

PŘÍLOHA Č. 5

Úhrada za služby

Visionary - SERVICE CHARGES - ESTIMATED BUDGET

SCHEDULE OF AREAS:	
Office, Retail (GLA + m ²)	22 800
Parking places (number)	214

A	OFFICE: PROPERTY MANAGEMENT FEE (NON-DIRECTLY MEASURED SERVICES) (CZK)	CZK / Year	Notes
1	Facility Management	12 084 010	
	Building Maintenance, repairs and revisions	6 727 600	
a	Facility manager	1 122 000	Mon - Fri, 8 hours per day
b	Technical maintenance	1 305 600	2 persons - Mon - Fri, 8 hours per day
c	Technologies revisions, maintenance and services	4 000 000	Heat exchange, heating, cooling plant, AHU plant, turnstiles, roller shutters, facade cleaning system, BMS, intercom, etc.
d	Materials, spare parts (HVAC)	300 000	Spare parts and material for daily / ad hoc maintenance
	Security and fire safety	2 936 520	
a	Security services	2 190 000	2 guards: 24/7 Mon - Sun
b	Reception	581 400	Reception: Mon-Fri 7:00 -19:00 (12 hours)
c	Energy management, Fire safety and Work safety, Emergency service	165 120	Administration related to the Czech legislation by Fire protections authorized person
	Cleaning and waste	1 869 890	
a	House cleaning	1 100 000	Common areas daily cleaning (toilets, main lobby, staircase lobby, showers at bike storage, etc.)
b	Cleaning of façade	519 890	2 times / year external and 1 times / year internal
c	External areas (adjacent pavements, common terraces)	250 000	Pavements, garden, terraces, roof terraces
	Greenery maintenance	550 000	
a	Greenery maintenance - common terraces (excl. Tenant's terraces)	400 000	Exterior greenery (terraces / garden / roof)
b	Internal greenery maintenance - common areas	150 000	Interior greenery
2	Property/Facility Management - Economic Administration	1 969 920	
a	Property Management	1 969 920	Economic administration, property management services
3	Taxes and insurances	476 000	
a	Real estate tax	150 000	
b	Property insurance	320 000	
4	IT Support / Smart building	300 000	
a	Smart features	300 000	IT service and support for smart features, such as building application
A	OFFICE: TOTAL NON-DIRECTLY MEASURED SERVICES (CZK/Year):	14 823 930	CZK/m²/month - Office
	Advanced payment/m²/year	650	CZK 54,18

B	OFFICE: OPERATING COSTS (DIRECTLY MEASURED SERVICES) (CZK)	CZK / Year	Notes
4	Consumptions	11 500 000	
a	Water, sewage	840 000	As of actual consumption
b	Electricity tenant (lighting, sockets)	3 300 000	As of actual consumption
c	Telephones	30 000	As of actual consumption
d	Heating / cooling / ventilation, electricity excl. Tenant's Premises	6 010 000	As of actual consumption
e	Waste	320 000	As of actual consumption
f	Consumption of sanitary in common areas	1 000 000	As of actual consumption
B	OFFICE: TOTAL DIRECTLY MEASURED SERVICES (CZK/Year):	11 500 000	CZK/m²/month - Office
	Advanced payment/m²/year	504	CZK 42,03

A+B	TOTAL SERVICE CHARGES - OFFICE (CZK/m²/month):	CZK 96,21
------------	--	------------------

C	PARKING SERVICE CHARGES (10%)	CZK / Year	Notes
5	Parking	1 026 760	
a	Facility manager	112 200	Proportion from entire service charge cost
b	Technical maintenance	130 560	Proportion from entire service charge cost
c	Technologies inspection and services	400 000	Proportion from entire service charge cost
d	Security	219 000	Proportion from entire service charge cost
e	Cleaning of parking places	110 000	2 times per month
f	Consumptions	55 000	As of actual consumption - only for cleaning
C	TOTAL SERVICE CHARGES - PARKING (CZK/parking space/month):	CZK 399,83	

A+B+C	TOTAL SERVICE CHARGES - OFFICE + PARKING (CZK/m²/month):	CZK 99,97
--------------	--	------------------