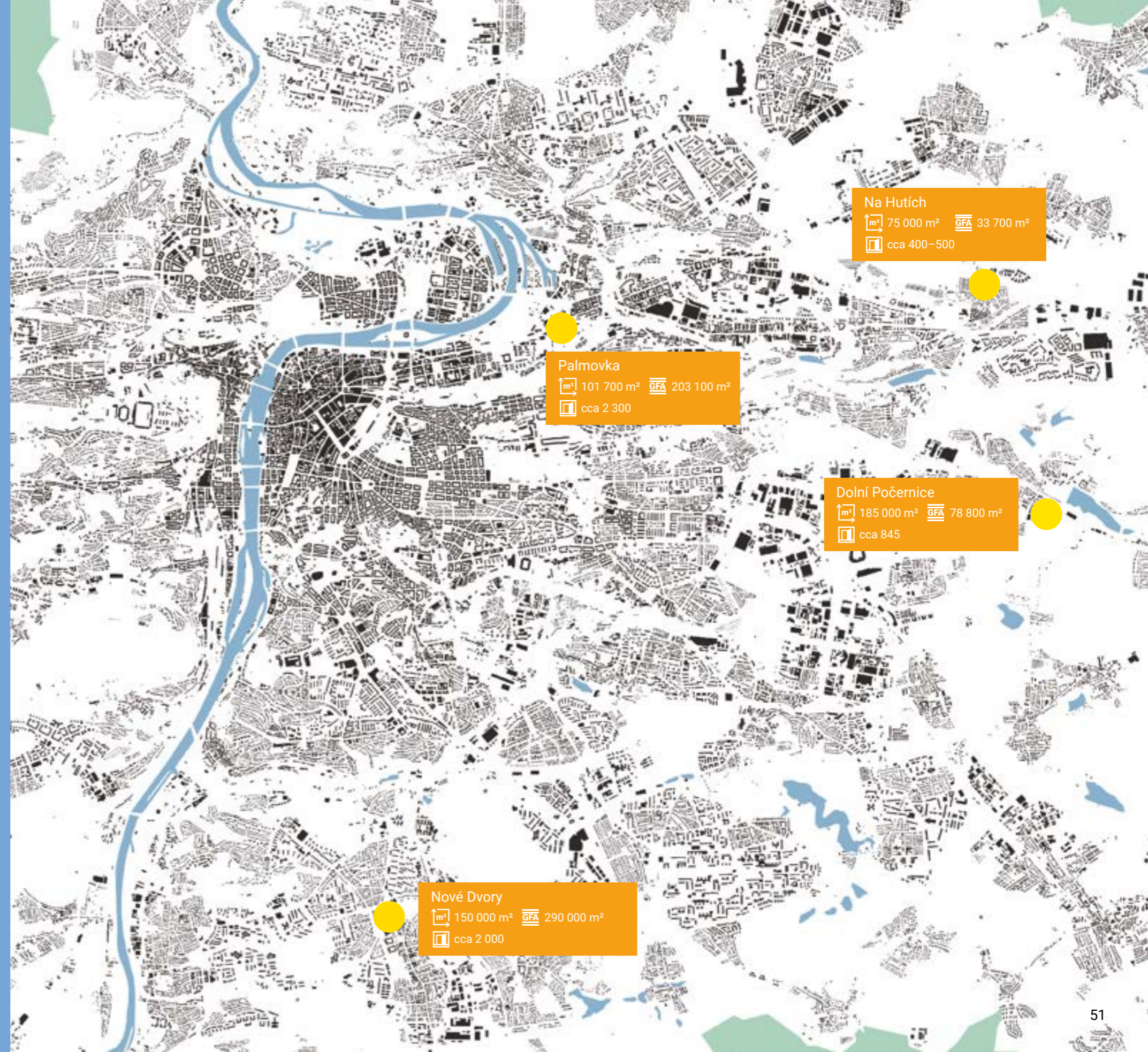
LEGEND:

 Land for residential projects

 land area

 gross floor area

 number of flats



Nové Dvory, Prague 4 and 12

Residential neighbourhood by the new metro station

With an approximate area of 15 hectares, the transformation area of Nové Dvory numbers among the city's largest contiguous property holdings. Prague is building a new urban district around the new metro station, which should be completed in 2029, with affordable rental housing and complete amenities in the form of a nursery and primary school, a cultural centre, space for shops and services, public transport lines and facilities for sport and relaxation. By connecting the park Jalodvorská louka with the new squares, generous amounts of public space intended for recreation will be created. It is anticipated that the new neighbourhood will provide homes for as many as 5 000 people and job opportunities for about 5 000 more.

Nové Dvory territorial study

The studio UNIT architekti produced a territorial study on the whole transformation area for the Prague City Hall Spatial Planning Department, which was discussed with representatives of Prague 4 and Prague 12, presented to the public and approved in September 2022. It represents a societal consensus on the area's development and is the basic conceptual starting point for planning out the whole locale and individual projects. It is based on principles of sustainable development and a compact city of short distances with quality public spaces, parks and recreational areas.

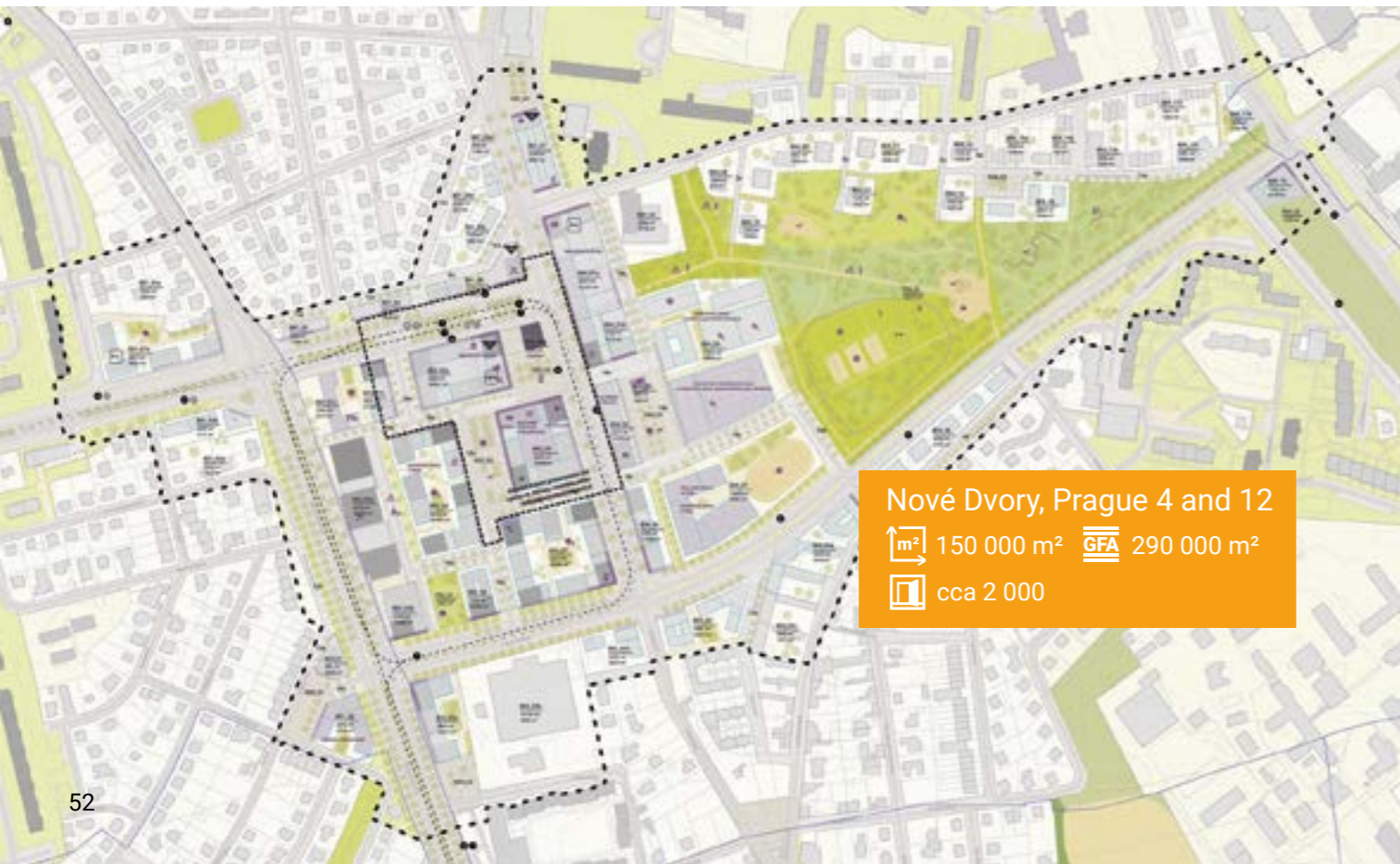
First projects

Investment project preparations are gradually beginning on 15 hectares for nearly 300 000 m² of GFA (gross floor area, which is the total potential for approval of discussed land use plan changes), primarily for urban housing. A significant portion, currently estimated at about 130 000 m², will also be earmarked for offices, restaurants, cafés, shops and services, a nursery, primary and secondary school, a cultural or community centre, and sports grounds. Preparations for the new district are taking place in parallel with preparations for construction of a new metro station and extension of the tram line from Modřany, which will end at the metro.

