

TEMPORARY CHECK-IN HALL AND FACILITIES FLORENCE BUS TERMINAL

Introduction

Dear competitors, dear judges,

I would like to thank you for your interest in participating in this architectural competition, the aim of which is to design a temporary departure hall, facilities for the Florenc bus terminal and a solution for the adjacent public space.

The competition aims to transform a previously neglected location in the wider centre of Prague into a high-quality, vibrant and inspiring public space. We believe that architecture has the power to change the atmosphere of a city and that even a temporary structure can be valuable if it is designed with respect for the place, users and the future. We expect proposals that will respond to the specific character of the location, but at the same time bring a fresh perspective on what a modern departure hall and its surroundings can look like. The proposed solutions should not only be functional, but also visually strong, sensitive to the surroundings and, above all, sustainable.

We place special emphasis on the use of ecological materials, efficient construction methods and environmentally friendly designs. We believe that sustainability is an integral part of quality architecture today and that even temporary structures can be designed with future generations in mind.

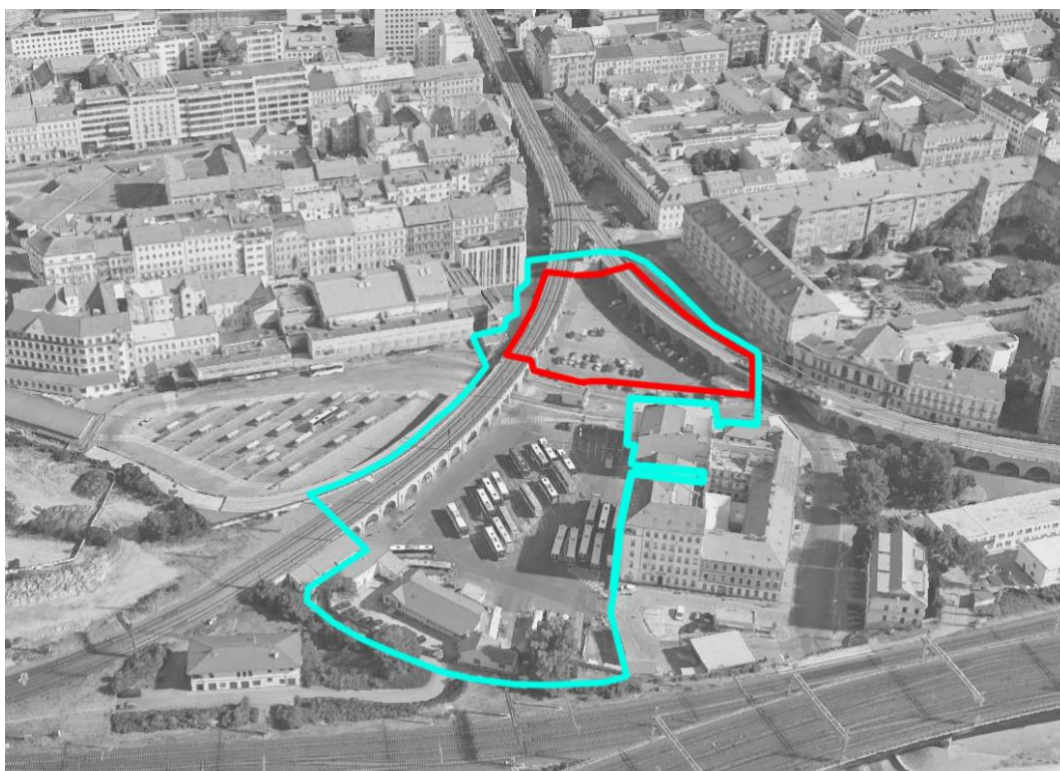
This competition is an opportunity not only for experienced teams, but also for young architects who want to show courage, imagination and a sense of public space.

Thank you for wanting to be part of this transformation and we look forward to your ideas.

David Musil
Country Management Director Czech Republic,
Penta Real Estate sro

TEMPORARY CHECK-IN HALL AND BACKGROUND OF THE FLORENCE BUS TERMINAL

Competition conditions



— ŘEŠENÉ ÚZEMÍ
— ZÁJMOVÉ ÚZEMÍ

Red line - area in question
Blue line – area of interest

10 / 2025

PENTA REAL ESTATE sro

in accordance with the Competition Rules of the Czech Chamber of Architects of April 24, 1993, as amended (hereinafter referred to as the "**Competition Rules**"),

in accordance with Act No. 360/1992 Coll., on the practice of the profession of authorized architects and on the practice of the profession of authorized engineers and technicians active in construction, as amended (hereinafter referred to as the "**Authorization Act** ")

taking into account the provisions of Sections 1772 to 1779 of Act No. 89/2012 Coll., Civil Code

declares

ARCHITECTURAL TWO-PHASE QUIZ COMPETITION WITH A COMPETITIVE WORKSHOP

TEMPORARY CHECK-IN HALL AND FACILITIES FLORENCE BUS TERMINAL

and issues these competition conditions.

