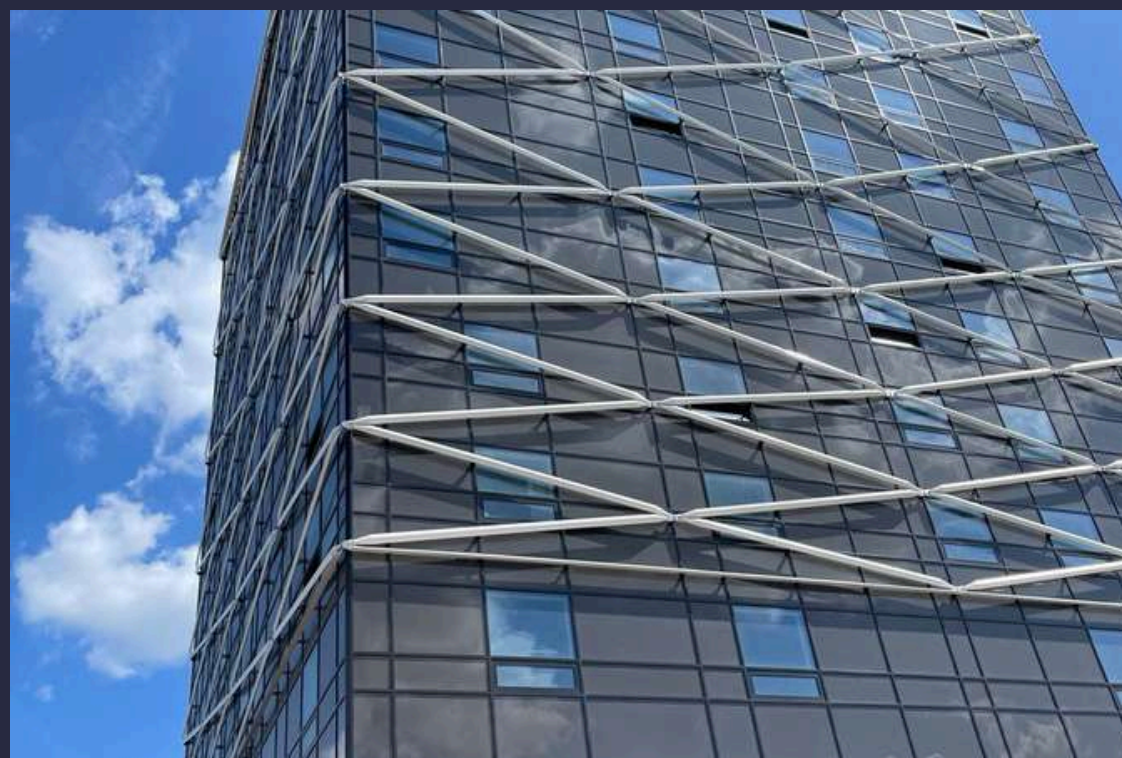




Vihorev Group

Projects Performance Report Q2 2025



Highlights

High Occupancy Across the Board:

All rental properties achieved excellent occupancy rates in Q2. Honest Říčany led the way with 88% by the end of the quarter, followed closely by Smíchov at 84% and Karlín maintaining stable performance. These numbers reflect strong tenant demand across all locations.

Strong Revenue Performance:

Total quarterly revenues remained high across all assets, with Karlín reaching nearly €190,000, Smíchov exceeding €185,000, and Říčany generating over €178,000 in June alone. Optimized pricing strategies and consistent demand continue to drive top-line performance.

Říčany Growth Momentum:

As one of our newest projects, Honest Říčany continues to scale rapidly, confirming its long-term potential. Growth in both occupancy and revenue indicates that the property is on track to become one of the top-performing assets in the portfolio.

Operational Excellence:

We continue to focus on tenant experience and operational optimization. Across all locations, high guest satisfaction remains a key indicator of the quality of our service and property management standards.