Last year, PDS issued a call for tenders for the supplier of project documentation for a smaller apartment building Jalový dvůr. The locale is divided up into individual projects, which will be implemented gradually over a period of 10 to 15 years. In the same year, PDS also issued a call for tenders for a volumetric verification study for Project 09 – Durychova Apartment Building, and a verification study for development above the metro station. In 2023, PDS will unveil further sub-projects for Nové Dvory, as well as a physical model of development in the district, on which it is collaborating with students of Czech Technical University's Department of Building Theory under the Faculty of Architecture.

www.pds-jalovydvur.eu

Nové Dvory territorial study, Department of Spatial Planning, UNIT architekti, 2022



Palmovka, Prague 8

A new pulsing centre on the right bank of the Vltava

The land owned by the City of Prague and Prague Public Transport Company right by the Palmovka transport hub represents the largest development area in the capital's wider centre that the city controls. A completely new district is to arise here with the ambition of becoming a vibrant centre of the Vltava's right bank. It will comprise residential and office buildings with restaurants, cafés, shops and services. Amenities are also planned in the form of a primary school and a cultural centre with a library. Great attention will be paid to high quality public spaces. At Palmovka there are plans for a central park with a promenade, several smaller squares and a number of inner courtyards which, thanks to their quality landscape architecture, will be a pleasant place for both children and adults to spend time.

Palmovka urban study

For the key part of the development area at Palmovka called the "Pentagon", the creation of an urban study was initiated by Prague 8 on the basis of agreement among all the collaborating partners (Prague City Hall, Prague 8, IPR and PDS), which captures the agreement of these partners on the urban planning concept for the territory and which forms the foundation for the ongoing amendment of the land use plan. The urban study, produced by UNIT architekti, respects the existing values of the locale, inserts residential and office buildings, and creates attractive public spaces between them. The study draws on the principles of sustainable development and a compact city with a sufficient amount of well designed green space and parks.

A model of the Palmovka project produced at the Department of Building Theory under professor Michal Kohout

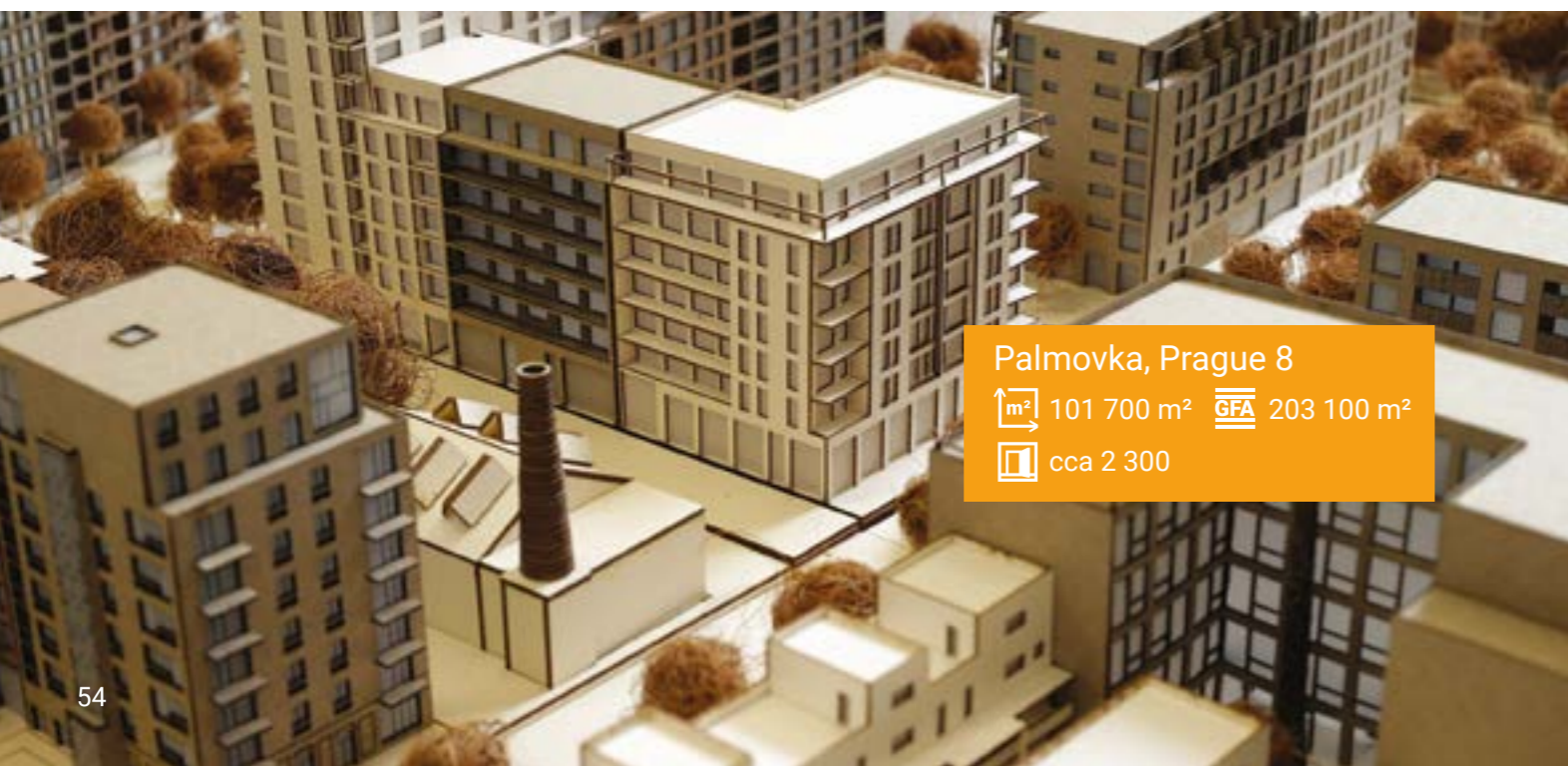
Spatial model of Palmovka

A physical spatial model of Palmovka also drew on the above study, illustrating the possibilities of the concept for developing a new urban district. It arose out of collaboration between PDS and architecture students at Czech Technical University in Prague on an urban and architectural design for Palmovka in the 2021/2022 academic year. During a single semester, a total of 45 students from three studios of the CTU Faculty of Architecture (Kohout-Tichý, Juha-Tuček and Stempel-Beneš) produced a physical model of Palmovka 2 x 3 m in size, which includes 60 different buildings in 12 blocks. After it was completed, the model was presented at the prestigious real estate fair MIPIM 2022 in Cannes, France, earning positive feedback.

First projects at Palmovka

Approximately 8 hectares of city land with the potential for roughly 2 200 city-owned flats and around 40 000–50 000 m² in land area that can be used for offices, retail (restaurants, cafés, small shops and services) and other non-commercial purposes (in particular a primary and secondary school, cultural or community centre, library, leisure activities for children). The project will be implemented in stages over 5 to 15 years (by 2035). PDS is gradually unveiling the individual sub-projects. Among these are, for example, the Palmovka – Zenklova residential building, for which PDS has chosen the studio MS Architekti. A key qualitative shift for the locale is revitalisation of the partially built Centrum Nová Palmovka building, where the City of Prague, Ministry of Finance and Ministry of Transport have agreed that it is a suitable site for the new headquarters of the EU Agency for the Space Programme (EUSPA), and in August 2022 a Future Lease Agreement for this building was signed between Prague and the Finance Ministry. In the second half of 2022, PDS began preparing a transformation project on behalf of Prague City Council in cooperation with both ministries and EUSPA. In 2023, additional sub-projects will be announced and calls to tender issued for designers thereof.

Palmovka, material from urban study procured by Prague 8 Municipal District, UNIT architekti, 2022