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1. ANNOUNCER, ORGANIZER, JURY, INVITED EXPERTS AND AUXILIARY BODIES OF THE JURY

1.1. ANNOUNCER

Name: Penta Real Estate sro

Registered office/Address: Na Florenci 2139/2, Masaryčka 110 00 Prague 1

ID: 03590534

VAT number: CZ203590534

1.2. SUBSIDIARY BODY OF THE DECLARATOR

Name: INSPRIELI EDUCATION 21 sro .

Registered office/Address: Římská 103/12, Vinohrady Prague 2, 120 00 Prague

ID: 07448139

VAT number: CZ07448139

The announcer is not a contracting authority pursuant to Section 4 of Act No. 134/2016 Coll., on the award of public contracts, and the competition announced pursuant to these competition conditions is not a public contract within the meaning of the aforementioned Act, which does not apply to the competition.

The registered owner of the project is Terminál Florenc sro , which holds all rights to the construction and is owned by the company/companies Penta Real Estate sro. The promoter has obtained the owner's consent to organize this architectural narrow two-phase competition with a competition workshop.

The Promoter may assign all of its rights and obligations related to the competition, as well as the results of the competition, rights to competition proposals, submissions and materials to any of its affiliated companies (members of the PENTA group) that will develop the project or prepare its development.

1.3. JURY

The competition proposals will be assessed and evaluated by a jury appointed by the competition promoter. The jury's proceedings will be closed to the public. The jury consists of 7 regular members and 2 substitutes.

1.3.1. Full independent members

Architect – Zdenek Fránek

Architect – Jiří Opočenský

Architect – Filip Tittl

Architect – David Richard Chisholm

1.3.2. Full members dependent

David Musil, Country Managing Director , Penta Real Estate

Rudolf Vacek, Development Director , Penta Real Estate

Ivo Herman, Prague 8 Municipality, Planning and Development Department

1.3.3. Dependent substitutes

Tomáš Popadič , Design Development Manager- Teamleader , Penta Real Estate
(authorized architect)

Martin Mafka , Head of Project Management, Penta Real Estate

1.3.4. Independent substitutes

Architect - Zuzana Pešková

1.3.5. Invited experts

Klára Bachová – ÚAN Florenc

Lubos Krizan – IPR

The jury may ask the promoter to invite additional experts during the competition.

1.3.6. Competition Secretary

Name: Ing. Petr Sigler , Senior Project Manager, Penta Real Estate sro

Phone: +420 225 101 106

Email: sigler@pentarealestate.com

1.3.7. Competition Proposal Reviewer

Name: Ing. architect Karolína Hýsková,

Design Development Consultant , Penta Real Estate s.r.o

Phone: +420 731 129 193

Email: hyskova@pentarealestate.com

2. TYPE OF COMPETITION

2.1. TYPE OF COMPETITION

This is a narrow architectural competition with a competition workshop, in which participants from among Czech and foreign architects and architectural offices who meet the conditions of participation specified in Article 5.1 can participate.

The deadlines for sending an application for participation in the competition, participants' agreement to the competition conditions and submission of the entry, including a declaration of honour, will be specified on the competition website. [Inspireli.com / florenc](https://inspireli.com/florenc)

The competition will be:

- according to the subject of the solution, **there is an architectural competition**, according to the purpose (intention), there is a **design competition**;
- **narrower competition** based on the number of participants. Based on the jury's decision, **8** participants will advance to the 2nd phase.
- take place through competition workshops, which will be **non-anonymous**. The competition jury will have a direct dialogue with the competitors during the workshop and the final presentation;
- according to the number of announced phases, **two-phase** – in the 1st phase, the competition participant will prepare a libreto (for submission form, see Article **Error! Reference source not found.**) reflecting the evaluation criteria (see Article 7.1), which will be developed into a more detailed proposal if the competition progresses to the 2nd phase;

These competition conditions were approved by the competition jury at its inaugural meeting held on October 10, 2025.

The competition conditions were approved by the promoter on October 10, 2025.

The competition is organized in accordance with the Competition Rules. The Czech Chamber of Architects issued a confirmation of the regularity of the competition by letter dated **October 24, 2025 and case ID: 609-2025/DM/KS.**

3. COMPETITION PROCEDURE

3.1. SELECTION OF PARTICIPANTS AND LAUNCH OF THE COMPETITION

The actual start of the competition will be preceded by an inaugural jury meeting, where the jury will vote on the election of the chairman of the jury and approve the competition conditions and assignment by the jury.

Subsequently, a call for participation will be published, together with the competition conditions and general terms of reference. The competition is launched by publishing this call on the Inspireli platform via the website [Inspireli.com/florenc](https://inspireli.com/florenc).