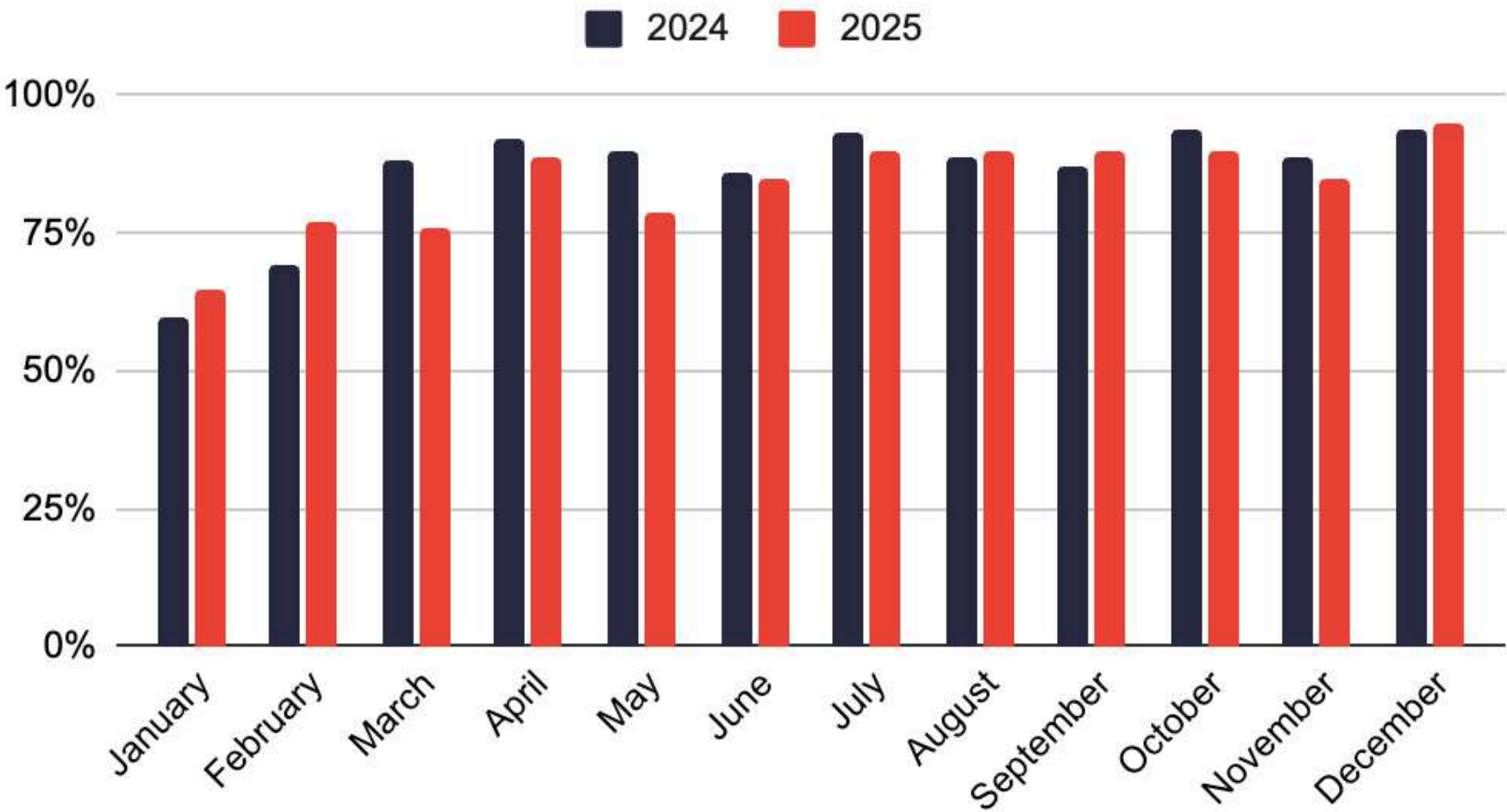
honest
S M Í Č H O V

26 Units
Prague, Smichov
Est. June 2019

Occupancy Rate

The percentage of available rental units that are occupied during a specific period.

