

SOCIAL IMPACT ASSESSMENT

OC Nový Smíchov

September 2025

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AIM

To recognize and encourage the assessment of the asset's exposure to social risks and opportunities.

INTRODUCTION

The main objective of this document is to analyse and assess the significant impacts on the local social environment that arise from the OC Nový Smíchov building. In order to conduct a comprehensive evaluation, the Social Impact Assessment (SIA) methodology within the BREEAM audit framework will be applied. The subject of this study, located in the urban area in Smíchov district of Prague (Plzeňská 8, 150 00 Praha 5-Smíchov). The main purpose of the building is a shopping centre, and it is a 3-story building with over 150 shops, restaurants and service points. It lies in a busy urban area with neighbouring administrative, commercial and housing estates.

The goal of this study is to provide robust and evidence-based information regarding the impacts of the OC Nový Smíchov shopping centre building on the local social environment, to support informed decision-making and foster equitable and sustainable urban development.



Figure 1 Arial view

METODOLOGY

The purpose of the Social Impact Assessment (SIA) is to identify, predict, and evaluate the potential social impacts of the project (or building) and to propose appropriate responses. To assess possible social risks and opportunities, we apply the SIA methodology framework (NSW 2017), adapted to the context of Prague, Czechia. In addition, we partly draw on the Social Deprivation Index, which provides a framework for understanding the socio-economic environment in the area affected by the OC Nový Smíchov.

Finally, to gain deeper insight into the local social climate, we complemented the assessment with emotional mapping and quasi-field research (spending time on site, observing, and documenting through photographs).



Figure 2 Areas/elements of social life that are addressed within the SIA (Source: NSW 2017)

The analysis is primarily based on secondary data collected from previous research projects, complemented by other sources and a new expert evaluation prepared by the research team. This evaluation draws on local documents, mapping, and on-site observations carried out in August 2025. Sufficient information from various sources was available, especially for the basic settlement units (BSUs), which represent relatively homogenous urban structures. Four BSUs surrounding the site are shown on the map (figure 2). The OC Nový Smíchov is located in the Anděl district, close to the Smíchovské nádraží district – all of which are part of the Smíchov cadastral area.

The following chapters present the Social Impact Assessment. The process evaluates the potential effects of the facility on the surrounding community in terms of social risks and opportunities. Although the Millennium's management does not have direct control over all of these impacts, cumulative effects must be considered in order to provide a comprehensive picture of the potential consequences for the community.

At the end of each chapter, a summary is provided, outlining the positive and negative impacts of the Millennium on its social environment within the given dimension. The tables also highlight opportunities for improvement as well as potential threats to the locality, particularly in cases where such risks are not adequately addressed.

LOCATION OF THE OC NOVÝ SMÍCHOV

The shopping centre is in an urban area comprising of mostly historical buildings, in the Smíchov district, hence its name. The surrounding area is a combination of residential and commercial properties and is home to approximately 89 007 people.