After signing the Declaration of Honor and agreeing to the Competition Terms and Conditions, the contestant will receive a more detailed assignment including attachments.

3.2. COMPETITION PHASE

The competition is divided into two phases with the following participation:

3.2.1. First phase - libreto

The first phase of the competition is open to all participants who have expressed their consent to participate in the competition and whose participation conditions have been verified by the promoter in accordance with Article 5 of these terms and conditions. A valid submission (in the first phase) must contain a **maximum of a five-page brochure presenting the participant himself, his portfolio and a draft concept**.

More information about the requirements for the competition proposal and its submission and presentation for the 1st phase can be found in Article 7 - Competition Proposal.

3.2.2. Second phase - design

From the first phase, a jury will select 8 proposals to proceed to the second phase. The selected participants will be invited to submit a more detailed proposal that meets the required architectural, business (commercial) and practical requirements.

More information about the requirements for the competition proposal and its submission and presentation for the 2nd phase can be found in Article 7 - Competition Proposal.

3.2.3. Reviewing submitted proposals

The review of submitted competition booklets and proposals in the 1st and 2nd phases (see the schedule in Article 3.2.4) is carried out by the competition proposal reviewer. His/her task is mainly to verify whether the submitted competition booklets and proposals meet the requirements for content and form set out in the competition conditions and the assignment, and to prepare documents for the jury, on the basis of which it assesses the proposals in terms of meeting the requirements of the competition conditions and the assignment. The reviewer must be able to identify shortcomings in the competition proposals, including non-compliance with the requirements for the graphic and textual part.

3.2.4. Course and key dates

The Promoter assumes the following time schedule for (i) the selection of competition participants, the pre-opening of the competition and the competition itself, consisting of (ii) the 1st phase of the competition and (iii) the 2nd phase of the competition, within which the partial milestones listed in the table will be implemented, leading to the selection of the competition winner and, if applicable, the competition finalists. Individual dates may change depending on the course of the competition, but the specified minimum time for the development of the competition concept and design will always be maintained.

Information about the competition dates will be sent in advance to the participants' email addresses and published on the competition website.

Table 1 Preliminary competition schedule

Selection of participants and start of the competition	Constitutive meeting of the jury	tentatively within 10 days before the start of the competition
	Competition announcement	Publication of the Competition Conditions, the Framework Terms of Reference and the call for applications to participate in the competition, (tentatively in the week of October 20-26, 2025)
	Submission of applications for participation	Interested parties submit applications to participate in the competition (until 14/11/2025, 12:00 CET)
	Assessment of applications for participation and confirmation of the list of participants	The examiner will assess the applications received from the point of view of fulfilling the conditions for participation in the competition and submit an assessment report to the jury. The jury will approve the assessment report and the list of participants who have fulfilled the conditions for participation in the competition. (15.-16.11.2025)
1st phase of the competition - libreto	Submitting a competition entry	Contestants who have become participants in the competition will receive a competition assignment
	Submission of the libreto	Competitors will send the libreto in electronic form (December 8, 2025, 12:00 noon CET)
	Jury deliberations	The jury will assess the submitted libretos and select 8 contestants who will advance to the 2nd phase of the competition on 12/12/2025
2nd phase of the competition - design	Assignment presentation	The announcer will present a more detailed assignment to the contestants who have advanced to the 2nd phase of the competition and will answer any questions about the assignment (15.- 19.12.2025)

	Submission of a draft in progress	Contestants will submit their completed design (February 4, 2026 , 12:00 noon CET)
	Competition workshop	The contestants will present a concept solution, then the jury will react to the concept and discuss it with the contestants. The jury will formulate recommendations for finalizing the proposals. This phase is not an elimination phase. 6.2.2026
	Submitting a proposal	Contestants submit their proposal (13.3.2026, 12:00 CET)
	Final presentation	The contestants will present their proposed solution on the SW, then the jury will respond to the proposal and discuss it with the contestants. Finally, the jury will select the winner. 26.3.2026

4. COMPETITION PARTICIPANTS

4.1. TERMS AND CONDITIONS OF PARTICIPATION IN THE COMPETITION

The competition is open to natural and legal persons, or their associations, who meet the following conditions:

- a)** Did not directly participate in the preparation of the competition brief and its announcement, with the exception of persons who prepared map or analytical materials;
- b)** is not a full member or alternate of the jury, the secretary of the competition, the examiner of competition proposals, an invited expert of the jury (hereinafter collectively referred to as the "excluded persons"), nor, if applicable, the spouse, partner, first-degree relative, permanent project partner, immediate superior or co-worker of any of the excluded persons;
- c)** is not a member of the bodies of the promoter, an employee of the promoter or any legal entity established by the promoter and is neither the promoter, an employee of the contracting authority, nor an employee of an organization that participated in the negotiation and approval of the competition conditions, the competition assignment or will participate in the negotiation and approval of the competition results or the subsequent contract resulting from the competition results;
- d)** has completed a university degree with a focus on architecture or civil engineering
- e)** has at least one member who has successfully completed university studies in the Czech Republic or Slovakia (i.e. obtained a degree from an accredited university in one of these countries).

