

**PRICE LIST NO. 1/2022**

**determining the rental rates for the accommodation  
at the Purpose-built accommodation facility BIONT, a.s., located at Vlárská ulica 5/A,  
Bratislava - Kramáre.**

**Article I.**

The Purpose-built accommodation facility (Účelové ubytovacie zariadenie, ÚUZ) BIONT, a.s. (hereinafter referred to as "ÚUZ BIONT, a.s.") consists of 65 accommodation units, as follows:

- 25 one-room apartments with the average area of 36 m<sup>2</sup>,
- 18 two-room apartments with the average area of 53 m<sup>2</sup>,
- 19 three-room apartments with the average area of 70 m<sup>2</sup>, and
- 3 suites with the average area of 72 m<sup>2</sup>.

The rooms are equipped with essential furniture (bed, wardrobe, table, chair, sofa, furniture sets), and alternatively with electric appliances. The kitchens are equipped with kitchen units, a gas stove with a range hood, kitchen table, and chairs. The bathrooms are equipped with a bathtub, a sink, and a mirror. Each unit has a separate meter for the consumption of gas, water, electricity, and heating.

The rental of accommodation units includes separate storage room situated behind the elevators and one parking space in front of the building of the UUZ Biont, a.s..

**Article II.**

The accommodation units of the ÚUZ BIONT, a.s. are intended primarily for long-term rentals (more than 3 months, incl.), except for units no. -01, -02, -03, -04, and -05 that are used by the company for short-term rentals (less than 3 months) for the patients of the PET Centre BIONT, a.s. and clients.

BIONT, a.s. company stipulated the following prices for the rentals based on the type of accommodation unit and the number of beds:

1) **Short-term rental** – accommodation for less than 3 months

*Rental contract:* not required

*Price list for accommodation:*

<i>Type of accommodation unit</i>	<i>Price incl. VAT</i>
<i>1-room unit</i>	<i>35.00 EUR / night</i>
<i>2-room unit</i>	<i>65.00 EUR / night</i>
<i>3-room unit</i>	<i>80.00 EUR / night</i>
<i>extra bed</i>	<i>10.00 EUR / night</i>

*Price list for accommodation for the patients of PET Centre BIONT, a.s.:*

The following prices have been set for the accommodation of the patients of PET Centre BIONT, a.s., in relation to their examination and their accompanying persons:

<i>Number of beds</i>	<i>Price incl. VAT</i>
<i>1 bed</i>	<i>6.50 EUR / night</i>
<i>extra bed</i>	<i>5.00 EUR / night</i>

The prices are listed *including value added tax* in accordance with Act No. 222/2004 Coll. on value added tax as amended (§ 38).

The accommodation prices are subject to the *accommodation tax* pursuant to the Generally Binding Regulation of the Capital City of the Slovak Republic Bratislava No. 8/2016 on accommodation tax (hereinafter referred to as “accommodation tax”), that is currently set at *1.70 EUR* for a natural person for a night at an accommodation facility.

2) **Long-term rental** – for a period longer than 3 months (incl.)

*Rental contract:* is required

*Price list for rental:*

<i>Type of accommodation unit</i>	<i>Price excl. VAT</i>
<i>Parking space; other spaces</i>	
<i>1-room unit</i>	315.00 EUR / night
<i>2-room unit</i>	415.00 EUR / night
<i>3-room unit</i>	500.00 EUR / night
<i>Suite</i>	530.00 EUR / night
<i>Parking space</i>	27.00 EUR / night
<i>Other non-residential spaces</i>	50.00 EUR / m <sup>2</sup> / year

The prices for a long-term rental as listed above do not include maintenance costs for the accommodation unit nor the direct consumption of gas, cold and hot water, electricity, and heating. The rental price will be increased by these costs and their amount will be determined annually in the form of an advance for each tenant separately. The billing for the received advances for the year in question will be done by BIONT, a.s. based on the actual consumption (as invoiced).

Furthermore, the rental price does not include the value added tax.

Upon agreement, the rental price will be increased by the value added tax in case of a parking space rental and an accommodation unit rental for tenants who are VAT payers themselves.

**Article III.**

Furthermore, the long-term rental requires the payment of a rent security deposit in cash or via bank transfer to the account of the BIONT, a.s. company, latest on the day of taking over the leased premises by the tenant. The deposit is intended to ensure any possible debt settlement for the rent after considering the actual consumption of operational costs, as well as any damages to the company property caused by the tenant. After the mutual financial settlement, the rest of the deposit will be returned to

the tenant without delay.

In case the tenant decides to cancel the rental prematurely, i.e., before the agreed rental period stated in the contract, the deposit is non-refundable and will be forfeited in favour of the BIONT, a.s. company.

**The amount of the required deposit** varies based on the type of the accommodation unit and the number of accommodated persons, as follows:

Type of accommodation unit	1-room unit	2-room unit	3-room unit	Suite
<b>Number of accommodated persons / unit</b>				
1 person	475.00 EUR	615.00 EUR	760.00 EUR	790.00 EUR
2 persons	495.00 EUR	635.00 EUR	780.00 EUR	810.00 EUR
3 persons	515.00 EUR	655.00 EUR	800.00 EUR	830.00 EUR
4 persons	--	675.00 EUR	820.00 EUR	850.00 EUR
5 persons	--	--	840.00 EUR	--
6 and more persons	--	--	860.00 EUR	--

In case the accommodation unit is rented by tenants who are VAT payers themselves, the deposit will be increased by the applicable value added tax rate.

#### Article IV.

##### The rental price discount

In case of a long-term rental of the accommodation units that are intended for the employees of BIONT, a.s. company, the rental price will be discounted by 20%. The rental prices after the application of the discount are as follows:

Type of accommodation unit	Price excl. VAT
1-room unit	250.00 EUR / night
2-room unit	330.00 EUR / night
3-room unit	400.00 EUR / night
Suite	425.00 EUR / night

The prices for a long-term rental as listed above do not include maintenance costs for the accommodation unit nor the direct consumption of gas, cold and hot water, electricity, and heating. The rental price will be increased by these costs and their amount will be determined annually in the form of an advance for each tenant separately. The billing for the received advances for the year in question will be done by BIONT, a.s. based on the actual consumption (as invoiced).

**Article V.**

This price list takes effect starting from 1 November 2022.

This price list cancels in its entirety the price list no. 1/2020 effective from 1 November 2020 determining the rental rates for the accommodation units at the Purpose-built accommodation facility BIONT, a.s., located at Vlárska ulica 5/A, Bratislava – Kramáre.

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