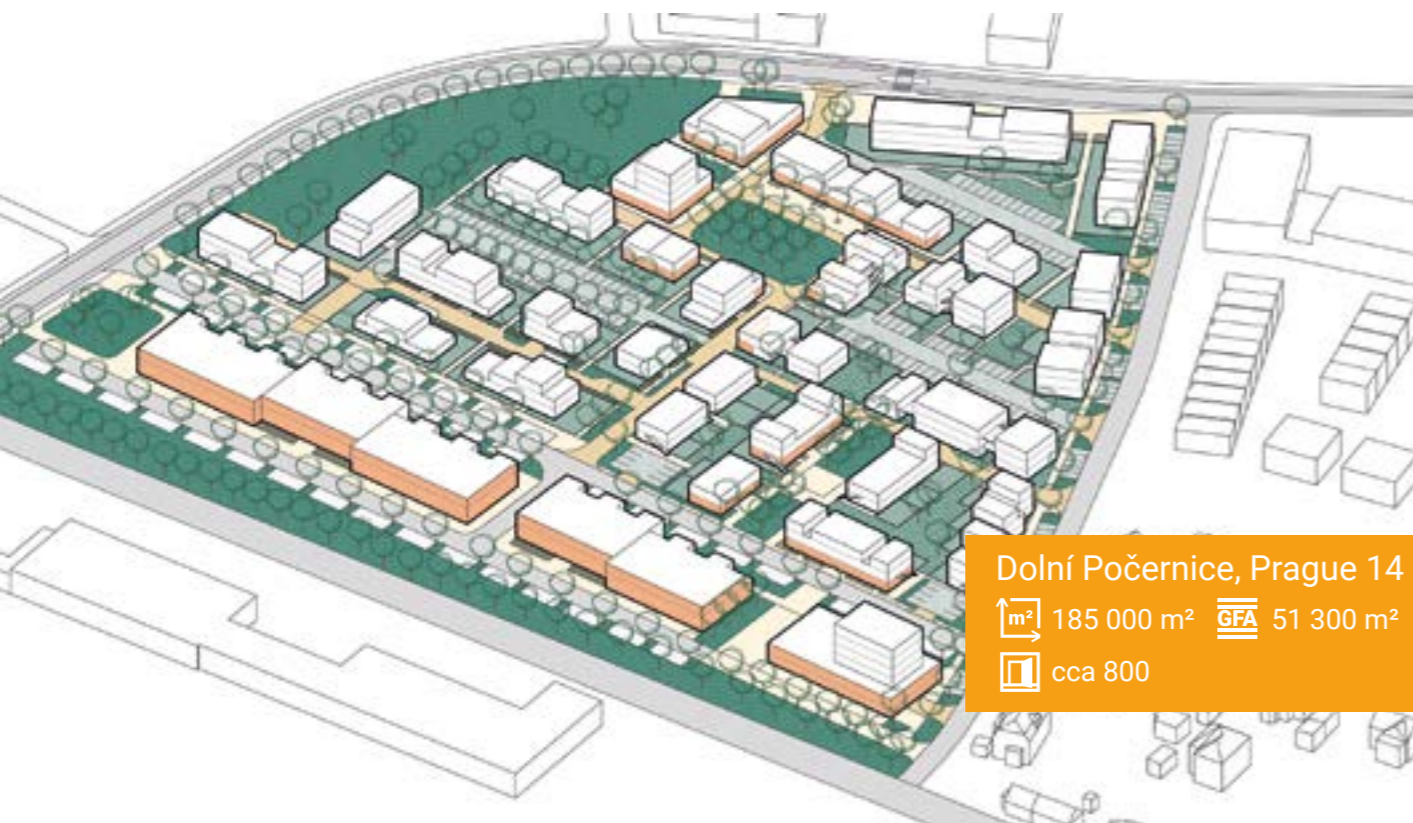
Dolní Počernice

A 21st century garden city district

With an area of 18.5 hectares, this land in Dolní Počernice ranks among the largest contiguous areas owned by the City of Prague where affordable city-owned rental housing can be built. Thanks to the suburban train line and nearby ring road, the area is well connected to the centre while also offering plenty of opportunity for relaxation and various leisure activities.

The neighbourhood to be built in Dolní Počernice has been conceived as a garden city designed according to the principles of sustainable development. Over a period of 10 to 12 years, 800 residential units will be built here in single-family, terraced and low-rise buildings with shared gardens and inner courtyards that blend in sensitively with the surrounding residential area. The project will also include small commercial premises for retail shops, services or medical offices, public spaces with ornamental greenery and sports grounds for kids and adults alike. In later stages the area will also incorporate a primary school, for which a significant site has been designated in the land use plan. In light of the fact that residential construction is in line with the zoning plan, PDS has divided up the entrusted territory into four project areas, which should gradually be implemented in the years 2025 to 2034:

- Project 1 – comprises construction of approx. 250 flats (approved by Prague City Council in 2021)
- Project 2 – comprises approx. 550 flats (approved by Prague City Council in 2022)
- Project 3 – Infrastructure (all networks, sewerage, waste and transport connections approved in 2022)
- Project 4 – Amenities. The territory also includes an extensive area zoned for public amenities, and considering the scope of the project as well as other plans in the broader vicinity, among them private projects, plans will have to be made to build a primary school.



Construction concept and first project in Dolní Počernice

Through architectural workshops, PDS produced an urban planning and typological concept for the whole territory, known as a master plan. In 2022 it launched the first call to tender for a supplier of design work for Project 1.

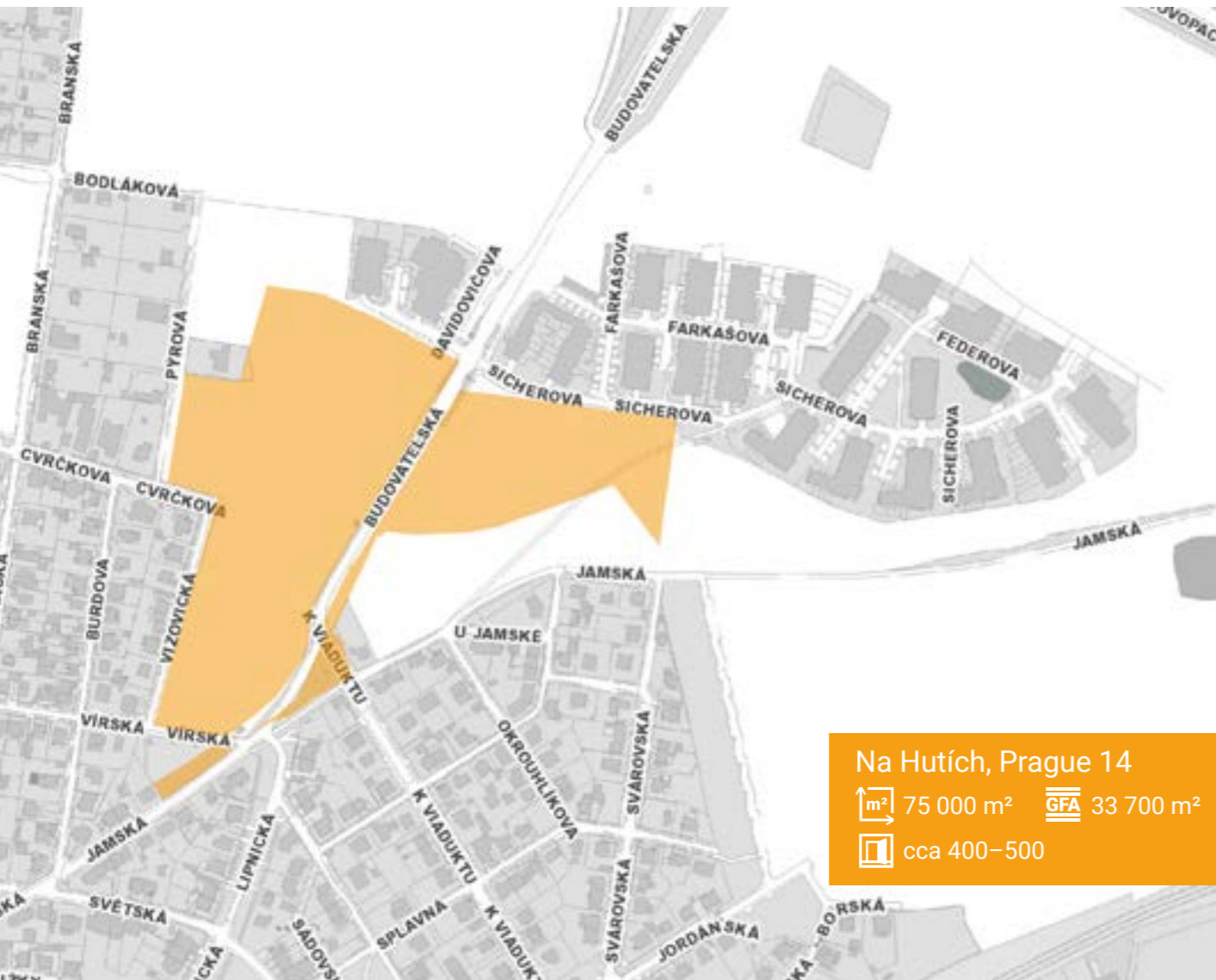
Illustrative visualisation Dolní Počernice, design office CAMA, 2022



Na Hutích, Prague 14

The city-owned land at the Na Hutích location has an area of roughly 7.5 hectares and the plan is to build a local centre for the whole vicinity there with residential buildings, terraced single-family homes, services and amenities including retail space and a nursery school with a gym and community centre. The development will include modifications to the public spaces and filling in the necessary transport and technical infrastructure.

The Na Hutích project, which in accordance with the approved amendment to the land use plan will offer 400 to 500 flats, should be realised in 5 to 10 years. In September 2022, the Prague City Assembly gave final approval to the land use plan amendment that allows the proposed development of the locale and preparation of the first specific projects.



First project at Na Hutích

The first project PDS is preparing for the Na Hutích location is a nursery school. In 2022, PDS selected the supplier of the project documentation in a public tender. This was the studio Xtopix architekti, which along with the garden and landscape architecture studio Land05 will prepare the design for the nursery and its landscaping.

This will be followed by stages dedicated to building infrastructure and the local urban centre.