It is recommended that participants have at least 1 reference design with a similar focus on public construction in their portfolio.

The condition for participation in the first phase of the competition is to meet the above-mentioned conditions of participation and to agree to the terms of the competition by submitting a duly completed application for participation and a signed Declaration of Honour on the competition website.

5. COMPETITION TERMS, COMPETITION DOCUMENTS, THEIR AVAILABILITY AND EXPLANATION, INSPECTION OF THE COMPETITION VENUE

5.1.AVAILABILITY OF COMPETITION CONDITIONS AND DOCUMENTS

The competition conditions and the Framework Terms of Reference will be published on the competition website. A more detailed terms of reference will be sent directly to participants who have met the competition conditions and submitted the necessary documents.

5.2.COMPETITION BASIS

5.2.1. The advertiser provides the candidates with these documents in digital format.

form:

Appendix 1	Map materials and Situation
Annex 2	Coordination documents
Appendix 3	3D model of the future state of the environment
Annex 4	Negrelli Viaduct
Annex 5	Photo documentation
Annex 6	Project data
Annex 7	CN
Annex 8	GDPR info
Annex 9	Declaration of honour

5.3.TOUR OF THE COMPETITION SITE

A tour of the site being studied is required due to its public accessibility and the nature of the subject.

will not hold the competition.

We recommend that participants explore the area to better understand the context. with the surroundings themselves. Answers to any questions about the area being addressed will be provided to the participants sent via email.

6. COMPETITION PROPOSAL

6.1. FIRST PHASE OF THE COMPETITION – LIBRETO

Participants in the 1st phase of the competition are individuals and teams who have met the participation conditions and completed the Application for Participation in the Competition on time, which is available on the competition website.

Content of submission in the 1st phase of the competition

Contest participants are required to submit the **Libreto publication in electronic form**.

The A3 publication should contain information about the architect or team of architects (1xA3), a portfolio of their work (1xA3) and a conceptual design (max. 3xA3) on a maximum of 5 pages. The libreto will be prepared in the form of a short structured text and graphic expression. Schemes, diagrams, sketches, short explanatory texts and other architectural and artistic tools can be used to express the design.

Libreto – submission

Libretos will be submitted in digital form (by uploading to the cloud) to the address: <https://upload.pentaholding.eu/upload-package>

(recipient email: sigler@pentarealestate.com, hyskova@pentarealestate.com) with the name of the package: " *Florenc Check-in Hall _ Name participant_ libreto* " no later than **December 8, 2025 12:00 CET**.

Please submit proposals for Phase 1 in pdf format.

Evaluation of libretos and selection of participants for the 2nd phase of the competition

The evaluation will take place in these two steps:

- a) checking the fulfillment of libreto requirements by the reviewer
- b) Jury assessment of libretos and reference projects

The criteria according to which the competition jury will evaluate the libretos, together with the reference projects, are preliminarily determined with equal weight as follows:

- a) the overall artistic quality of the reference projects and their relevance to the subject of the competition,
- b) to what extent does the conceptual design of the artistic solution correspond to the requirements of the assignment
- c) the extent of expertise and experience of the participant's team members with respect to the subject of the competition.

The jury will select 8 participants at the meeting, who will be invited by the promoter to participate in the 2nd phase of the competition, i.e. the development of the conceptual proposal.

Applicants who are not selected by the jury to participate in the 2nd phase will be notified immediately by the competition organizer.

Rewards

Participants in the 1st phase are not entitled to a reward or other financial compensation for submitting a libreto.

6.2. SECOND PHASE OF THE COMPETITION – DESIGN

The participants of the 2nd phase of the competition are only the contestants who were invited by the jury after the 1st phase to develop a libreto and submit proposals. The contestants will present their proposals to the jury during the competition workshop and then at the Final Presentation. After the workshop, the jury will select the winner of the competition.

Competition workshop

During the second phase, individual participants will be invited to attend a competition workshop, where they will be required to submit a work in progress for review and discussion. After completing the workshop, participants will receive feedback on their proposals via email within 5 working days. The competition workshop is not an elimination workshop.

The competition proposal submitted for the competition workshop must include an A3 brochure (digital form) of a maximum of 20 pages, where participants submit at least:

- Situation plan in detail 1:1000
- Floor plans in 1:200 detail (part of the dwg file will be shown in a separate layer the HPP of the designed object)
- Characteristic cuts
- Main views
- At least 2 aerial (top view) visualizations presenting the context with the surroundings

To express the above concepts, it is possible to use schemes, diagrams, sketches, photo sketches, reference examples, short explanatory texts and other tools.