● Forecast

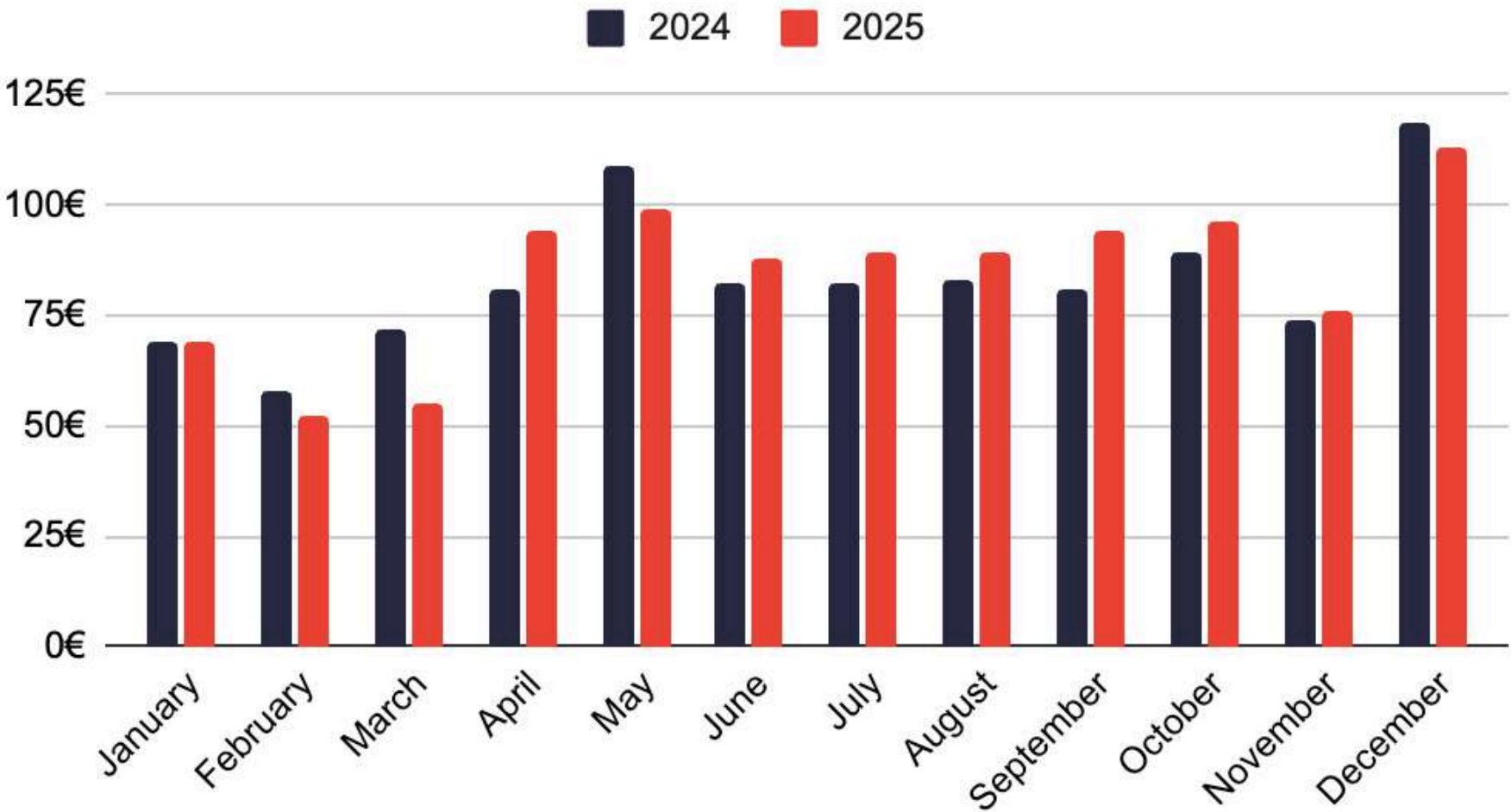


	January	February	March	April	May	June	July	August	September	October	November	December
2024	60%	69%	88%	92%	90%	86%	93%	89%	87%	94%	89%	94%
2025	65%	77%	76%	89%	79%	85%	90%	90%	90%	90%	85%	95%

ADR (Average Daily Rate)

The average income earned per rented apartment per day.