Na Hutích Nursery School, perspective, Xtopix architekti, 2023



Projects

Projects approved by IEV and discussed by Prague City Hall

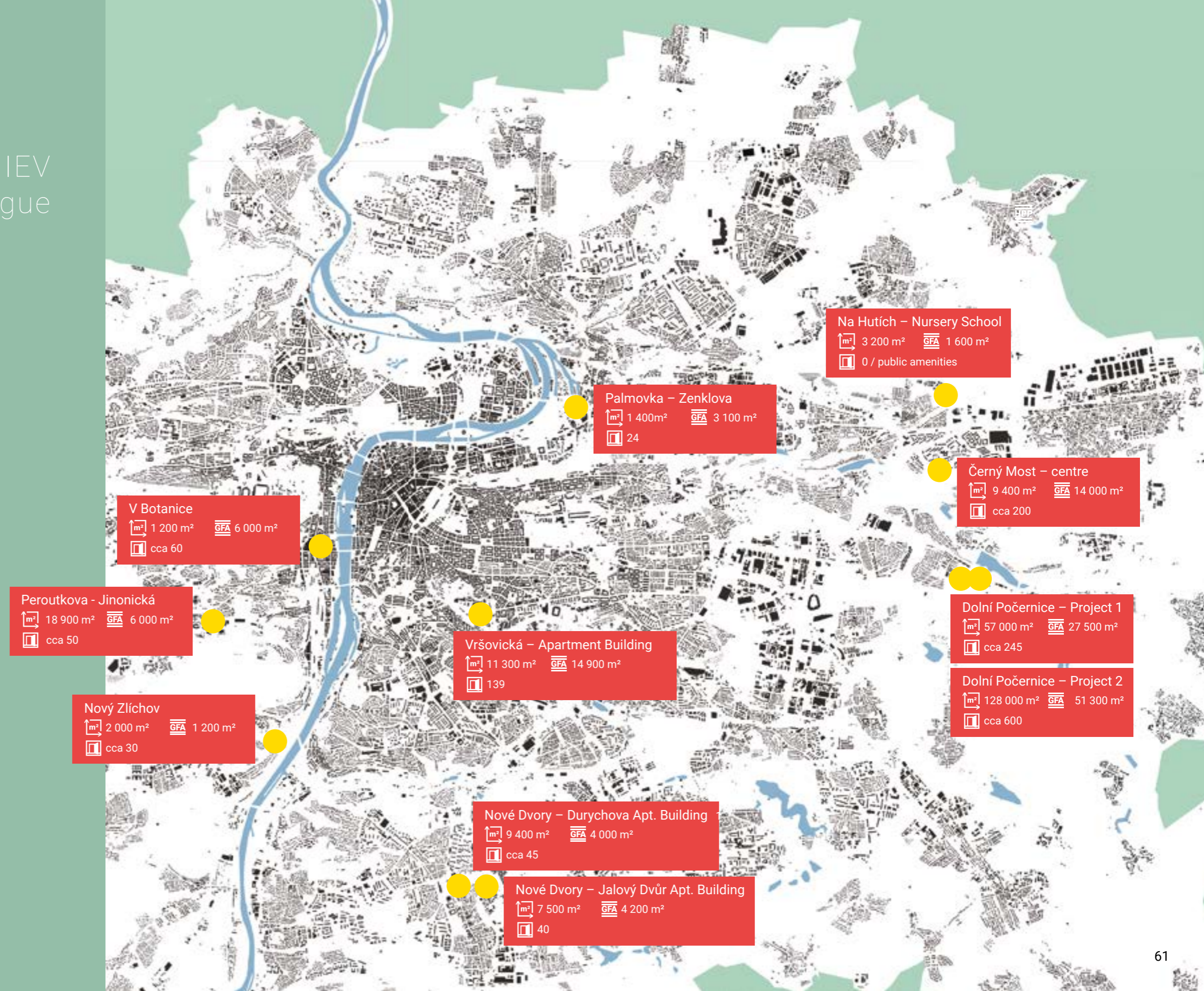
LEGEND:

 Land for residential projects

 land area

 gross floor area

 number of flats



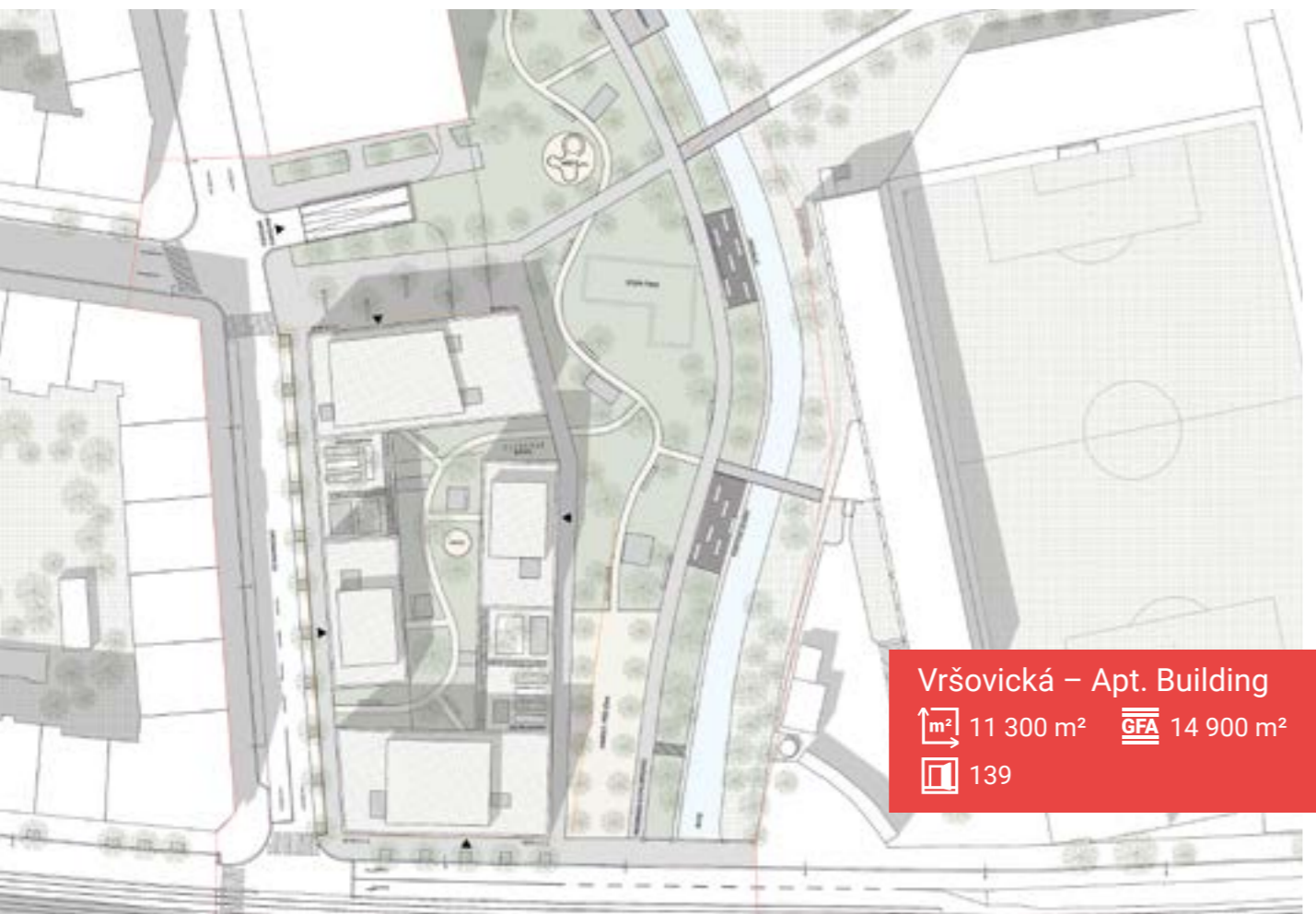
Vršovická – Apartment Building, Prague 10

In 2022, PDS continued coordinating project planning between the City of Prague and Prague 10, and launched an architectural competition for the design of the Vršovická Apartment Building with 139 rental units and retail space on the ground floor. The assigned task also includes designing the public spaces and nearby Botič riverbed.

A total of 47 studios from the Czech Republic and abroad entered the architectural competition, with five moving on to the second round and producing a competition design. In November 2022, the expert jury announced the winner, which was the Brno-based studio Kuba & Pilař Architekti, and determined the ranking of the other competitors.

Architect Pavla Pannová, chair of the expert jury for the architectural competition, stated: *“The winning team combines the typology of the indoor corridor and outdoor gallery style apartment buildings that are typical for the urban structure of Vršovice. The design incorporates both variable lay-outs of flats and flexible premises for shops and services on the ground floor. It offers new public spaces with park space along the Botič, draws the watercourse into the semi-public inner courtyard using a terraced staircase, creates a small square by Vršovická and spruces up the inner courtyard with trees. It wasn’t easy to choose at all because all the other designs were high in quality, approached the task imaginatively and came up with surprising solutions.”*

Situation of the area of Vršovice in question, winning architectural design by studio Kuba & Pilař Architekti, 2022



Once PDS has concluded a work contract with the winning architectural office of Kuba + Pilař architekti, preparation of the building permit documentation will begin in 2023. The project should be realised following the permit procedure, likely in 2025–2027.

In 2023, PDS will launch an architectural competition for the revitalisation and additional construction to the Bohemians 1905 football stadium, and will collaborate as an expert consultant on the project for a sports hall on Přípotoční, with the Prague 10 Municipal District and Prague City Hall Department of Education and Sport being the primary actors.

Vršovická Apartment Building, winning architectural design by studio Kuba & Pilař Architekti, 2022



Smíchov - V Botanice, Prague 5

In 2022, PDS launched the first ever competition for an urban residential development in Prague. This was for a smallish plot in Prague 5 in an attractive location near the Baroque villa Portheimka.

The competition was organised under the rules of the Czech Chamber of Architects and run by an expert jury made up of respected architects, urban planners, and representatives of the PDS project team, the Prague 5 management and Prague City Hall.

The architectural competition was announced in March 2022 and 30 studios entered from the Czech Republic and abroad. Five studios moved on to the second round and produced a competition design. In July, the expert jury decided the winner and further ranking of the designs. The winner was declared in August 2022 and was the Prague-based Atelier bod architekti.

Boris Redčenkov, chair of the expert jury for the architectural competition, stated: *"The overall concept of the winning design makes a natural and calming impression in its surroundings. It stabilises the complicated context of the given site and is a worthy partner for Portheimka and the Church of St Wenceslas. Our attention was drawn to the architectural and material design of the facade and the formation of a calm, enclosed environment in the courtyard as a place for social contact among its inhabitants. I would also like to highlight the professional organisation of the architectural competition on the part of the Prague Development Company."*

The winning design envisions a total of 56 flats with commercial space on the ground floor. It should be realised following the permit process, with an expected start in 2024–2027.