Submit proposals for ongoing consultation in pdf and dwg format.

Competition workshop - submission

The documents in progress will be submitted digitally (by uploading to the cloud) to the address: <https://upload.pentaholding.eu/upload-package> (e-mail of the announcer as

recipient: sigler@pentarealestate.com, hyskova@pentarealestate.com) with the name of the package:

" *Check- in hall Florenc_Name participant_SW* " no later than 4.2.2026 12:00 CET.

Competition workshop – in-person / online presentation

The competition proposal consultation requires all competition participants to present their proposal to the jury in person or, if applicable, using the Teams platform.

The presentation date is listed in Table 1 – Preliminary Competition Schedule. The exact presentation time and location will be announced by the secretary and examiner at least 14 days in advance to the participants' email addresses.

Final design

Requirements for final submission of the proposal in the second phase:

- The final proposal must include an A3 brochure (digital form) of a maximum of 20 pages, where participants submit at least:
- Detailed situation plans 1:1000
- Floor plans in 1:200 detail (the HPP of the designed object will be shown in a separate layer as part of the dwg file)
- Characteristic cuts
- Main views
- At least 2 aerial (top view) visualizations presenting the context with the surroundings

To express the above concepts, it is possible to use schemes, diagrams, sketches, photo sketches, reference examples, short explanatory texts and other tools.

- Project data (completed table – Appendix 7)
- Proposed fee and schedule of design work (completed table – Appendix 8) This is a non-binding price offer that will not be submitted to the jury before the final evaluation and will only serve as a basis for the contracting authority's negotiations on the subsequent contract.

The brochure should contain a more detailed solution to the design and incorporate or take into account the jury's comments after the competition workshop.

Final design – submission

Proposals for the second phase will be submitted in digital form (by uploading to the cloud) to the address: <https://upload.pentaholding.eu/upload-package> (e-mail of the announcer as

recipient: sigler@pentarealestate.com, hyskova@pentarealestate.com) with the name of the package: " *Florenc Check-in Hall _ Name participant_final_proposal* " no later than 13.3.2026 12:00 CET.

Submit proposals for the second phase in pdf, dwg and xls or .xlsx formats .

Final design – in-person/online presentation

Successful submission of a competition proposal requires all participants in the second phase to present their proposal to the jury in person or, if applicable, using the Teams platform.

The presentation date is listed in Table 1 – Preliminary Competition Schedule. The exact presentation time and location will be announced by the secretary and examiner at least 14 days in advance to the participants' email addresses.

7. PROPOSAL EVALUATION CRITERIA

7.1. PROPOSAL EVALUATION CRITERIA IN THE FIRST PHASE

The criteria according to which the competition proposals will be evaluated are set out, in no particular order of importance, as follows:

- (a) the extent of expertise and experience of the participant's team members with respect to the subject of the competition
- (b) overall architectural quality of the reference projects and their relevance to the subject of the competition
- (c) to what extent does the conceptual design of the architectural solution correspond to the requirements of the assignment

7.2. CRITERIA FOR EVALUATING THE PROPOSAL IN THE SECOND PHASE

For the evaluation of proposals in the second phase of the competition, the criteria according to which the competition proposals will be evaluated are set out, in no particular order of importance, as follows:

- a) urban design concept and composition with a description of the relationship to the existing and planned urban structure and the character of the surrounding development
- b) mass and connection to existing or planned buildings - the concept of operational links in buildings and its connection to the surroundings
- c) landscape design
- d) sustainability of the design, energy efficiency scheme and technical concept of the buildings
- e) feasibility and economics of the design
- f) architectural concept
- g) concept of servicing the facilities and the area to be treated by all modes of transport, including solutions for connecting and transfer transport links and solutions for traffic at rest
- h) achieved total area GFA and NSA or NLA and building efficiency
- i) estimate of hard costs for construction
- j) facade design concept

The reviewer of the competition proposals will review the submitted proposals in terms of the degree of fulfillment of the requirements of the assignment and the invited experts will assess the competition proposals in terms of their expertise. The opinions and findings are subsequently submitted to the jury and are one of the documents for the evaluation. When evaluating the competition proposals, the jury and the invited experts will compare and evaluate the above criteria.

8. COMPETITION RESULT

If the competition is not cancelled by the promoter in the meantime (see point 11.5), the promoter will issue a decision on the selection of the most suitable proposal within 90 days from the date of the jury's decision.

The result of the competition and the selection of the most suitable solution proposal will be announced by the promoter electronically to the participants' addresses.

9. REIMBURSEMENT OF COSTS ASSOCIATED WITH PARTICIPATION

9.1. TOTAL AMOUNT FOR COMPETITION EXPENSES

is set at CZK 600,000 (in words: six hundred thousand Czech crowns) if 8 participants are invited to participate in the second phase of the competition.