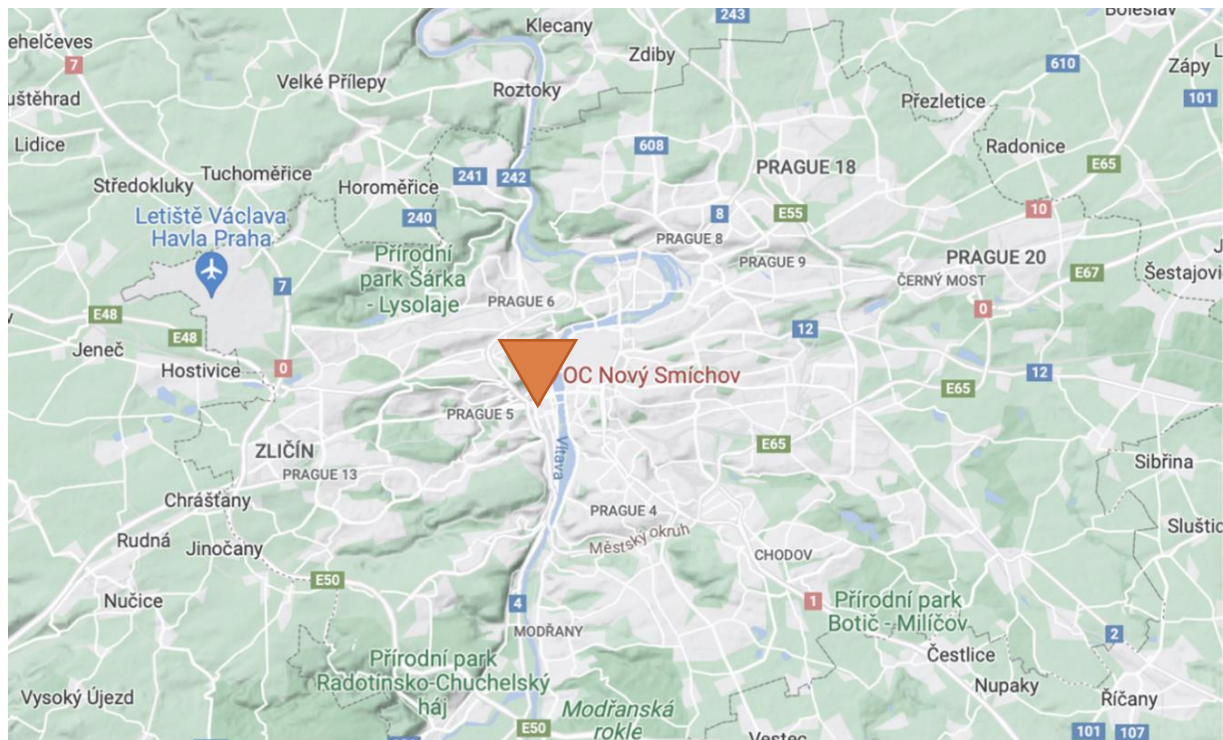


Figure 3 Location of the building

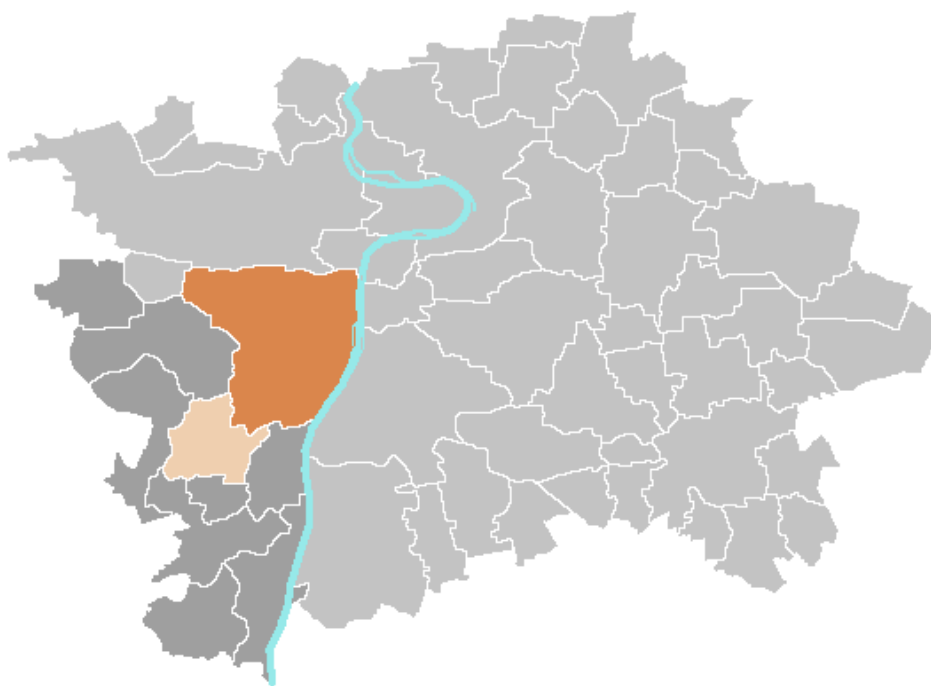


Figure 4 Location of Prague 5 on the map of the whole of Prague

TRANSPORTATION

Prague 5, especially the Smíchov area, is an important transport hub. For passenger transport, Smíchov is served by Dobříšská and Strakonická roads, important connections to the south of Prague and the southern link road. For rail transport, there is the Smíchov railway station, which connects the Main Railway Station with the south of the country. There are also countless bus and tram stops here, including the Knížecí station, which serves as the main local hub for this part of the city.