Ranking of competition designs:

- 1st place Atelier bod architekti (Czech Republic)
 Authors: Ing. arch. Vojtěch Sosna and Ing. arch. Jakub Straka
- 2nd place ov architekti (Czech Republic)
- 3rd place Baumschlager Hutter (Austria)
- other places Apropos Architekti (Czech Republic) and JDWA+ (Netherlands)

Expert jury:

doc. Ing. arch. Boris Redčenkov (jury chair), Ing. Rastislav Tomaščík, MBA (PDS project manager), Ing. arch. Ondřej Rys, Petr Zeman (member of Prague City Assembly), Ing. arch. Richard Sidej, doc. Ing. arch. Petr Hlaváček (Prague City Councillor), prof. Ing. arch. Jaroslav Šafer, Mgr. Zdeněk Doležal (Prague 5 Councillor), Ing. arch. Oldřich Hájek, Ing. arch. Zuzana Hamanová (member of Prague 5 Assembly), Ing. et Ing. arch. Petra Kunarová, Ing. arch. Michaela Kloudová (PDS project manager)



V Botanice Apartment Building, winning architectural design by studio Atelier bod architekti, 2022



Jalový dvůr Apartment Building, Prague 4

The Jalový dvůr Apartment Building is the first project for city-owned residential construction at the Nové Dvory location, where the City of Prague is preparing to build a new neighbourhood with affordable rental housing, complete amenities and cultivated public space above the metro station. The planned set of low-rises, which is located between the streets Libušská and Kunratická, will tie in to the surrounding residential area of Libuš and in all likelihood combine apartment and terraced buildings.

As part of the project, PDS wants to use environmentally friendly materials that meet the requirements of the circular economy, allow for water conservation (using rainwater) and save energy (appropriate orientation of the building, installation of heat pumps and installation of solar panels).

In March 2022, PDS issued a call to tender for suppliers of the design work. This ended up being the company monom works, with which PDS concluded a contract and is preparing the documentation for the zoning procedure, which should be finished in 2023. The project will be realised following the permit process with a view to 2025–2026.

Visualisation of Jalový dvůr project, architectural studio monom works, 2022



Jalový Dvůr Apt. Building
↑ m² 7 500 m² GFA 4 200 m²
🏠 40

Palmovka - Zenklova, Prague 8

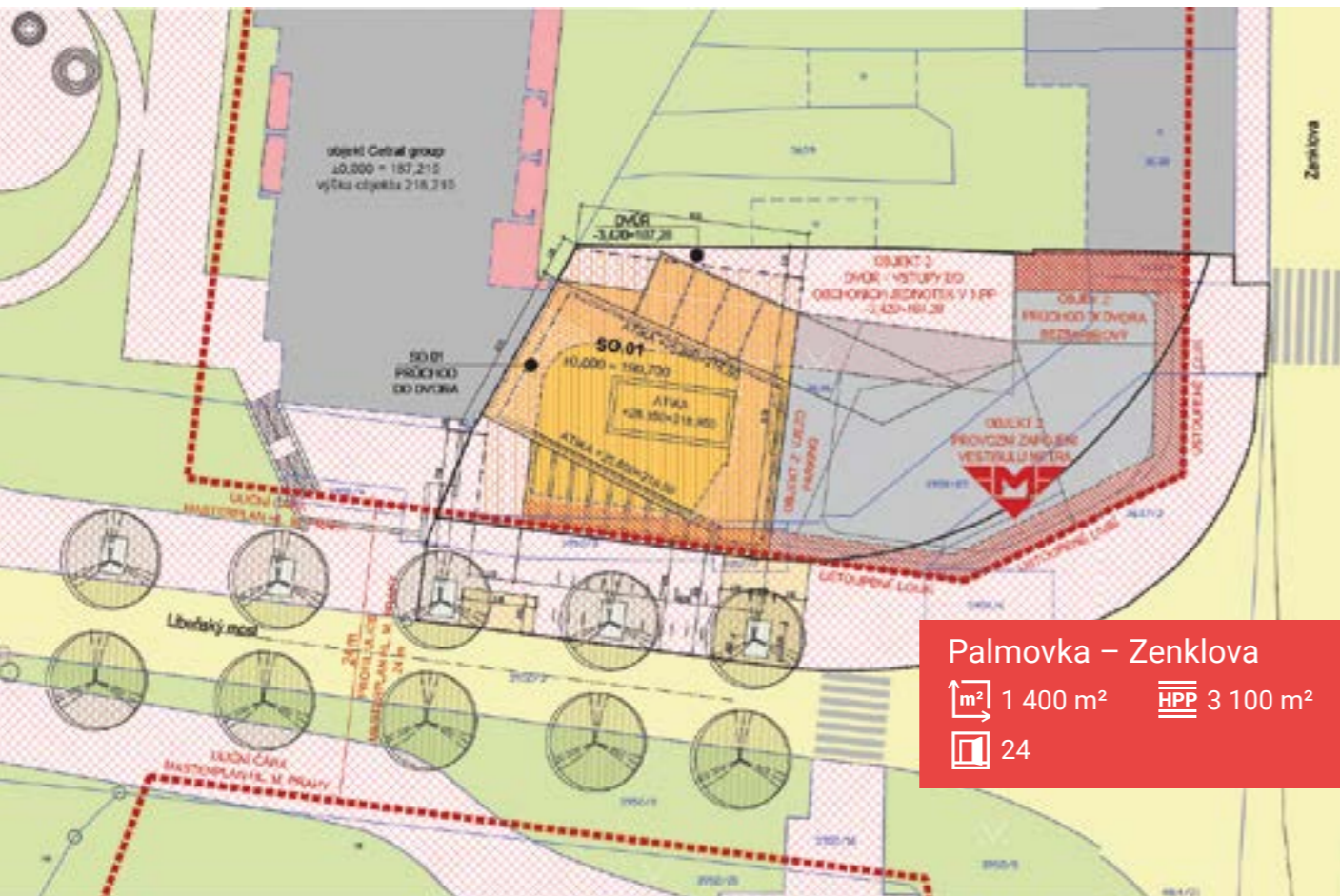
On City of Prague land in any empty lot near the intersection of the streets Zenklova and Libeňský most, PDS is planning construction of two multifunctional buildings intended for city-owned rental housing with 24 residential units. The ground and first two storeys are slated for commercial space suitable for retail and office use. One of the buildings will also include a new entrance to the metro station.

In January 2022, PDS issued a call to tender for the architectural design of the whole lot and the project documentation for the first building. Based on the result of the tender procedure, it started working with the company MS Architekti, with which a contract was concluded for the design work, with project preparations now underway. In 2023, the documentation will be submitted for discussion as part of the building procedure.



Visualisation of the Palmovka – Zenklova project, studio MS Architekti, 2022

Palmovka – Zenklova, situation and ownership, 2022



Nový Zlíchov, Prague 5

PDS is preparing an intimate apartment building of approx. 25 city-owned rental units on a small municipal plot of just under 2 000 m² located in a residential part of Prague 5.

The plot is located on the slope of Děvinský vrch and is tailor-made for a terraced structure. In view of the nature of the project, PDS envisages that the building will be used primarily for employees of preferred professions who have children.

In spring 2022, PDS announced a call to tender for preparation of the project, with the tender won by the company Kava. Now documentation is already being prepared for the zoning and building procedures. Following the permit process, construction on the project could begin in two to four years.

Nový Zlíchov Apartment Building, basic situation, Kava, 2022



Na Hutích – Nursery School and Community Centre, Prague 14

The nursery school with a gym and community centre on Sicherova in Prague 14 is the first part of a new centre for the already existing district Na Hutích, which will grow to include city-owned rental housing, complete amenities and a square with shops and services.

In December 2021, PDS called for tenders for an architectural design and project work. The result is that the studio Xtopix will design a nursery school with four classrooms, a gym and a community centre for parents and children from the surrounding area in cooperation with garden and landscape architecture studio Land05.

“The proposed design is meant to allow for the creation of a local centre, which in addition to pre-school education will provide recreation and community facilities for the local public. The architectural design will focus on creating a stable, functional and attractive environment that will develop children’s personalities in the context of pre-school education,” says architect Barbora Buryšková from studio Xtopix.

Following the signature of a work contract in autumn 2022, project preparations began. Over the course of 2023, documentation for commencing building proceedings will be submitted. Construction is tentatively expected to kick off – once all the necessary permits have been attained – in 2025.



Dolní Počernice - Project 1 and Project 2

The 12.9 ha of contiguous land owned by the City of Prague in Dolní Počernice ranks among the key development areas in Prague where a whole new neighbourhood can be built. In the form of architectural workshops, PDS had a master plan produced, i.e. an overall urban planning concept for the whole locale, and subsequently divided it up into four projects: Project 1 (construction of 245 flats), Project 2 (construction of 600 flats), Project 3 Infrastructure (all networks, sewerage, waste and transport connections) and Project 4 (primary school).

The development in Dolní Počernice is conceived as a garden city, to be made up of approx. 800 residential units in single-family, terraced and low-rise residential buildings with shared gardens and inner courtyards that blend in sensitively with the surrounding residential area. The project will also include small commercial premises for retail shops, services or medical offices, public spaces with greenery and sports grounds for kids and adults alike.

