Land portfolio breakdown by BPEJ base prices

APF GROUP | Inventory as at 12 March 2025. Map verification on 10 September 2026

Entire documented portfolio: 3 385 plots in 338 cadastral areas, covering 935,0225 ha. The area attributable to ownership interests is 933,1106 ha.

BPEJ base price	Plot area (ha)	Portfolio share	Ownership area (ha)
CZK 0-4,99/m²	97,1532	10,39 %	97,1532
CZK 5-9,99/m²	308,5114	33,00 %	307,5675
CZK 10/m² and above	482,1410	51,56 %	481,1731
No spatial intersection with BPEJ	6,4717	0,69 %	6,4717
Unverified / unassigned	40,7453	4,36 %	40,7452
Total	935,0225	100,00 %	933,1106

887,8056 ha, representing 94,95 % of the full plot area, was assigned to the requested price bands. The remaining area is shown separately in the table according to the verification result.

How to read the table: plot area includes the entire area of each plot. The final column accounts for the ownership share. Percentages relate to the full plot area, including unverified parts.

Parts of a single plot may fall within different price bands. The allocation is based on spatial intersections with BPEJ. Unverified areas and areas without a spatial intersection are not automatically assigned to the CZK 0-4,99/m² band.

BPEJ prices are the base prices of evaluated soil ecological units taken from the BPEJ eCatalogue. They are neither purchase prices nor estimates of land market prices. Table values are rounded. Minor differences in totals may result from rounding.

Breakdown by BPEJ base prices: arable land only

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Arable land: 2 043 plots with a total area of 768,9552 ha. Only plots recorded as “arable land” in the source inventory are included.

BPEJ base price	Arable area (ha)	Share of arable area
CZK 0-4,99/m²	48,0909	6,25 %
CZK 5-9,99/m²	241,1486	31,36 %
CZK 10/m² and above	461,9786	60,08 %
Of which CZK 15/m² and above	229,1499	29,80 %
No spatial intersection with BPEJ	0,0563	0,01 %
Unverified / unassigned	17,6808	2,30 %
Total - arable land	768,9552	100,00 %

Soil-quality assessment: 229,1499 ha (29,80 %) of the total arable area falls within areas with a BPEJ base price of at least CZK 15/m². Under a BPEJ-based assessment, these areas may be described as agricultural land of above-standard soil quality.

The description “above-standard soil quality” is a qualitative assessment, not a separate official category. It relates to the quantified areas within plots and does not itself determine their market price.

How to read the table: areas include the full plot area before applying ownership shares. Percentages relate exclusively to the total arable area, including unverified parts.

The row “Of which CZK 15/m² and above” forms part of the CZK 10/m² and above band. It is not added a second time when calculating the total area. The same spatial allocation method as in the first table is used. Parts of a plot may fall within different bands. Areas without a spatial intersection and unverified areas are shown separately.

BPEJ prices are base prices of soil units, not purchase prices or estimated market values. Values are rounded. Minor differences in totals may result from rounding. Sources and the calculation method are detailed on the following page.

Verification scope and calculation method

The map verification identified and assessed 3 148 plots with a matching recorded area. The price intersections cover 389 BPEJ codes. Allocation does not confirm current ownership or unchanged plot boundaries since March 2025.

Unverified or unassigned area

Reason	Plots	Area (ha)
Minor intersections below 0,5 m²	86	0,0011
Changed recorded area	83	12,7321
Plot not found in current layer	125	17,3064
Ambiguous overlap of BPEJ codes	4	0,0003
Simplified records	29	10,7054

Calculation: plots were matched using the cadastral area code, plot number and matching recorded area. Ambiguous matches were excluded. Intersections were calculated in the S-JTSK coordinate reference system (EPSG:5514). The proportion of each BPEJ area within the plot geometry was scaled to the plot's recorded area and then to the ownership share.

A geometric coverage difference of up to 0,5 m² per plot was treated as a minor boundary discrepancy and allocated proportionately. Individual intersections smaller than 0,5 m² remained unassigned. Overlaps of different codes exceeding 0,5 m² remained unassigned. Larger uncovered areas were recorded as areas without a spatial intersection. Plots with a changed area, plots not found and plots in simplified records were not replaced with estimates.

Sources

1. Pozemky_podle_katastralnich_uzemi.xlsx, worksheet "Všechny parcely". Based on three ČÚZK records as at 12 March 2025. Independent total: 9 350 225 m². Area attributable to ownership shares: 9 331 106,48 m².

2. ČÚZK RÚIAN: Parcela layer (5) and BPEJ layer (28). Public map data retrieved on 10 September 2026.

3. BPEJ eCatalogue: bpej.vumop.cz, base prices available when retrieved on 10 September 2026. Band limits: price < 5. 5 ≤ price < 10. Price ≥ 10 CZK/m².