● Forecast

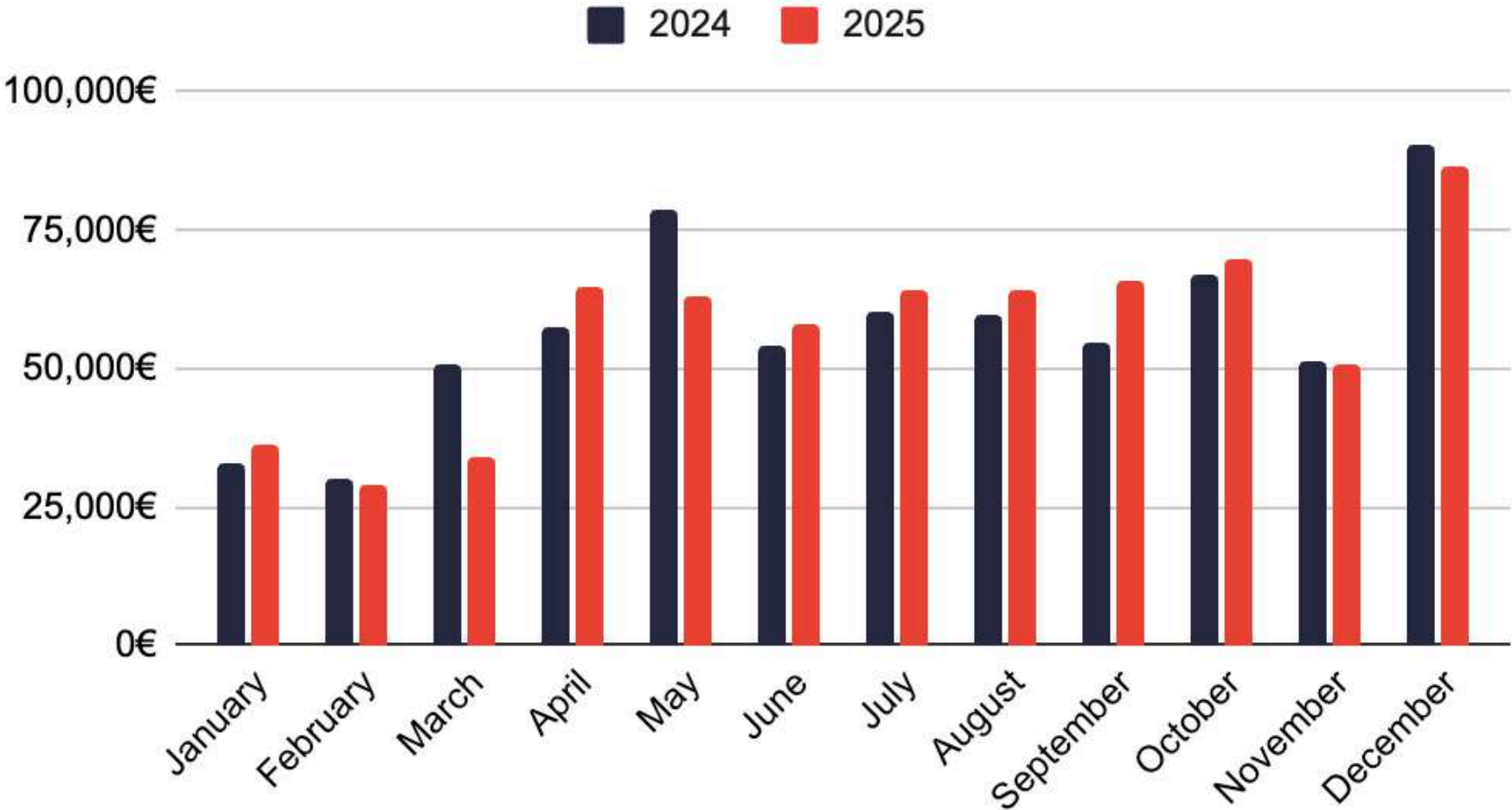


	January	February	March	April	May	June	July	August	September	October	November	December
2024	69€	58€	72€	81€	109€	82€	82€	83€	81€	89€	74€	119€
2025	69€	52€	55€	94€	99€	88€	89€	89€	94€	96€	76€	113€

Total Revenue

The total income generated from all rented apartments during a period.

● Forecast



	January	February	March	April	May	June	July	August	September	October	November	December
2024	32,900€	30,120€	50,900€	57,462€	78,850€	54,300€	60,430€	59,532€	54,782€	67,210€	51,168€	90,676€
2025	36,069€	29,144€	33,851€	64,963€	63,083€	57,917€	64,346€	64,346€	65,730€	69,708€	50,643€	86,788€