9.2. EXPENSE REIMBURSEMENTS

Participants in the 1st phase are not entitled to a reward or other financial compensation for submitting a libreto.

Each selected participant who is invited to the second phase (i.e. those who pass the ongoing consultation) and submits all the required documents and their proposal (including follow-up questions and answers) in accordance with the terms of the competition will be granted a flat-rate reimbursement of expenses of 75,000 CZK (in words: seventy-five thousand Czech crowns).

These reimbursements (compensating for all costs) will be paid to the relevant participants within 30 days of the submission of all documents that were requested as part of the submission of the final proposal and the personal presentation with subsequent questions and answers.

Upon prior request of the participant, payment of any amount due to the participant in connection with the competition may be made in EUR; for such purposes, the relevant amount will be converted into EUR at the exchange rate of the Czech National Bank published for the business day preceding the day of payment.

From the submitted proposals of the second phase, the jury will select the most suitable proposal and recommend the winning proposal of the competition participant to the promoter for cooperation. In the event that no agreement is reached between the winner and the contracting authority, the jury will determine the order of proposals for their addressing by the promoter in negotiations on the follow-up contract.

10. NEXT ORDER

The promoter assumes that after the competition ends by selecting the winning participant – the most suitable proposed solution – it will negotiate with the winner of the competition to conclude a contract for:

- a) finalizing the competition design into an architectural study,
- b) work of a design architect in support of project work and engineering preceding the subsequent implementation of the solution design, in all phases of project preparation following the urban and architectural study, i.e. for the phases:
 - project for planning permission
 - project for the implementation of the construction,
 - and designer supervision

in the event of a subsequent follow-up contract (hereinafter referred to as the "**follow-up contract**"). The detailed scope of work will be agreed upon by the contracting parties in the context of negotiations on the follow-up contract.

The negotiations between the Promoter and the winning participant regarding the follow-up contract do not create any obligation on the Promoter's part to conclude a design contract or any other contract. Such a contract will be concluded only after all its terms have been agreed between the Promoter and the winning participant. If no agreement is reached between them, the Promoter may initiate negotiations on cooperation on a follow-up contract with any of the other participants of the 2nd phase of the competition according to their competition proposal, in the order in which they were ranked.

The construction costs of the project estimated by the promoter will be approximately CZK 50 million excluding VAT.

The promoter tentatively expects the following project schedule (including activities related to the subsequent contract)

Project schedule

Project preparation:	[2Q/26] - [4Q/26]
Construction and sales:	[2Q/27] - [4Q/27]

Handover of project documentation

Expected deadlines for submitting further stages of project documentation:

Architectural study:	[2Q/26]
Project for planning permission:	[4Q/26]
Project implementation start:	[2Q/27]

The time schedule may be changed at the discretion of the promoter or the result of its negotiations with the author of the proposal.

11. GENERAL TERMS AND CONDITIONS

By applying to participate in this competition, the participant agrees to the following terms and conditions.

11.1. JURY AND ITS AUXILIARY BODIES

Regarding the personnel composition of the Jury, the promoter refers to Article 1.3 of these competition conditions.

The jury will elect a chairperson at its inaugural meeting.

The jury will be assisted by a jury secretary who will receive, register, organize and store competition entries for the jury and provide the jury with related administrative support as required by the jury chair.

The jury will also be assisted by a reviewer who will supervise the course of the competition, review the competition proposals for their compliance with the competition conditions and carry out other activities arising from Section 9, paragraph 3 of the Competition Rules.

Other experts beyond those already identified in Article 1 of these competition conditions (e.g. daylight, fire protection, facades, technical equipment, transport accessibility, etc.) may be invited to advise the jury if consultations are deemed necessary.

The promoter is entitled to dismiss jury members or appoint new jury members for serious reasons - in such a case, the promoter will publish all changes regarding jury members/their substitutes in the same manner as these competition terms and conditions.

11.2. JURY PROCEEDINGS

Jury meetings will be held in person and via video call with equal validity.

The secretary or another person authorized by the chairman of the jury will prepare a report on the course of the competition from all jury meetings, the accuracy of which will be confirmed by the signatures of all jury members present and the person taking the minutes.

The protocol on the course of the competition contains in particular:

- a) minutes of all jury meetings, including voting records,
- b) decision on the selection of invited candidates
- c) a report explaining the competition conditions and supporting documents during the deadline for submitting concept proposals and solution proposals,
- d) report on receipt of proposals and review of proposals,
- e) recommendations to the promoter to exclude participants from the competition,
- f) a list of all assessed competition proposals,
- g) a record of the evaluation of competition proposals, including a record of voting,
- h) written evaluation of all competition proposals,
- i) the jury's decision on the selection of concept solutions for the second phase of the competition, possibly specifying the conditions for the second phase of the competition,

- j) the jury's opinion on the selection of the most suitable proposals, on determining the order, on awarding reimbursement of expenses, including its justification and other recommendations of the jury,
- k) attendance lists from individual jury meetings.