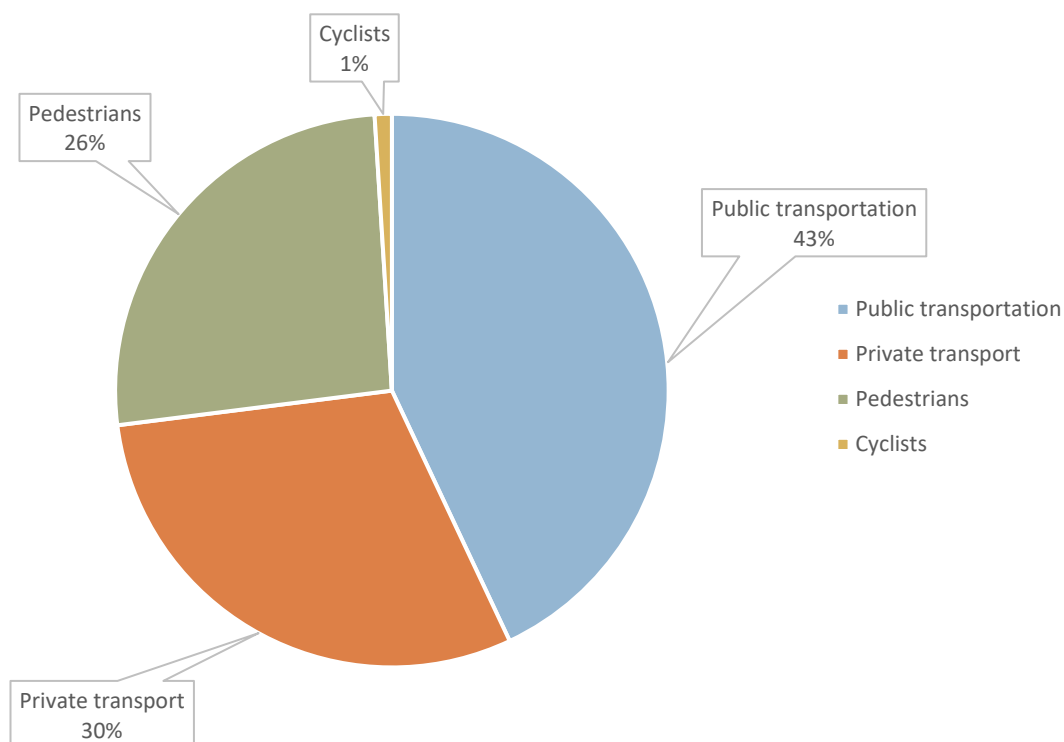


Figure 5 Traffic in Prague 5

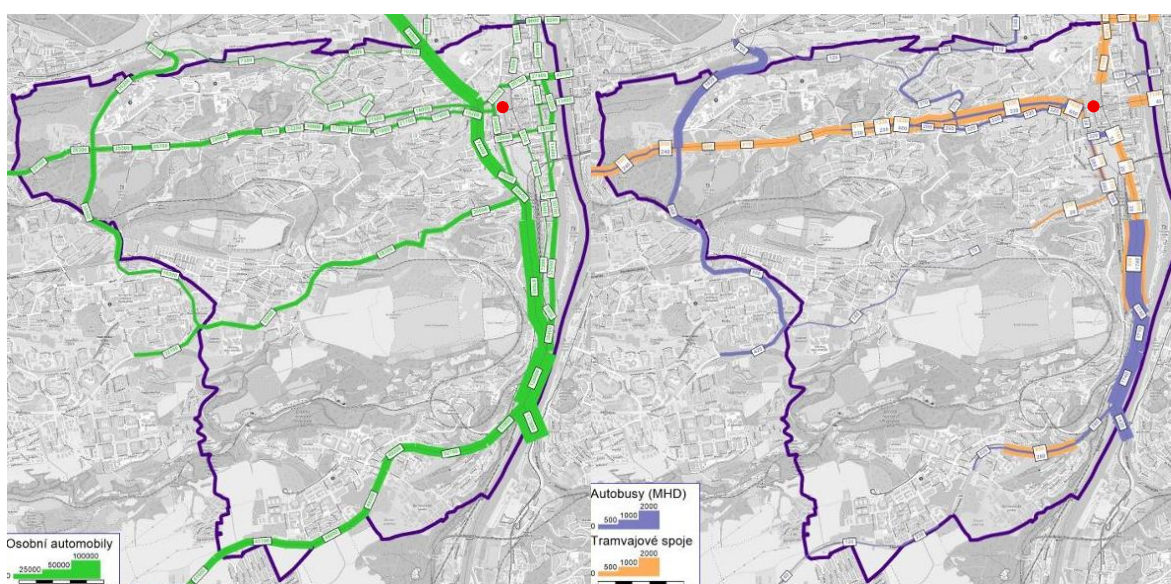
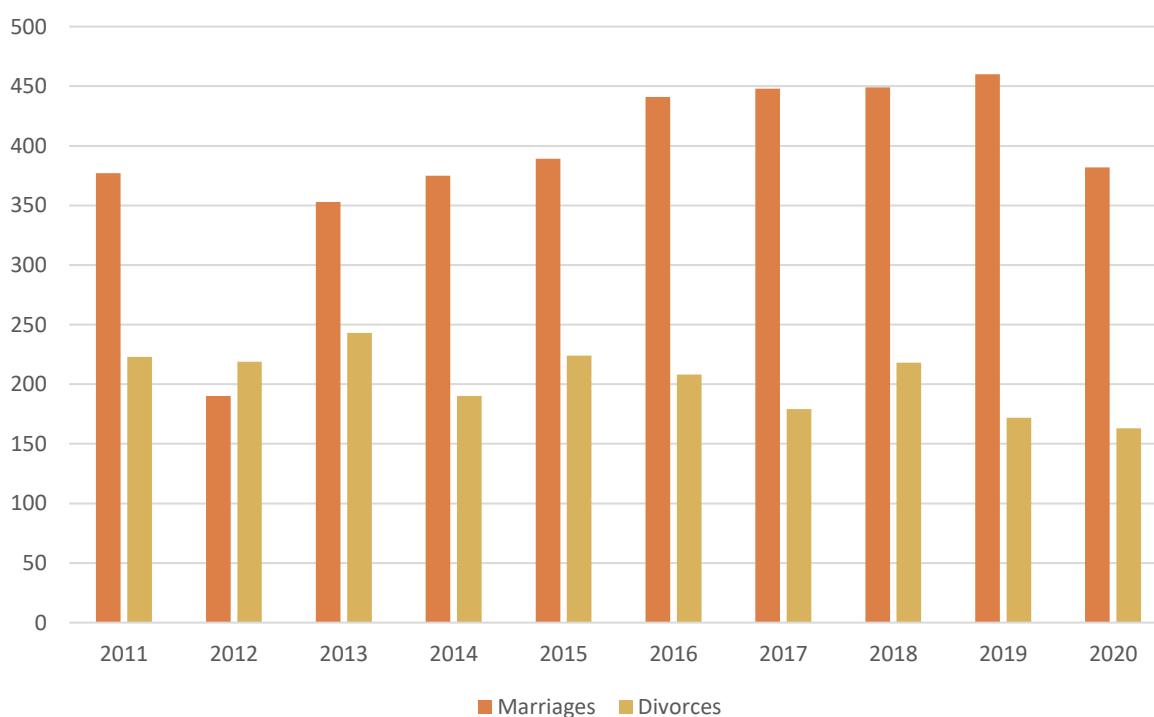
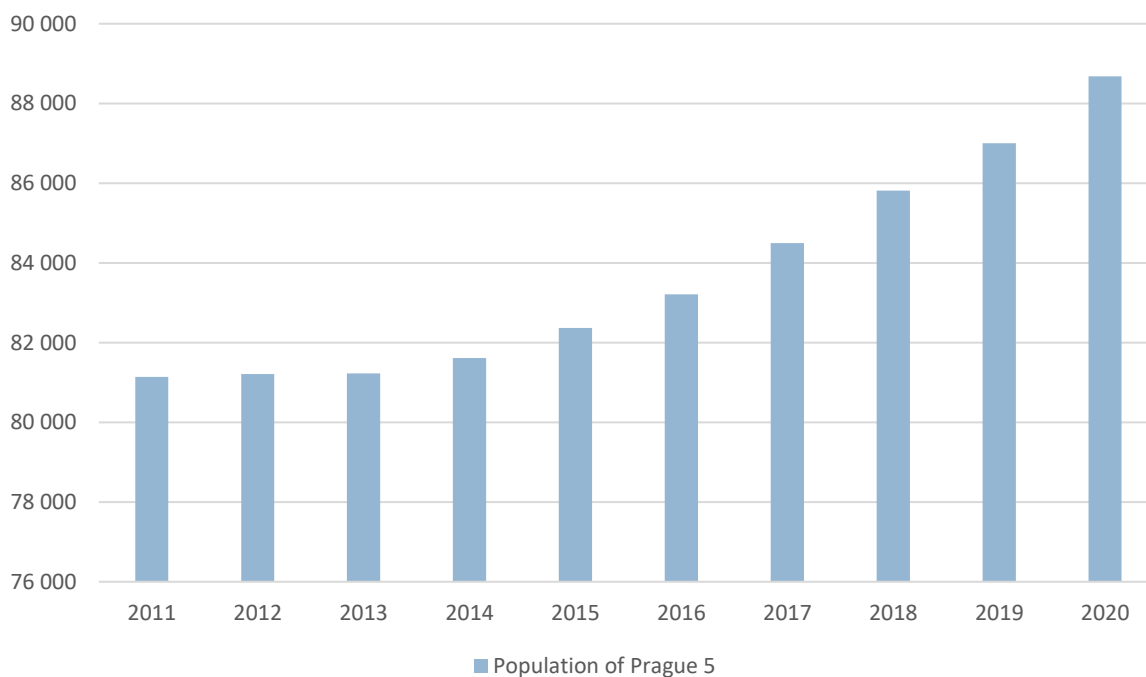


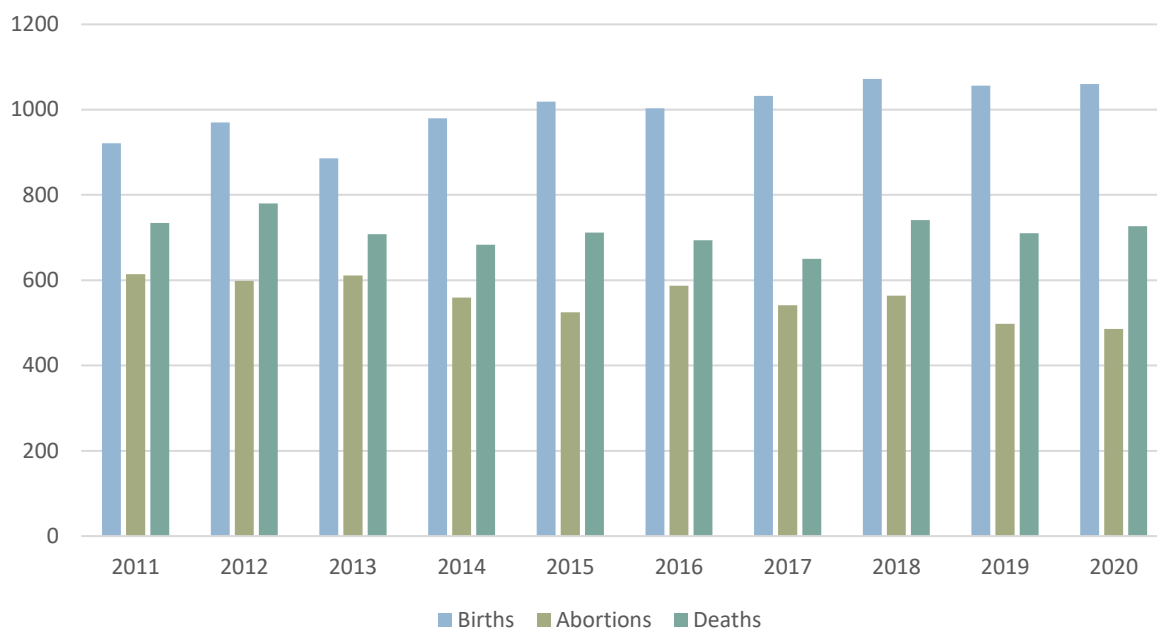
Figure 6 Smíchovs Traffic of cars (green), Trams (orange) and Buses (purple)

SOCIO-ECONOMIC STATUS

Prague 5 is home to about 89 007 residents, of these, according to the latest census, approximately 34,987 reside in Smíchov. Prague - Smíchov is a popular place to live thanks to its strategic location and easy access to both the city centre and the outskirts of Prague and Prague West.