For the first stage, a designer was selected in a tender procedure, and in 2023 project preparation itself will begin. The aim is to define all the requirements, in particular in terms of infrastructure, mass and capacity. After a zoning decision has been obtained, it is likely that architectural competitions will be declared for certain parts of the project at the stage of building permits in order to establish a suitable design for the individual sub-stages of the project.

In later stages the area will also incorporate a primary school, for which a significant site has been designated in the land use plan. The infrastructure part of the project will also address the transport situation and connecting to public transport and the associated additional public amenities. The whole project should be gradually implemented in the years 2025 to 2034.

Urban study Dolní Počernice, design office ARCHUM architekti, 2022



Illustrative visualisation Dolní Počernice, design office ARCHUM architekti, 2022

Illustrative visualisation Dolní Počernice, design office CAMA, 2022



Černý Most, Prague 14

The PDS portfolio also includes just under 3 ha of city-owned land in Černý Most, which is slated for residential construction, retail and services, and public space.

Currently, a residential project has been proposed at the entrusted site, with a still valid building permit from 2005. In 2022, the project was revised so as to meet both the contemporary demands placed on residential housing and the specifications of the investor for city-owned residential construction.

As part of project preparations, PDS divided the whole entrusted territory into two parts:

- Stage 1 covers an area of approx. 9 400 m², where the proposed residential project under the valid City of Prague Land Use Plan allows for approx. 150 flats to be built.
- Phase 2 comprises the remaining 18 750 m², where the Metropolitan Plan envisages additional residential construction with the potential for approx. 300 flats to be built. The exact development concept for this area will still be further defined.

Černý Most, permeability study for the area in question, architectural office City Work, 2022



In 2023, PDS will launch a public tender for an urban planning and architectural design for the whole locale so that PDS can fully develop the potential of the given site.

In the second half of 2022, PDS kicked off a participatory process for the Černý Most location, which included a walk with architects, public discussion, and an anonymous online survey. PDS acquainted participants with the plan for future construction and obtained feedback in terms of services and public space. PDS looked at all the public recommendations and will implement selected ones in the project.



Nové Dvory – Durychova Apartment Building, Prague 4

Nové Dvory is one of the largest development areas in Prague where the city owns contiguous land suitable for residential construction. Construction of the D metro line station is an impulse for urban development of the whole area, which will include various residential projects, a nursery and primary school, a centre for shopping and services, and spaces for leisure/recreational activities, especially sports and cultural ones.

Residential Project 09 – Durychova I is located at the intersection of the streets Novodvorská and Durychova. It is expected that 45 new city-owned flats could be built here. In 2022, PDS had a volumetric verification study of the project produced. In 2023 it will launch an architectural competition, on the basis of which it will select an architect/designer for the residential building on Durychova.

Nové Dvory territorial study, Department of Spatial Planning, UNIT architekti, 2022



ND – Durychova Apt. Building
↑ m² 9 400 m² GFA 4 000 m²
🏠 cca 45

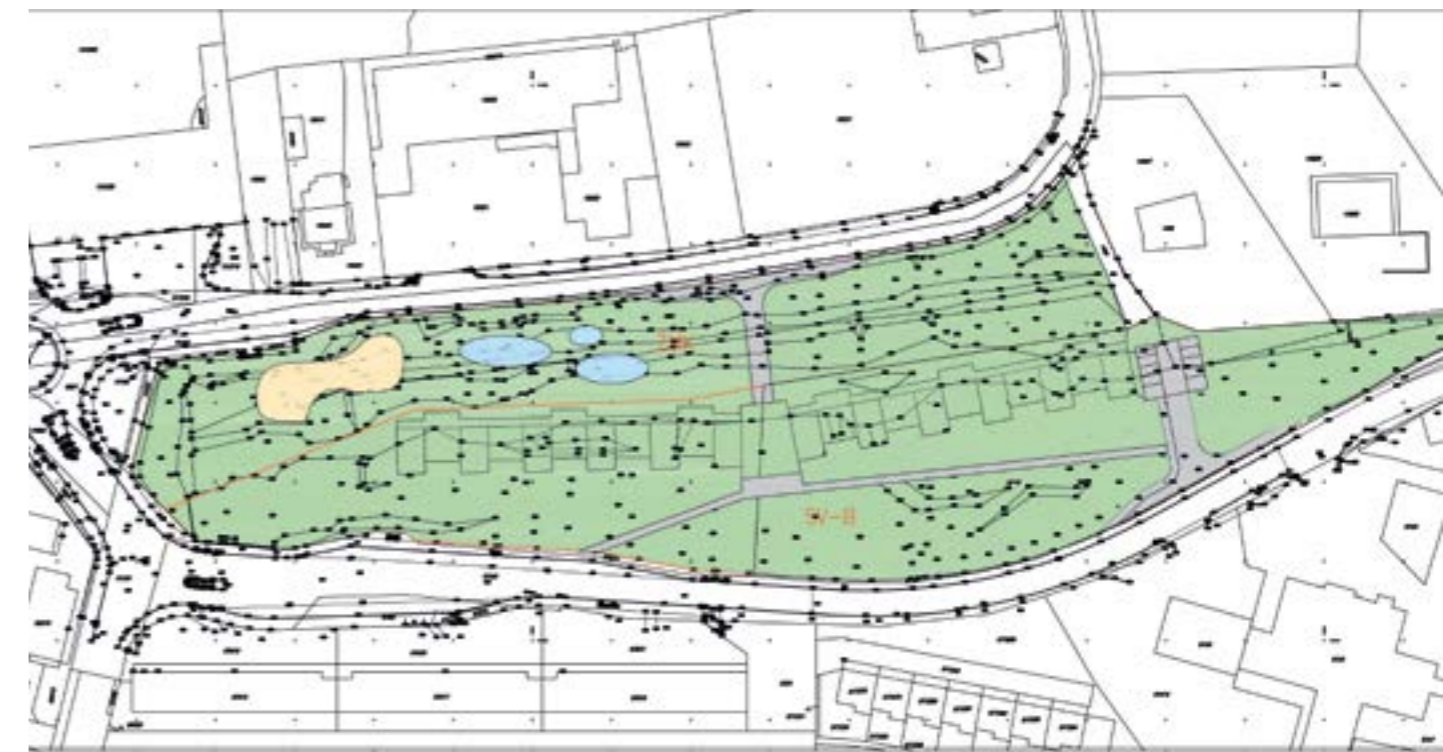
Peroutkova - Jinonická, Prague 5

It is planned that a residential building with approx. 50 rental units and ground-floor spaces for retail or offices will be erected on a city-owned lot of 1.8 ha located in the broader centre of Prague.

In 2023, PDS will declare a public tender for a supplier of complete project preparations and documentation for a zoning decision and the subsequent building permit. It will also announce a selection procedure for a project manager for this residential project in 2023.

The project should be implemented following the permit process in the period 2024–2026.

Peroutkova verification study, PDS, 2022



Peroutkova – Jinonická
↑ m² 18 500 m² GFA 6 000 m²
🏠 cca 50



Projects discussed by IEV with expected approval by Prague City Council in 2023

With an update to the articles of association, further land was handed over to PDS to be managed in 2022, with initial balances and verification already underway.

Some of these projects have already been discussed at a session of the Investment Expert Committee (IEV) in November 2022.

In 2023, architectural competitions or public tenders for architectural designs and project work will be announced for these projects or the first stages thereof.

LEGEND:

 Land for residential projects

 land area

 gross floor area

 number of flats



Beranka – Horní Počernice, Prague 20

Land in Horní Počernice with a total area of approx. 6.3 hectares is slotted for the construction of rental flats and basic amenities. The plan is to build a primary and nursery school, about 300 rental flats and basic infrastructure. The project should be realised in phases in the years 2025–2030. In order to define the further direction of development, in 2022 PDS had a study produced by the studio Projektil architekti, which addresses the possible placement of the residential area, school, sports ground and public facilities in different variants.

At the same time, PDS participated in the comments procedure and consultations for the territorial study for Horní Počernice East, the drafting of which Prague 20 initiated and the procurement of which is being led by the Prague City Hall Spatial Development Department. Based on an evaluation of both these inputs and consultation with the municipal district, in 2023 it will be possible to proceed to define a detailed specification for preparing tender procedures or an architectural competition for the individual parts of this relatively extensive city-owned housing construction project.

Planning for the primary school, including defining its capacity and the related infrastructure, will then be a separate project. In accordance with the Manual for Procuring Public Building Projects – Primary Schools, PDS is proposing a category D educational facility for 540 children.