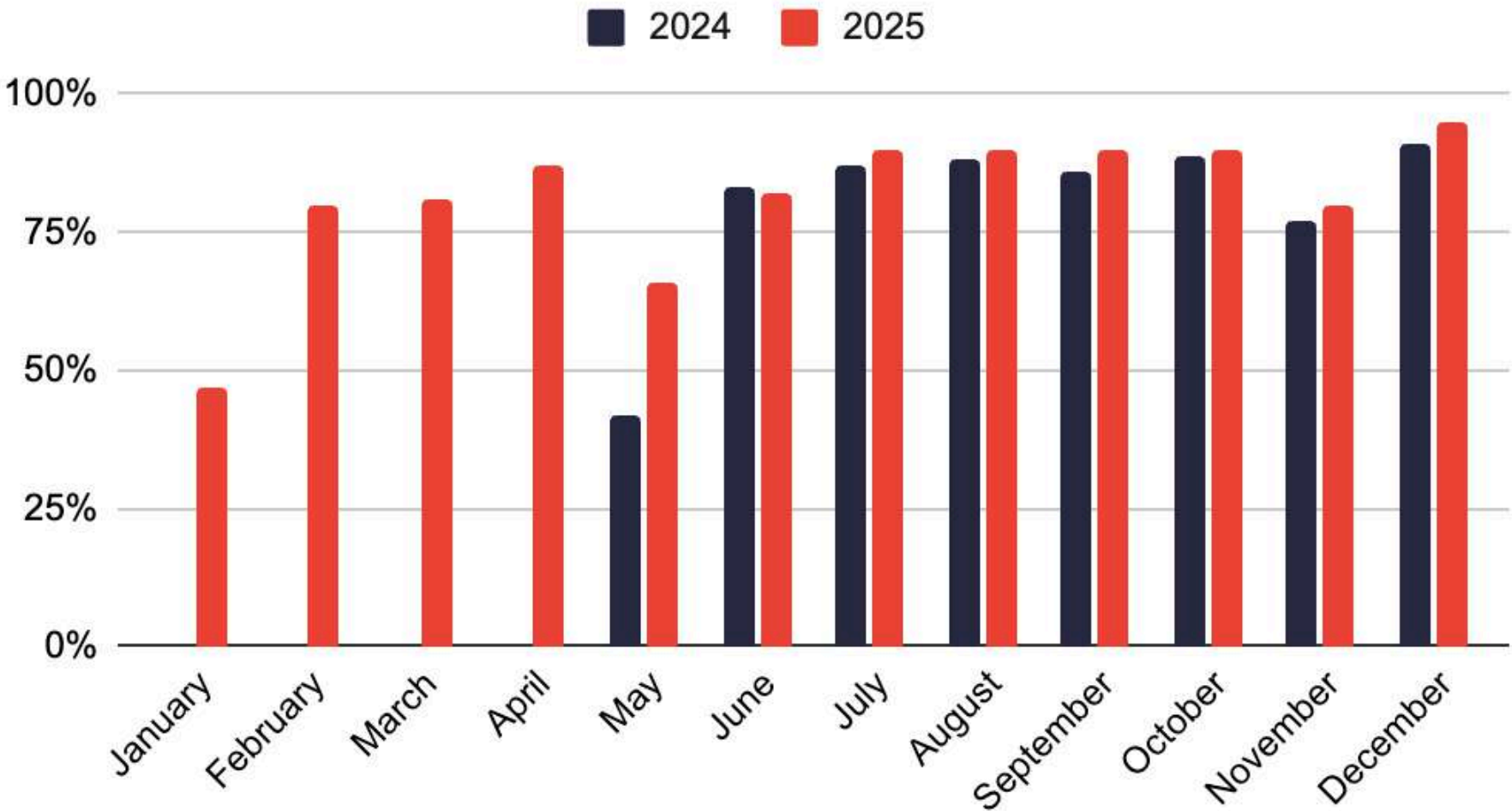
honest
K A R L Í N

31 Units
Prague, Karlin
Est. May 2024

Occupancy Rate

The percentage of available rental units that are occupied during a specific period.