Over the past 10 years, there has been a gradual increase in population throughout Prague. The graphs below show fluctuations in social relations and events among the local population.





Source : <https://csu.gov.cz/produkty/demograficke-udaje-za-jednotlive-mestske-casti-prahy>

From this data, we can see that in recent years, there has been more than just an increase in population. The birth rate and number of marriages are rising slightly, unlike deaths, abortions, and divorces, which do not follow any discernible pattern and vary from year to year.

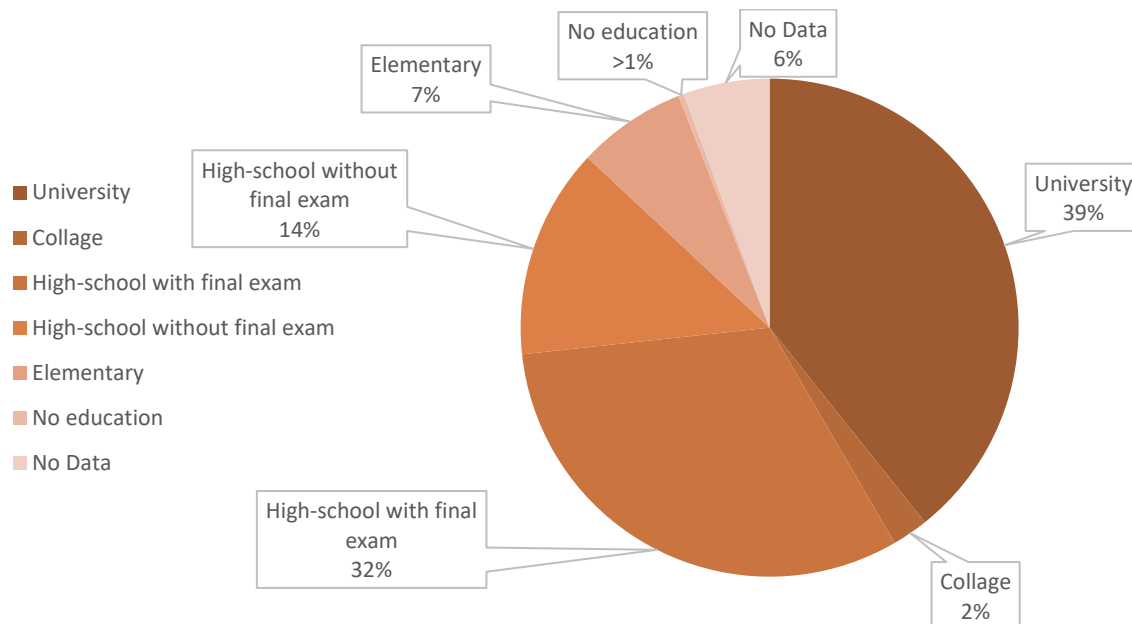


Figure 7 Education of the Prague 5 population

Another important factor for our study is the education level of the Smíchov population. From the chart above we can see that most of the population has some level of education. For this reason it is important that in every new development in the area, provides jobs for people of all education level, not only for those university educated. This is confirmed about the OC Nový Smíchov in Section "ECONOMIC IMPACT", where it is clearly stated which job positions are provided by the shopping centre and which are open as of making of this study.

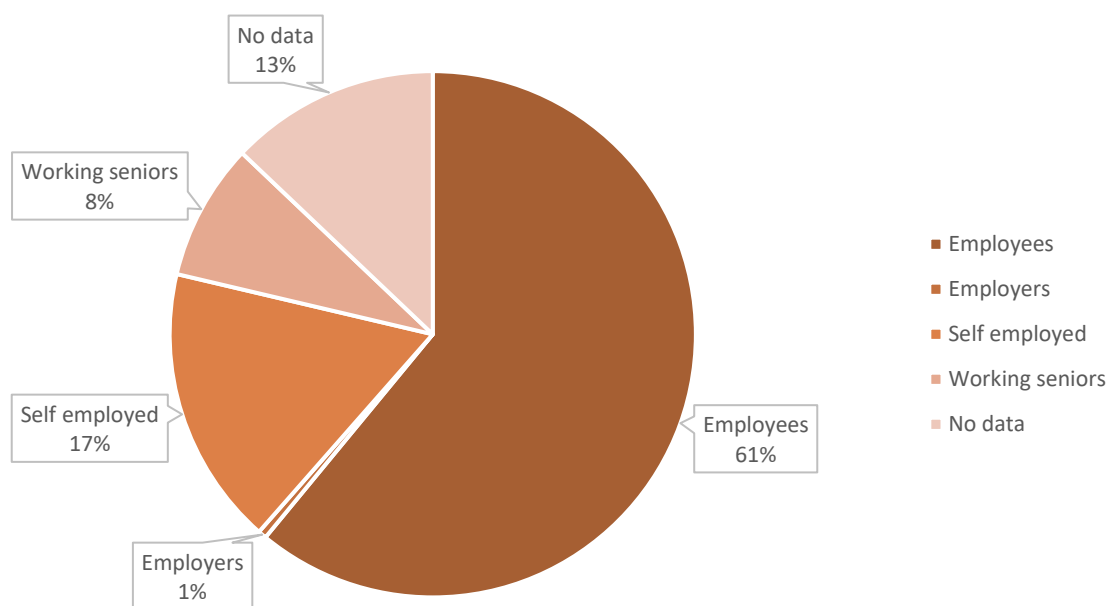


Figure 8 Working population

After education, it is important to monitor the employment situation in the district. It is essential to compare whether there is a need for employment in the district or whether employees of the centre in question will commute from other parts of Prague.

Most people in the district are listed as employees. Among those outside the labour force, the largest group is pensioners (12,167). The data is as of May 11, 2021, and is based on the 2021 census of people, houses, and apartments.

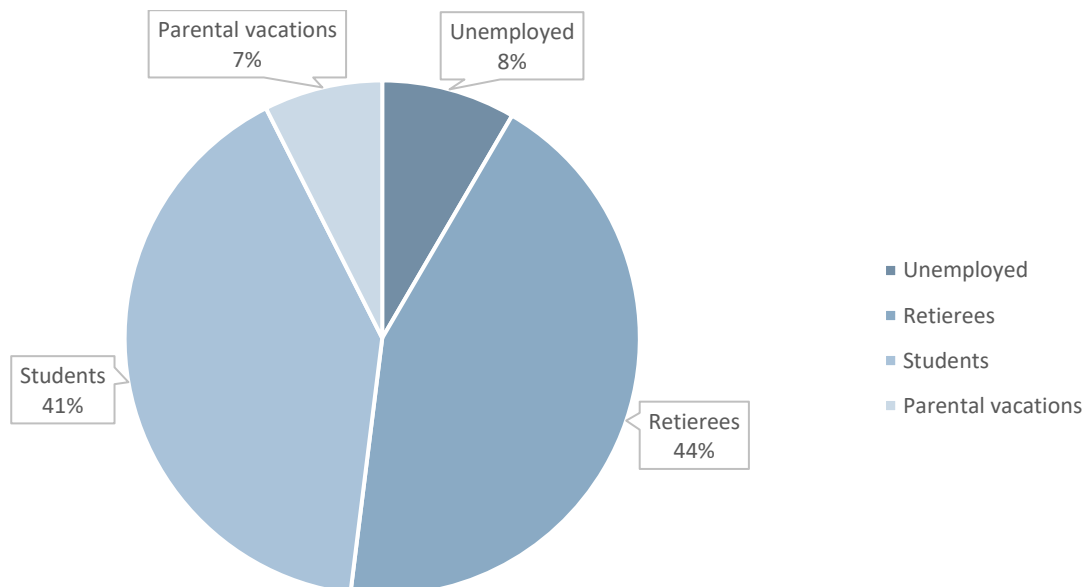


Figure 9 non-working population

DETAILED DESCRIPTION OF THE BUILDING

The building replaced the factory halls of the former Ringhoffer factory, later Tatra ČKD in Smíchov.