Beranka, visualisation Projektil architekti, 2022



Libeňský přístav, Prague 8

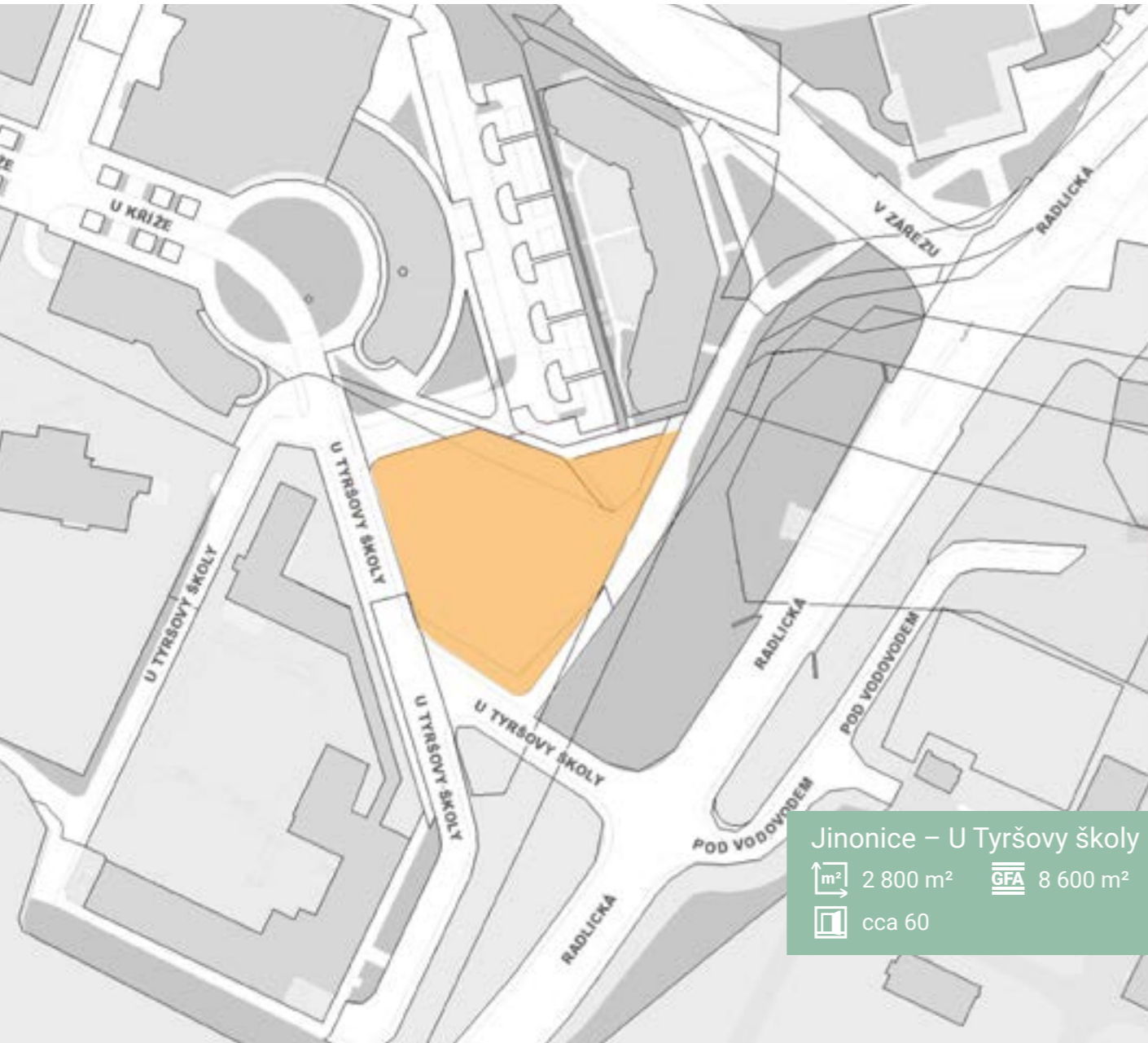
On city-owned land on the corner of the streets Štorchova and Menclova in Prague 8, PDS is preparing a concept for building affordable rental housing with approx. 200 residential units. Its appearance and exact capacity are being planned out in a volumetric study. In 2023, a tender procedure or architectural competition for the exact form of the project should be announced. Certain ownership rights need to be resolved to establish the exact parameters for the next steps, and flood protection for the land needs to be assessed as well.

Libeňský přístav, permeability study, QARTA Architektura, 2022



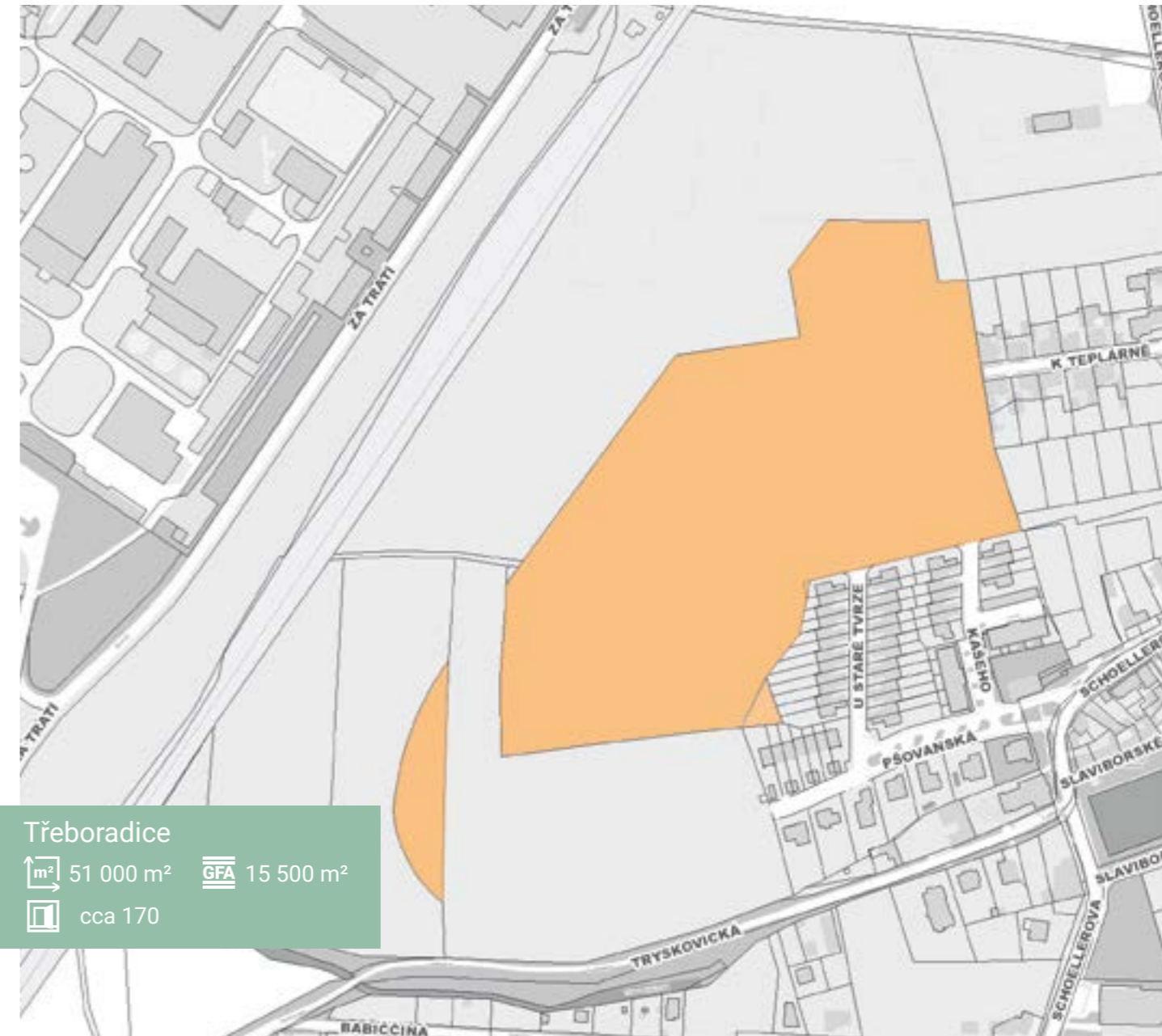
Jinonice – U Tyršovy školy

This is a compact, smaller plot of land in Prague 5 well suited to construction of an apartment building with roughly 80 residential units. In 2022, the site was host to geological research, with detailed measurement and a dendrological survey conducted. In 2023, an architect/designer will be chosen and project work commenced.



Třeboradice

A project for city-owned residential construction on lots measuring 5.3 hectares in Třeboradice in the municipal district of Prague-Čakovice. The plan is to build terraced municipal homes with approx. 170 residential units, while creating a city park and resolving the broader links and transport connections in the area.