● Forecast

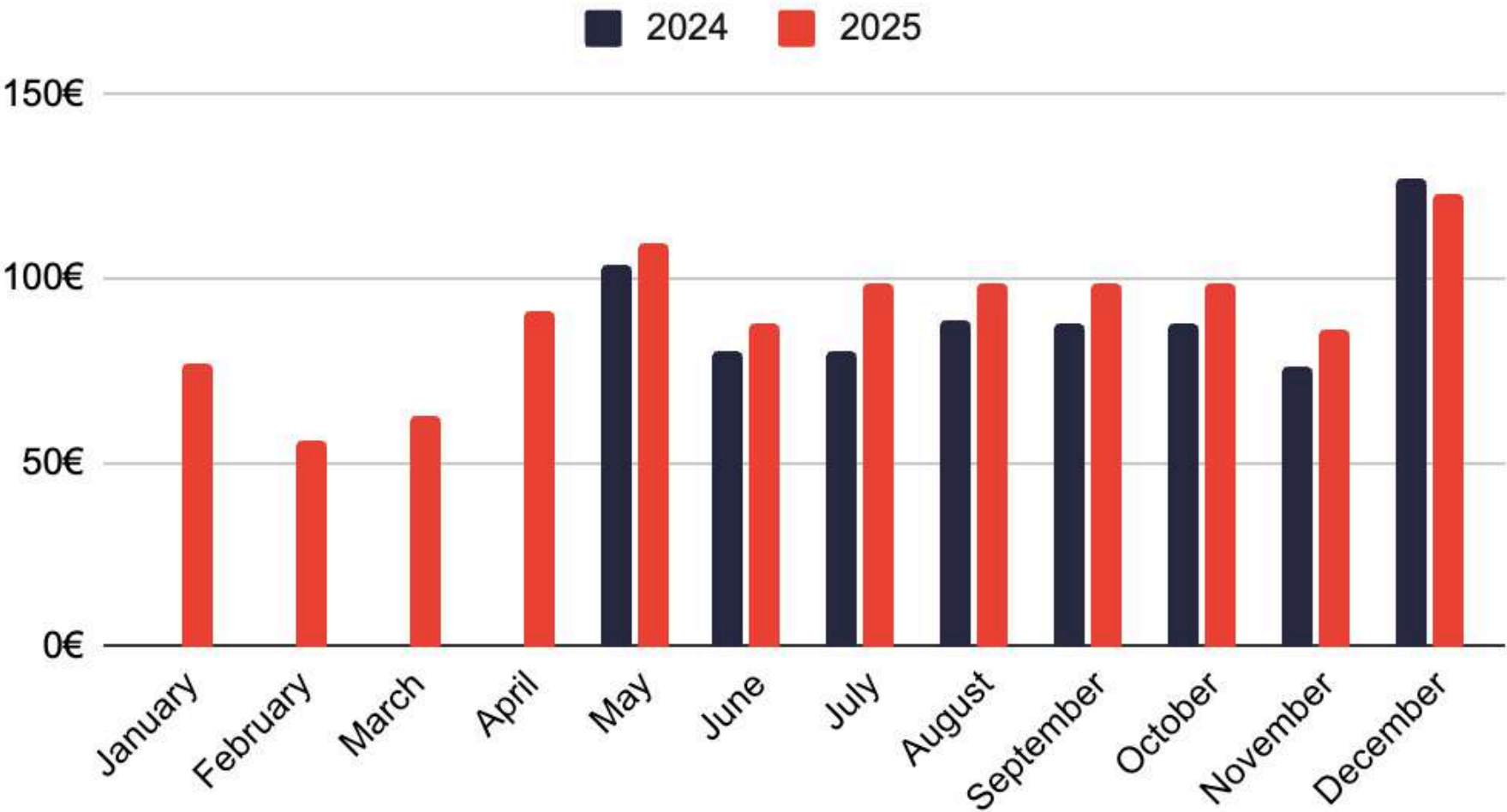


	January	February	March	April	May	June	July	August	September	October	November	December
2024					42%	83%	87%	88%	86%	89%	77%	91%
2025	47%	80%	81%	87%	66%	82%	90%	90%	90%	90%	80%	95%

ADR (Average Daily Rate)

The average income earned per rented apartment per day.

● Forecast

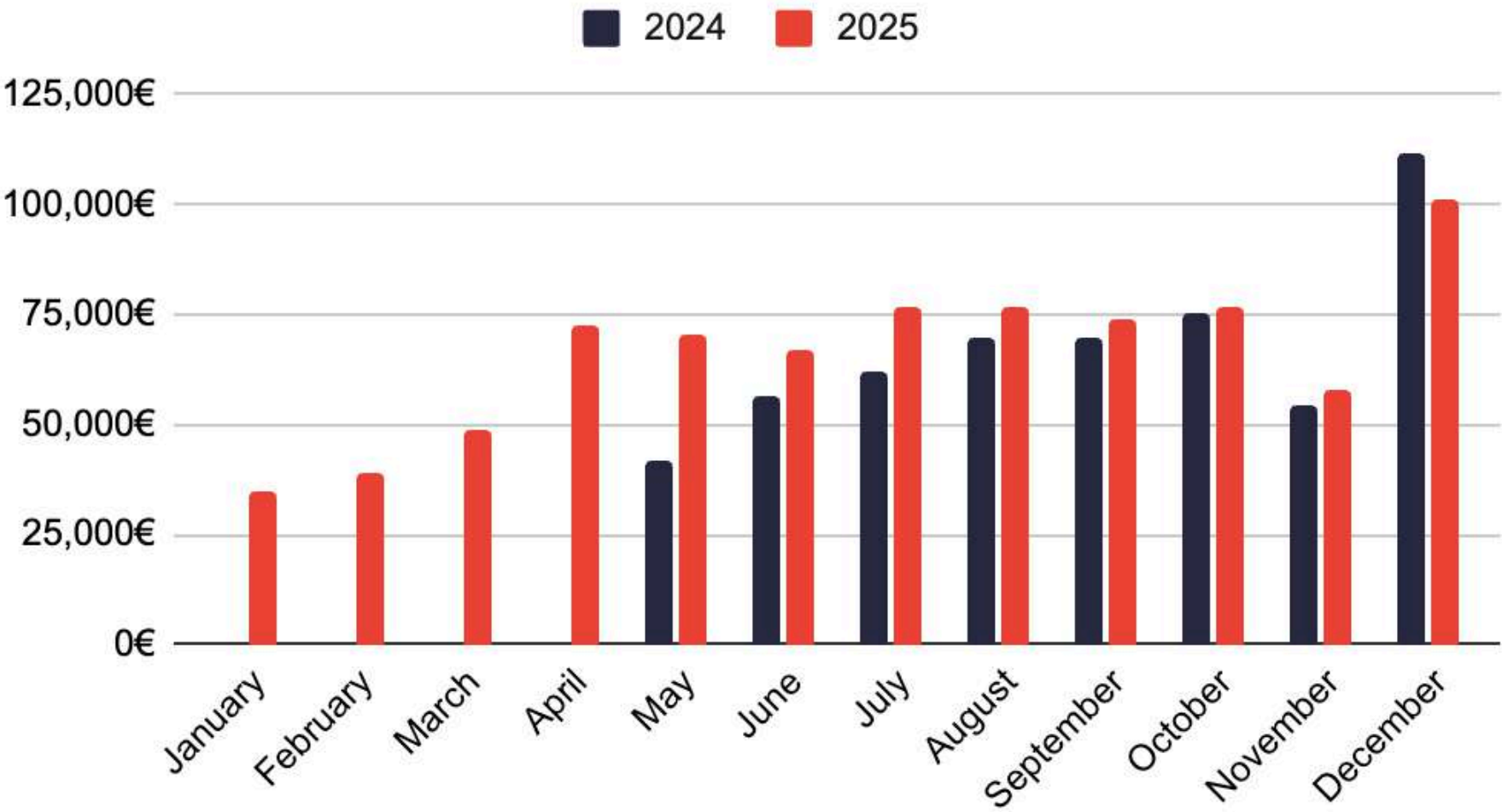


	January	February	March	April	May	June	July	August	September	October	November	December
2024					104€	80€	80€	89€	88€	88€	76€	127€
2025	77€	56€	63€	91€	110€	88€	99€	99€	99€	99€	86€	123€

Total Revenue

The total income generated from all rented apartments during a period.