The urban design solution consists of connecting to the existing urban structure. The original factory formed a closed complex the size of several city blocks. The main 200-meter-long passageway complements the local street network. A transverse passageway leading from Štefánikova Street forms a new connection via the terrace on the second floor and a new footbridge over Kartouzská Street to Sacre Coeur Hill. The main passage divides the building into a higher mass, enclosing the blocks of houses along Štefánikova Street, and a lower green roof, which connects to the green plots below Sacre Coeur Hill with solitary buildings.

The heritage protection of the former factory applies only to the so-called Large and Small Ringhoffer Villas (which are not part of the project) and the Art Nouveau facade of the smithy on Plzeňská Street. It was not possible to preserve most of the complex, such as the factory chimneys. The facade of the forge is complemented by new side facades, giving it the appearance of a building integrated into the mass of the structure.

The scope and content of the project correspond to suburban shopping centres with a hypermarket, shops, boutiques, a multiplex cinema, restaurants, and fast-food outlets. In Smíchov, this project has been successfully integrated into the urban structure, with both negative and positive consequences. These include traffic congestion—the underground parking lot can accommodate 2,000 cars

The centre has three underground floors of parking garages with entrances from Kartouzská Street and three above-ground floors connected by a main passageway with galleries and a moving walkway. From there, at the entrance from Plzeňská Street, a side passage branches off at a slight angle, which rejoins the main passage in the central area at the entrance from Kartouzská Street. The space is connected by circular openings with escalators across all floors and has a glass roof at the top. In addition to the hypermarket occupying most of the space to the left of the passage on the 1st and 2nd floors, there are over 100 shops and boutiques on three floors in the centre. The third floor is dominated by fast food outlets and restaurants, and at the end of the passage there is a multiplex cinema with 12 screening rooms.