The jury is capable of quorum if the full number of regular jury members is present. Each regular jury member has one equal vote. The jury decides by a simple majority of the votes of the regular jury members available to its members, unless otherwise provided in the Competition Rules. Regular members of the jury have the right to enter their opinion, which deviates from the majority opinion of the jury, into the minutes.

11.3. PUBLICATION OF COMPETITION PROPOSALS

The competition promoter will announce more information on whether and where there will be a public exhibition of competition designs no later than 90 days from the deadline for submitting designs in the 2nd phase of the competition.

The information in this document is provided for the purposes of this competition only.

The competition conditions may only be changed by the promoter to the extent that it does not affect the regularity of the competition under the terms of the Competition Rules.

11.4. COPYRIGHT

The promoter declares that it considers the designs resulting from the competition to be works of authorship within the meaning of Act No. 121/2000 Coll., on copyright, rights related to copyright and on amendments to certain acts (Copyright Act), as amended.

Unless otherwise specified, the submission of competition proposals and outputs does not transfer copyright to the promoter or a third party, and these rights will continue to belong to the authors of the submission.

However, by participating in the competition, participants in the 1st phase of the competition give the promoter their consent to use their competition proposals to formulate more detailed competition conditions for the 2nd phase.

Without the prior written consent of the competition promoter, the authors may not publish or use their proposals and outputs for purposes other than participation in the competition. The promoter shall not refuse to grant consent to publish proposals without serious reasons. A serious reason is considered to be, in particular, the publication of a competition proposal before the end of the competition and before the official publication of the competition results by the promoter. After 12 months from the date of the end of the competition, the authors are entitled to publish their competition proposals and outputs without any restrictions.

Without prejudice to the provisions of the previous paragraph, by entering the competition, the participant grants the promoter an exclusive license (hereinafter referred to as the license) to use the work in the following manner:

- a) make partial or complete copies or reproductions of the participant's competition entries for the purpose of promoting the competition and presenting its results,
- b) decide on the manner and conditions of any publication or public reproduction or distribution of the participant's competition proposals,

- c) publish or publicly reproduce or distribute the participant's competition proposals or parts thereof,
- d) use the participant's competition proposals in negotiations and consultations with public authorities, local governments and third parties in connection with the development of the area of interest.

The license is also granted for all other purposes necessary to conduct the competition and to promote and discuss its results.

The fee for providing this license is included in the payment according to Article 9 of these competition terms and conditions. The participant is not entitled to provide the license to third parties.

The promoter is entitled to assign the license or grant a sublicense to any person connected with them, the organizer of the competition, the City of Prague or the city district in whose territory the proposed solution would be implemented, or to organizations established or controlled by them and other third parties who have a demonstrable legitimate interest in the development of the area of interest, in particular to owners of real estate in the area of interest. The license is not limited in time.

Cancellation of the competition (see 11.5) does not affect the rights of the promoter arising from the license.

Upon receipt of any physical parts of the submission, the promoter becomes the owner of these materials.

The Participant is obliged to prove to the Promoter that he/she is duly authorized to grant the Promoter a license. The authorization must be proven together with the submission at each stage:

- a) a signed declaration of honor by the participant confirming that the participant is the author of the submitted outputs,
- b) or a signed license agreement concluded between the author(s) and the competition participant, the subject of which will be, among other things, the granting of a license to the participant to use such outputs for the purpose of participating in the competition and to grant a sublicense.

The use of the work designs or parts thereof for purposes other than those specified in these competition terms and conditions is subject to the express permission of the authors.

11.5. CANCELLATION OF THE COMPETITION

The promoter reserves the right to cancel the competition without giving reasons.

In the event of cancellation of the competition before the completion of the 1st competition phase, participating participants who have already largely or partially fulfilled the current competition conditions (i.e. received the competition assignment and submitted the libretto, or at least worked on part of it) will be paid compensation, the amount of which will correspond to the extent of the work already done (which the participant must prove) and which (the specific amount of compensation) will be determined by the jury based on the assessment and evaluation of the level of completion. In the event of cancellation of the competition before the completion of the 2nd competition phase, the promoter is obliged to pay each participant of the competition workshop who was invited to participate in the 2nd phase of the competition and who proves that, before the cancellation of the competition, they had already largely or partially fulfilled the requirements for submitting a proposal in the 2nd phase of the competition, compensation in an amount corresponding to the scope of work completed up

to the moment of cancellation of the competition, the amount of which will be decided by the jury based on an evaluation of the level of completion, with the proviso that for these purposes, the participants will provide the jury with cooperation at the request of the jury in submitting all documents relating to their proposal in the stage of development achieved. An amount corresponding to the sum of compensation and expenses in this competition is considered to be reasonable total compensation.