Strategic projects

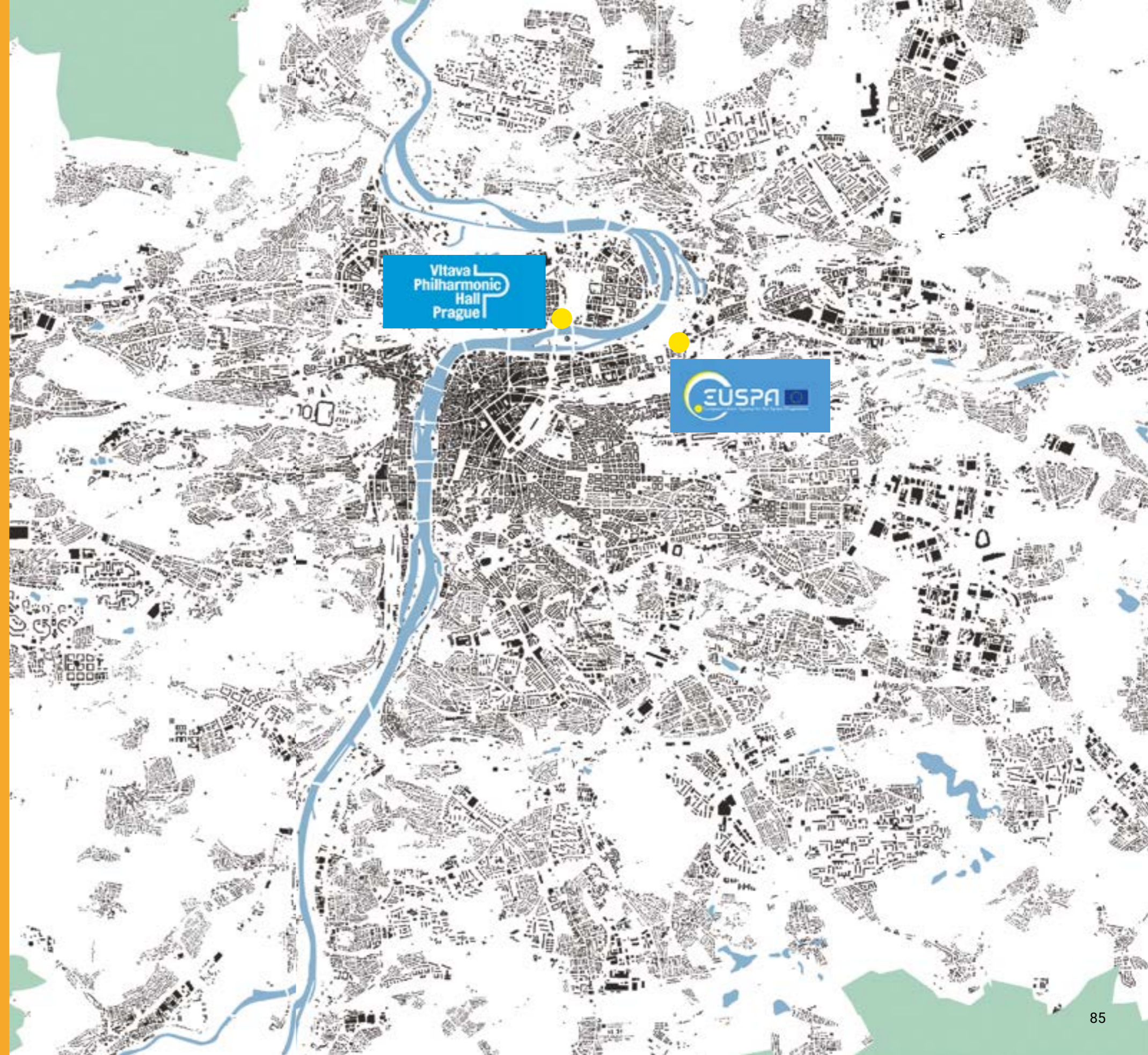
PDS was primarily established to prepare city-owned housing construction projects, but it also receives other tasks related to managing municipal real estate assets and city projects and preparation of municipal development projects.

As part of the key development area at Palmovka, PDS was entrusted with the project preparation for transformation of the former Centrum Nová Palmovka into the headquarters of EUSPA.

The Vltava Philharmonic project is an initiative to transform the whole area of Bubny-Zátory, and many infrastructure matters must be addressed in preparing it so that the Vltava Philharmonic Hall can be realised within the envisaged timeline. For this reason, project preparation of the Vltava Philharmonic Hall is also organised under PDS.

LEGEND:

 Strategic projects



Vltava Philharmonic Hall

The Vltava Philharmonic is a one-of-a-kind project by the City of Prague that will become a modern cultural centre with three top-of-the-line concert halls, a library, a creative hub and educational and multifunctional spaces. It is being planned for city-owned land by the Vltavská metro station and will become a catalyst not only for the transformation of Vltavská, but also of the neighbouring development area of Bubny-Zátory.

In the years 2019 to 2022, there was a project team for it working under the Prague Institute for Planning and Development, the task of which was to produce basic analyses and prepare, organise and assess an international architectural competition. In May 2022, an independent jury and top representatives of the City of Prague declared the winner, which was renowned Danish architectural studio Bjarke Ingels Group (BIG).

Since September 2022, the Vltava Philharmonic project team has gradually shifted under the umbrella of PDS, which is a municipally funded organisation specialised in investment and project preparation for development projects run by the city.

Through its Property Management Department, the City of Prague signed a contract with BIG in October 2022 to produce a detailed architectural study, procure project documentation, carry out engineering activity, supervision, and all related activities.

Since autumn of 2022, the general public has been involved in the architectural preparations for the Vltava Philharmonic Hall. As part of what is termed “participation”, a series of discussions with the team of authors from BIG studio took place. It was possible to participate in refining the appearance of the public spaces and public parts of the building so they best meet the needs of its future users.

The timeline for the Vltava Philharmonic Hall has been laid out so construction can start in 2027 and the building be completed in 2032. It is expected that the first visitors will enter the premises in 10 years’ time. This unique structure will affirm Prague’s reputation as a city of culture and a symbol of the Czech musical tradition.

www.vltavskafilharmonie.cz
www.big.dk/#projects-vph

Vltava Philharmonic Hall, winning design by architectural studio Bjarke Ingels Group, 2022



New EUSPA headquarters

The European Union Agency for the Space Programme (EUSPA) is the only independent EU organisation to have its headquarters in the Czech Republic.

In March 2022, the Czech Ministry of Transport signed an agreement with EUSPA for the Czech Republic to provide EUSPA with a space in Prague and the tools for the European agency to be able to expand its activities here. The City of Prague also supported this plan.

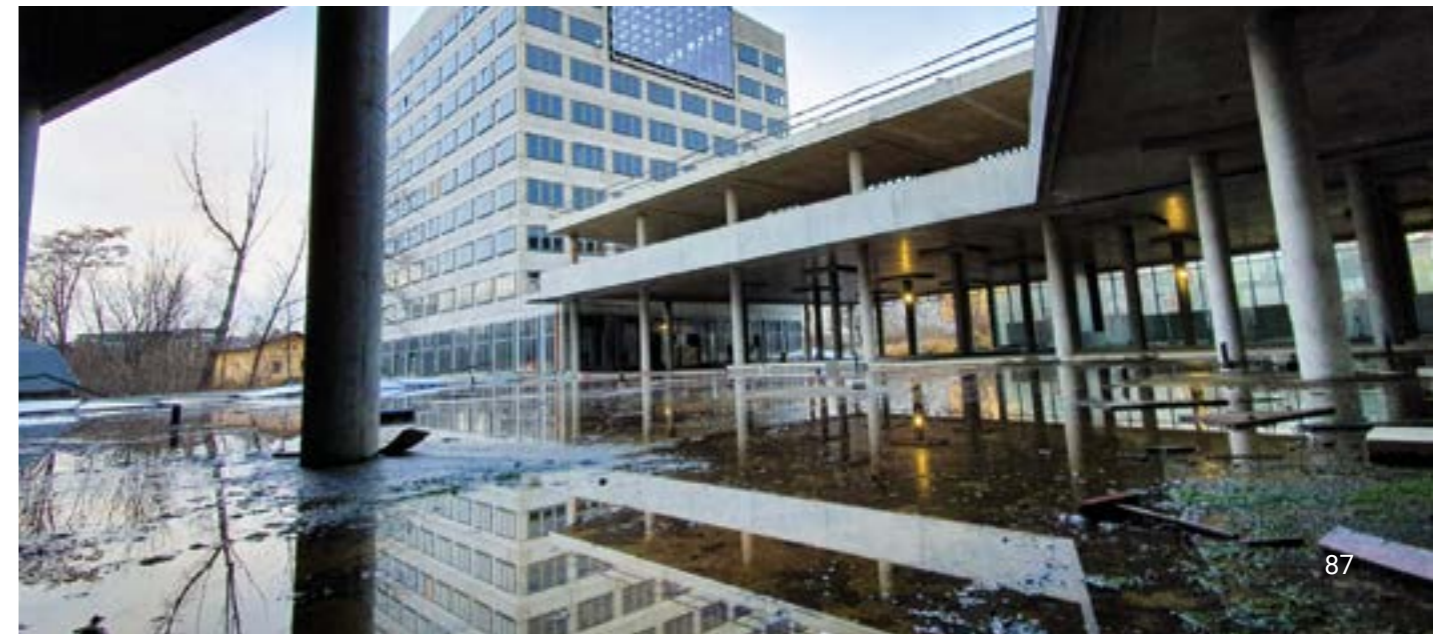
In December 2021, the City of Prague took over the Nová Palmovka project from Prague 8, including the land, thus gaining control over the last major plot in the almost 10-hectare brownfield at a central location in Prague 8 delineated by the streets Zenklova, Sokolovská, Švábky, Vojenova and Libeňský most. This is a key property holding for the City of Prague, and its development should be coordinated to the utmost extent. The foundation since 2021 has been the Memorandum on a Joint Approach, concluded by the City of Prague, Prague Public Transport Company and the Prague 8 Municipal District.

Following negotiations with the Czech Ministry of Transport and the Government of the Czech Republic, in April 2022 Prague City Council entrusted PDS with revising the project documentation for Centrum Nová Palmovka (CNP) with the goal of preventing further degradation of the building and investigating whether the building would meet the needs of EUSPA for a new headquarters following renovations and potential additional construction.

In summer 2022, representatives of the City of Prague, Ministry of Transport and Ministry of Finance submitted a joint offer to EUSPA for new premises in the former Centrum Nová Palmovka, which they would renovate and complete according to EUSPA’s requirements. In August 2022, Prague City Hall and the Ministry of Finance signed a Future Lease Agreement on the future lease of the completed building for the purposes of housing EUSPA for 25 years.

Since September 2022, PDS has been coordinating the preparatory work and working with EUSPA to define the requirements for the new space. As part of the revitalisation of Centrum Nová Palmovka, preparations have begun for a tender procedure for the project of altering the structure for the needs of EUSPA.

Centrum Nová Palmovka in 2022



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