Figure 10 OC Nový Smíchov shortly after construction

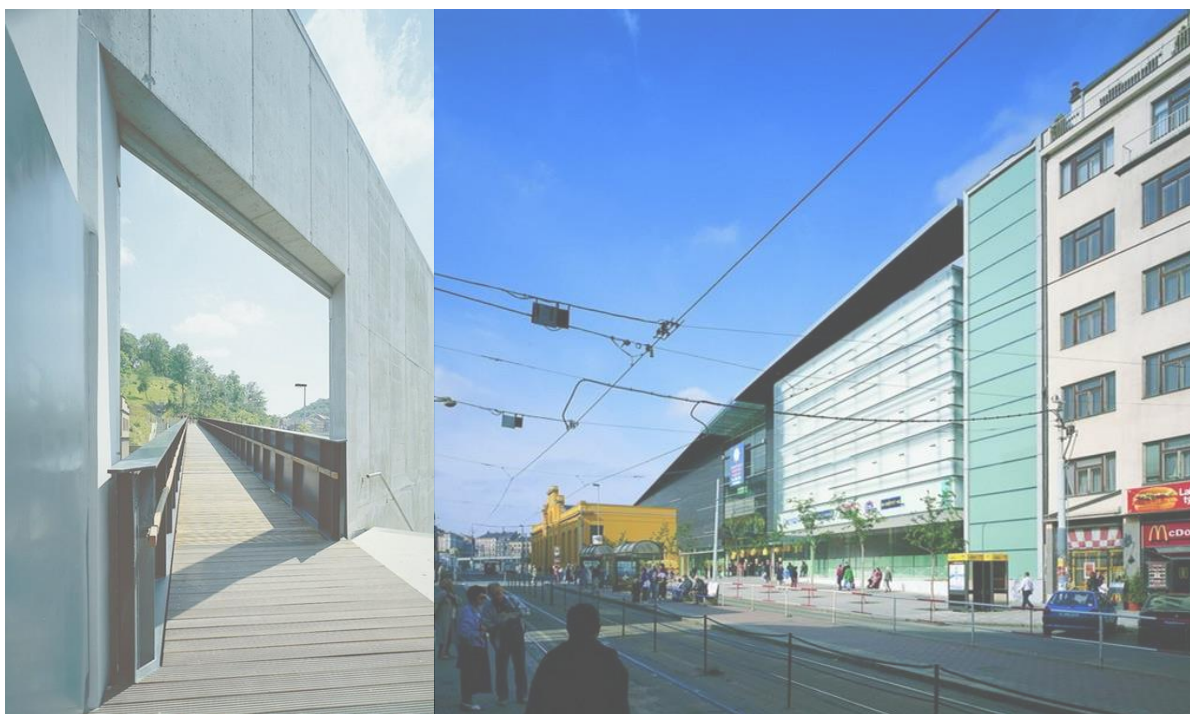


Figure 11 OC Nový Smíchov shortly after construction

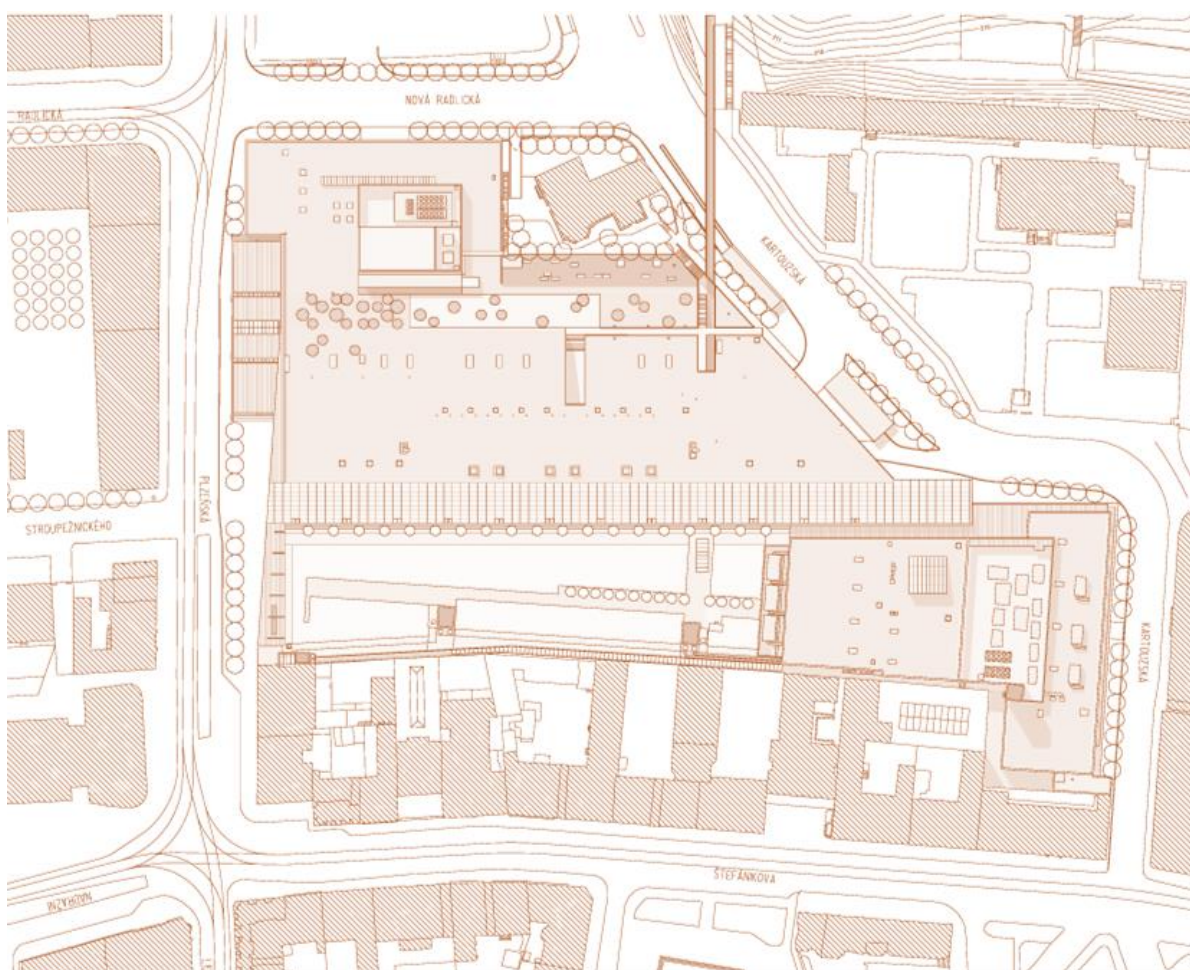


Figure 12 Site plan of the OC

ECONOMIC IMPACT

The OC Nový Smíchov building has had a positive impact on the city's economy, particularly on the workers and their families, as the addition of the shopping centre has generated numerous jobs. In total, the shopping centre has generated about more than a thousand jobs and has 1,000+ tenant employees.

Additionally, the mall also provides employment opportunities for individuals with less academic education or no formal studies, aiming to offer a wider range of job opportunities to a diverse group of people. Being a large shopping mall with a multitude of stores, restaurants, and services, it offers a diverse range of job opportunities across various sectors, with a wide variety of roles and positions available. Some examples of the types of jobs that could be offered at OC Nový Smíchov include:

- Retail sales: positions such as salesclerks, fashion or electronics consultants, store managers, cashiers, among others.
- Customer service: Workers providing care and assistance to customers, answering questions, and solving problems.
- Hospitality and restaurants: Kitchen staff, waiters, baristas and service personnel in restaurants, cafeterias, and fast-food areas within the mall.
- Cleaning and maintenance services: Personnel in charge of keeping the common areas, restrooms, and hallways of the mall clean.
- Security: Personnel to ensure the protection of visitors and stores within the mall.
- Administration and management: Supervisory, managerial, and administrative positions supporting the efficient operation of the mall.
- Logistics and distribution: Workers responsible for the reception, storage and distribution of merchandise in the stores of the mall.

Specific requirements for each position may vary depending on the company and the mall's needs. For several positions in the retail and service sectors, a university degree is not required, but a high school education or equivalent can be considered advantageous. However, for management, administrative, or specialized roles, the institution may prefer candidates with relevant university degrees or experience in the field.

Moreover, as of this date, the mall is currently looking for new workers to fill some open positions. Some of them being baker, Beauty Consultant, Sales Assistant, Saleswoman, nanny and like cook among others.

In summary, the Nový Smíchov shopping centre has had a positive impact on the city's economy, providing a significant number of job opportunities. Its extensive range of services and appealing design make it a popular destination for both residents and tourists, contributing to the social and economic enrichment of the city.

THE IMPACTS TO AND FROM THE COMMUNITY AND INTERDEPENDENT INFRASTRUCTURE.

TRAFFIC

The shopping centre operates from Monday to Sunday, from 9 a.m. to 9 p.m. During these hours, peak customer traffic occurs, particularly around lunchtime and dinnertime and during weekends. This increased footfall can lead to road congestion, especially if customers choose to travel by private transport, however, given the location of the shopping centre, this is not a common occurrence, as most visitors travel to the facility by public transport.

It should be noted that the shopping centre is well-connected with public transportation, with several bus lines, tram lines and nearby subway stations, that can comfortably transport pedestrians all over the Prague see "TRANSPORTATION" on page 5.

Additionally, please see below, underneath the building, three stories of underground parking garages are available for employees, neighbours and visitors, either for free or for a fee, depending on contract in place and on a parking time. There are about 2500 parking spaces available.