● Forecast



	January	February	March	April	May	June	July	August	September	October	November	December
2024					41,607€	56,800€	62,200€	70,000€	69,800€	75,101€	54,567€	111,808€
2025	34,856€	39,162€	48,517€	72,722€	70,141€	66,959€	76,711€	76,711€	74,256€	76,711€	57,888€	101,025€



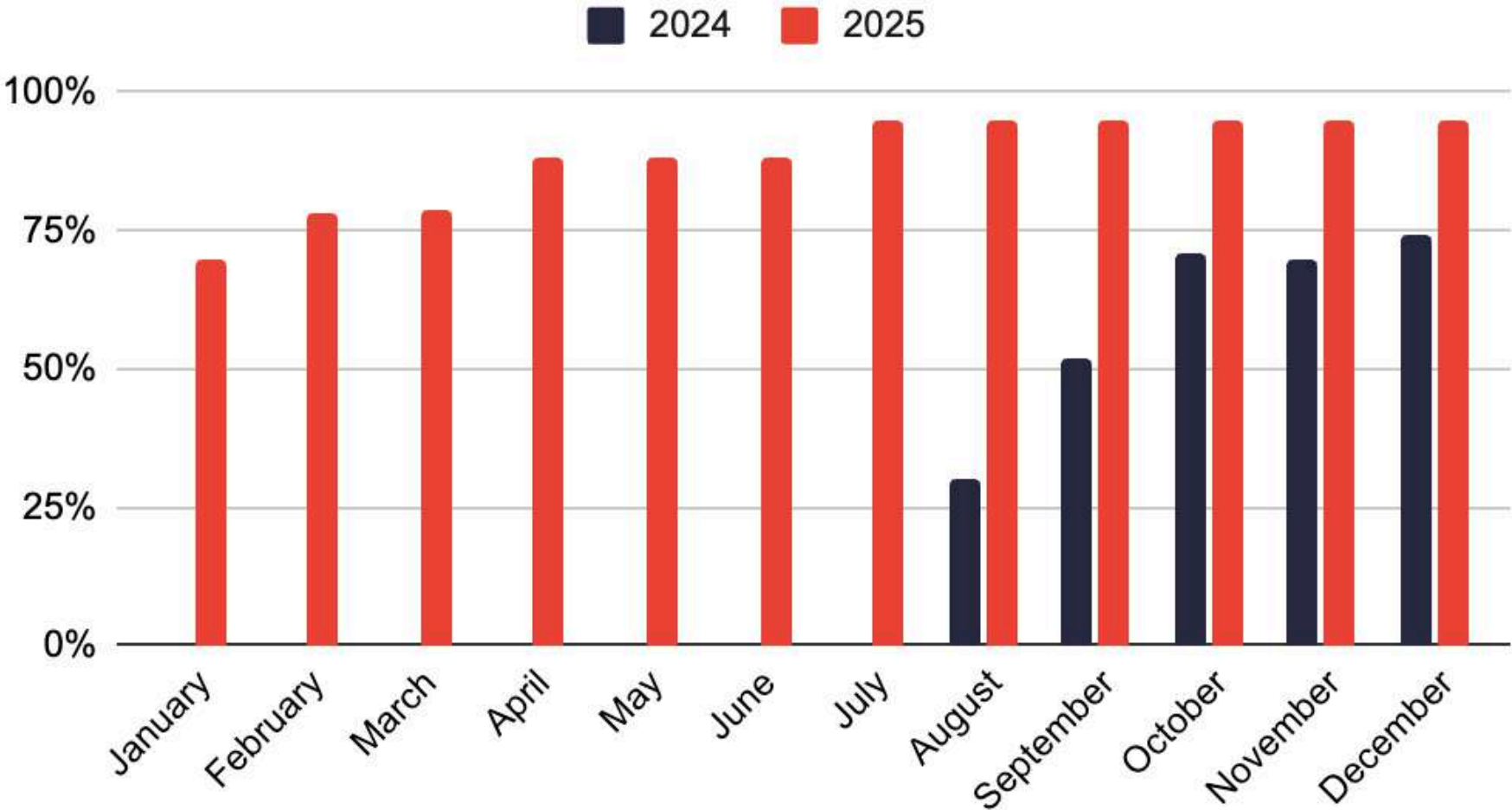
honest
Ř Í Č A N Y

140 Units
Ricany, Czechia
Est. August 2024

Occupancy Rate

The percentage of available rental units that are occupied during a specific period.