The promoter will ask the jury to determine the scope of work performed by individual participants and to determine the proportional share of compensation corresponding to the amount of work performed.

11.6. LANGUAGE OF THE COMPETITION

The competition is announced and will be held in Czech, Slovak or English. All meetings of the competition workshop will be held in Czech, Slovak or English.

Invited applicants can communicate with the advertiser in Czech, Slovak or English.

All parts of the work submitted in the 1st and 2nd phases of the competition will be written in Czech, Slovak or English.

In case of a dispute, Czech language version of the documents shall prevail.

11.7. CONSEQUENCES OF FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE COMPETITION

Failure to meet the conditions of participation in the competition will result in the participant being excluded from the competition.

The extent and quality of the incorporation of the requirements specified in the competition brief into the competition proposals will be subject to evaluation by the jury within the framework of the set evaluation criteria. The consequences of failure to meet the HARD CRITERIA, TARGET and SOFT CRITERIA are described in paragraph 4.2.1.

11.8. EXPENSE REIMBURSEMENTS AND TAXATION

Participants of the competition workshop are not entitled to reimbursement of costs associated with participation in the competition, except for reimbursement of expenses to which they are entitled in the amount and under the conditions specified in paragraphs 9.1. and 9.2., or compensation as specified above. Reimbursement of expenses is determined in Czech crowns. Participants are obliged to tax payments for reimbursement of expenses and rewards received in connection with their participation in the competition according to the rules of these competition conditions in accordance with the relevant legal provisions of the country of their tax residence.

11.9. DISPUTE RESOLUTION

In accordance with the Competition Rules, each participant in the competition may, within 15 days from the date of delivery of the notification of the competition results or the decision on their exclusion, submit to the promoter reasoned objections to the promoter's actions regarding the competition in question and to the formal procedure of the jury.

The objections must state which procedure of the jury or action of the promoter the objections are directed against, what constitutes a violation of the competition conditions, and what the complainant is seeking.

The promoter, in cooperation with the jury, will review the submitted objections in full and, within 15 days of receiving the objections, will send the complainant a written decision as to whether or not it agrees with the objections, with justification.

If the promoter does not comply with the objections, the complainant may, no later than 5 working days from the delivery of the promoter's decision on the objections, submit a proposal to initiate arbitration proceedings to the President of the Estates Court of the Czech Chamber of Architects.

11.10. CONFIDENTIALITY CLAUSE

Any person receiving this message or participating in the competition shall maintain the confidentiality of all information received in connection with the competition, the contents of which are not generally known (i.e. publicly available) and shall use such information only for the purpose of participating in the competition. Any other use or disclosure of such confidential information requires the prior written consent of the Promoter.

The promoter undertakes to maintain the confidentiality of all information that participants provide via the competition entry form, in accordance with personal data protection regulations.

11.11. LEGAL RULE

The competition and all rights between the promoter and participants related to their participation in the competition are governed by the laws of the Czech Republic.

11.12. CLAUSE ON ACCEPTANCE OF COMPETITION TERMS AND CONDITIONS

examiner , judges and invited experts confirm that they have become familiar with all the conditions of the competition and undertake to comply with and honor these competition conditions as a contract.

By submitting competition entries, participants agree to all competition terms and conditions. as contracts and with the jury decisions made within and in accordance with them.

11.13. EXPLANATION OF COMPETITION TERMS

Under the conditions set out below, participants may request an explanation of the competition conditions in the area of organizational aspects of the competition and the subject of the competition.

Questions regarding the competition conditions or the competition assignment are sent only by e-mail and will be answered and sent to all participants on an ongoing basis.

Participants may submit questions regarding the competition conditions, or questions of a procedural nature, no later than 15 days before the deadline for submitting competition proposals in the 1st phase of the competition. Answers, including anonymized questions, will be sent to all participants in the given phase by e-mail within 5 working days of receiving the question.

Contestants may submit questions regarding the competition terms of reference or the competition topics no later than 15 days before the deadline for submitting competition proposals in the 1st and 2nd phases of the competition. Answers, including anonymized questions, will be sent to all invited participants by e-mail no later than 10 days before the submission deadline in the 2nd phase of the competition.

In case of further questions, the designated contact person for the competition is:
Ing. architect Karolína Hýsková: hyskova@pentarealestate.com, +420 731 129 193

By participating in the competition, the participants confirm that they have become familiar with and agree to the scope of personal data processing to the extent and under the conditions specified in the GDPR Info document, which the promoter provides to the participants together with these competition terms and conditions and which is also available for download on the competition website, and they acknowledge that the aforementioned knowledge and agreement with the content of the GDPR Info document is a condition for participation in the competition.

In Prague on Oct 27, 2025.

Penta Real Estate, sro

Karolína Hýsková, Design Development Consultant , Penta Real Estate s.r.o

Function: competition proposal reviewer