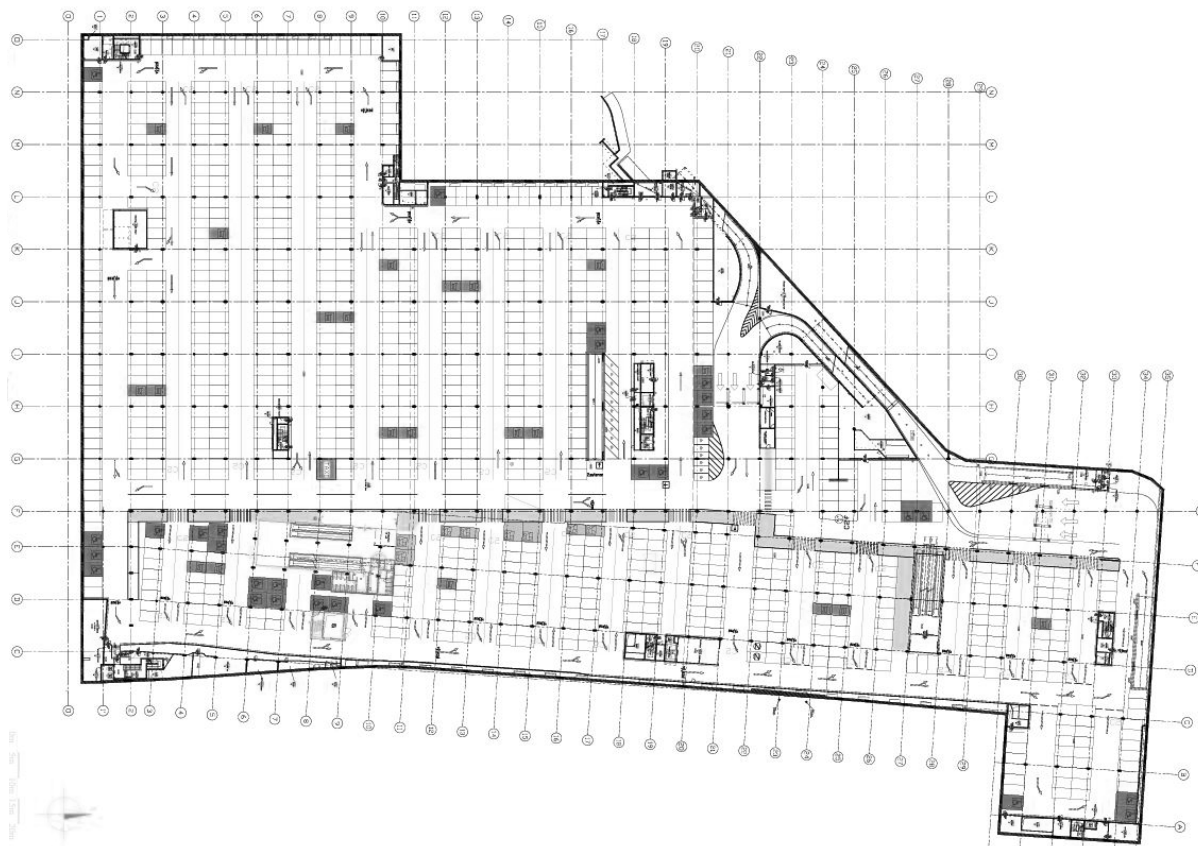


Figure 13 Underground parking garages



Figure 14 Photo of underground garages

NOISE

The shopping centre experiences an increase in noise levels due to the high influx of people visiting. However, these levels do not reach a threshold considered harmful to human health. (+140dB)

It is important to highlight that the concentration of people is mainly limited to the interior of the shopping centre, however, given that a large number of visitors use public transport, i.e. enter the building via public spaces, it is important that these spaces are monitored, especially with regard to large gatherings of people and loud activities organized within the shopping centre.

As you can see in the map below, no noise was registered coming from the assessed building, most of noise in Prague is that caused by the public transport, mainly trains and trams.

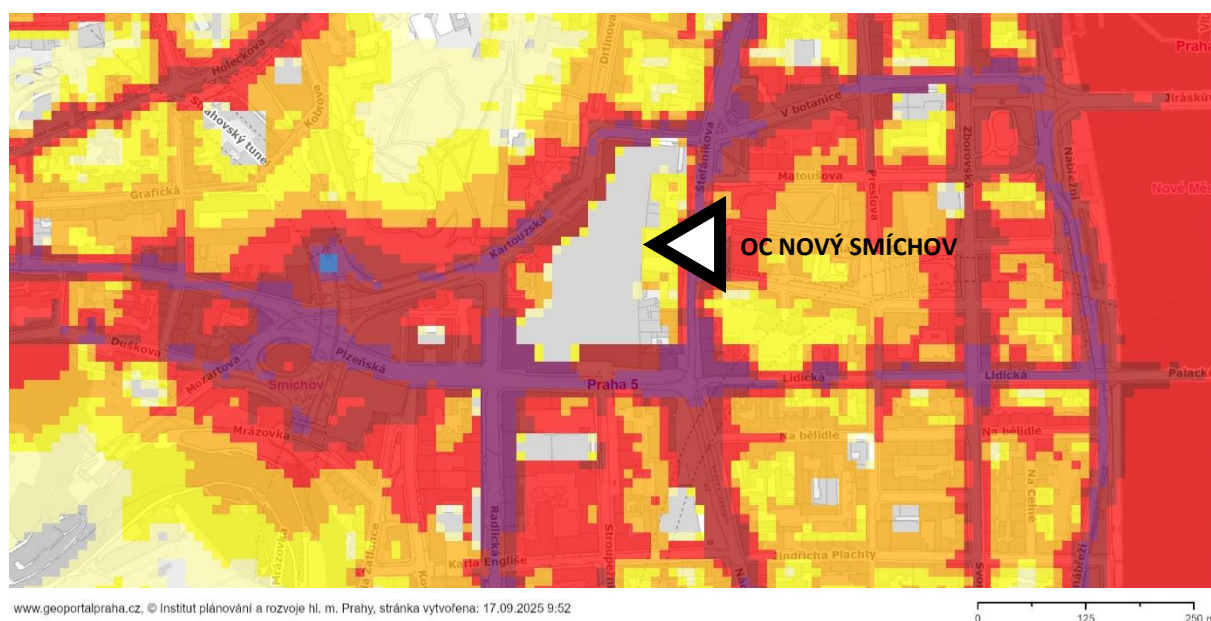


Figure 15 Day hours noise map of Prague

AIR POLLUTION

It should be noted that the use of private transport can contribute to the deterioration of air quality and increase noise pollution due to potential traffic congestion. Therefore, the active use of public transportation is promoted, which includes a wide range of bus lines, tram lines and nearby metro stations. Furthermore, an extensive parking area (free for certain amount of time) has been provided underneath the shopping centre to encourage the parking of personal vehicles and prevent unnecessary circulation in the vicinity, thus minimizing potential disturbances to residents. It is also worth mentioning that four electric vehicle charging spaces have been implemented within the parking area as well as bicycle storage promoting sustainable mobility and reducing pollutant emissions.

ECOLOGY AND HEALTHY LIFESTYLE

Regarding green areas, the shopping centre has incorporated tree-lined spaces, hedges in its exterior surroundings, especially by the entrance from the street Plzeňská, providing visitors with a natural and pleasant space. Additionally, the entirety of the roof of the structure is covered in greenery, spanning from that of low height and maintenance (grasses) to that of tall height and requiring watering (trees and shrubbery). These green

areas contribute to the well-being and environmental quality of the surroundings, enhancing the user experience.

Furthermore, the shopping centre has incorporated facilities that promote physical activity and mental health of users. A notable feature is the presence of a gym that offers sports guidance, facilitating appropriate and personalized physical activities. Additionally, various activities such as yoga or Pilates are offered, which contribute to improving tranquillity and mental well-being. These wellness facilities and the opportunities for social interaction provided by the shopping centre have a positive impact on the quality of life of the local community, promoting a healthy lifestyle and strengthening social bonds.

COMMUNITY AREAS

The shopping centre has created several public spaces, primarily inside the building on the second floor, which offer the public the opportunity to sit quietly in an air-conditioned space, but the associated outdoor spaces are particularly noteworthy.

The most striking is the space at the entrance to the building from Plzeňská Street. Here, the parterre has been unified, and a gathering area has been created. The prerequisite was that this area would only be used for temporary gatherings while waiting or when it was necessary to stop. During longer waits, there is a large concentration of people and the creation of bottlenecks. Also, due to the large concentration of residents, people from under resourced communities began to gather here, which should be monitored, as it discourages visitors from using the aforementioned spaces.