● Forecast

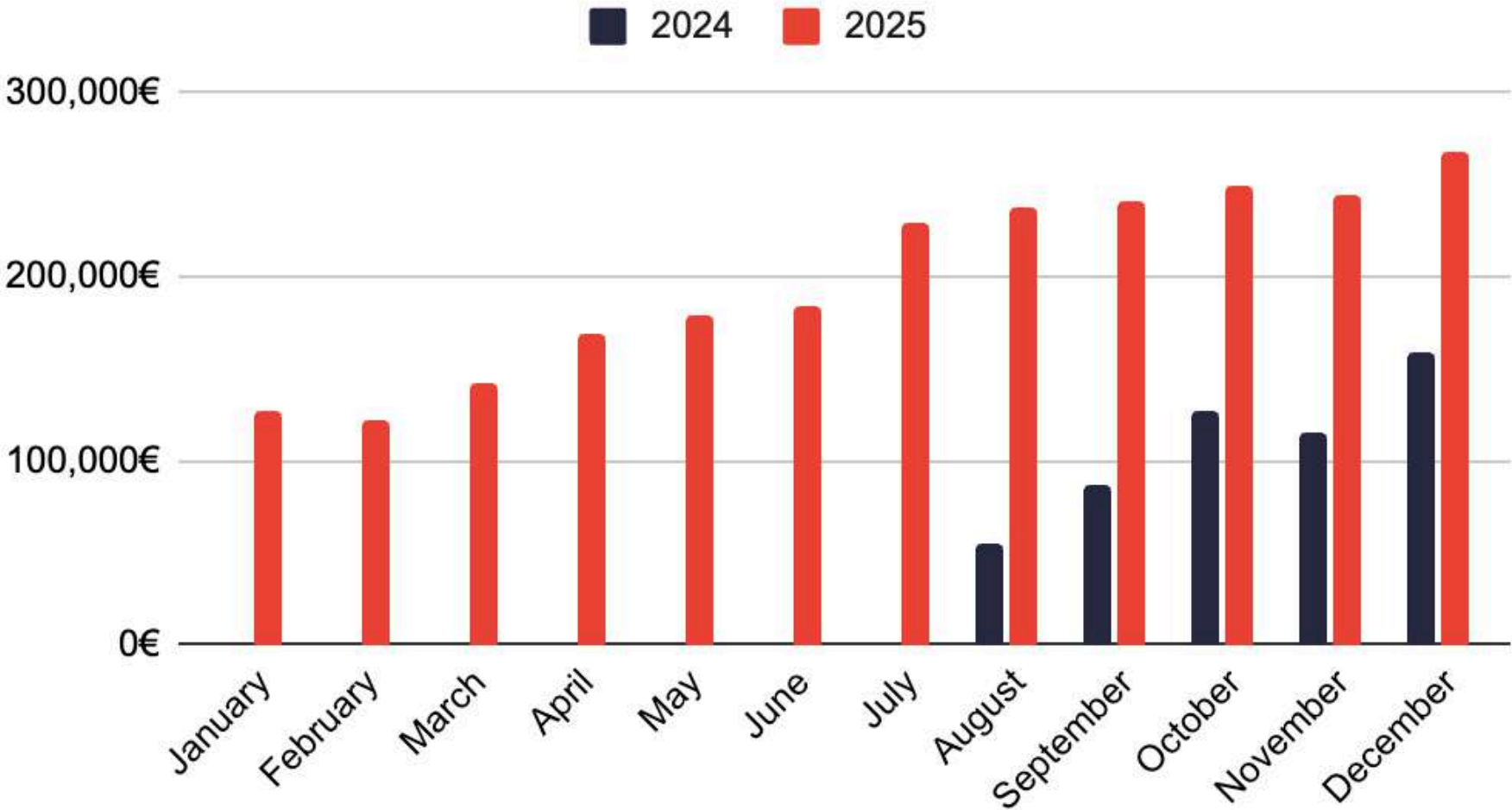


	January	February	March	April	May	June	July	August	September	October	November	December
2024								30%	52%	71%	70%	74%
2025	70%	78%	79%	88%	85%	93%	95%	95%	95%	95%	95%	95%

Total Revenue

The total income generated from all rented apartments during a period.

Forecast



	January	February	March	April	May	June	July	August	September	October	November	December
2024								55,220€	87,443€	126,768€	115,648€	158,312€
2025	128,052€	122,475€	142,742€	168,514€	178,912€	184,119€	229,927€	237,883€	240,367€	249,822€	244,977€	267,750€

Outcome

Q2 2025 reinforced the strength and consistency of Vihorev Group's rental portfolio.

Occupancy remained high, revenues grew steadily, and new properties like Říčany continued to gain momentum.

These results validate our approach: combining prime locations with responsive property management and a strong focus on guest experience.

We move into Q3 with confidence and a clear path for continued growth across all rental assets.

Thank you!



Prague 2025