The rooftop terrace, which is open to the public and offers a wide range of activities throughout the year, can be considered a highly positive community space. The terrace is freely accessible from the second floor and features a café and an open space that can be used for yoga, dance evenings, or an ice rink.



Figure 16 Main entrance



Figure 17 View from the first floor

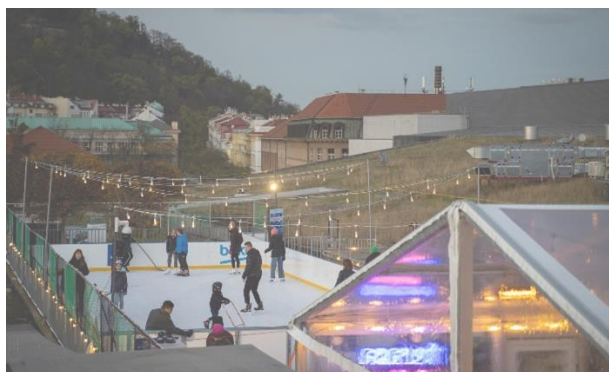


Figure 18 Ice rink on the rooftop terrace



Figure 19 Rooftop terrace

Positives and opportunities

- The presence of sports and wellness facilities (bowling, fitness centre, salt cave, etc.) has a positive impact on the quality of life in the locality.
- The rooftop terrace
- Job opportunities for all education levels.

Negatives and threats

- Possible increase of traffic in the area.
- Social climate in the locality might seem Anonymous.

IMPACT ON UNDERREPRESENTED SOCIAL GROUPS IN THE SURROUNDING AREA.

As of 2021, the largest population group in Prague 5 was aged 30–34, with 7,921 residents. The age groups 35–39, 45–49, and 40–44 are also strongly represented in Prague 5, each with over 7,500 residents. The smallest group is people aged 85 and over. The largest group among young people under 14 years of age is children aged 0–4.

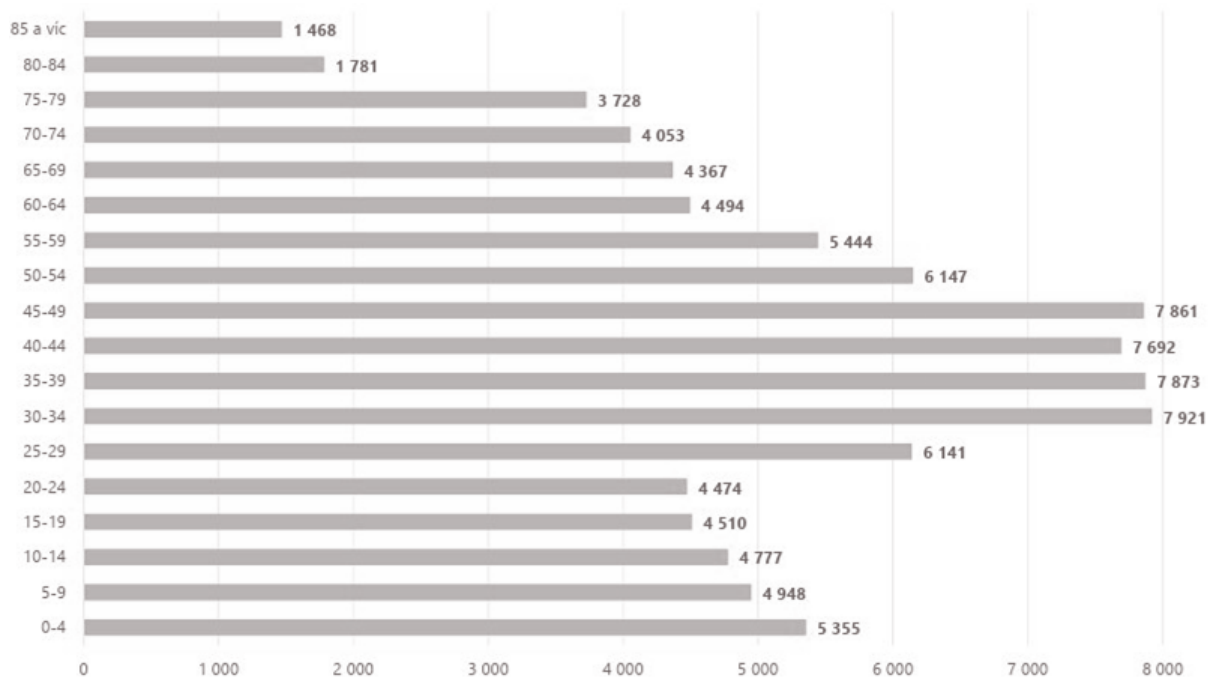


Figure 20 Age group of Prague 5

It is important to define who is included in the unrepresented groups. As we can see above, the weakest age group in Prague 5 is seniors over 80 data is current as of May 11, 2021, and is based on the 2021 census of people, houses, and apartments.

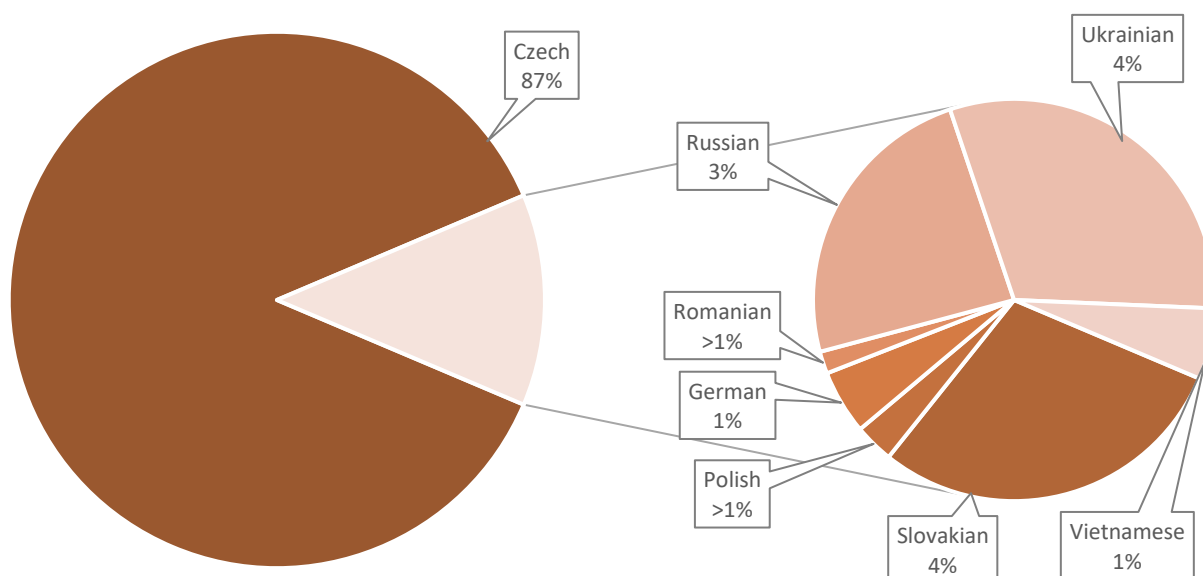


Figure 21 Nationality of residents

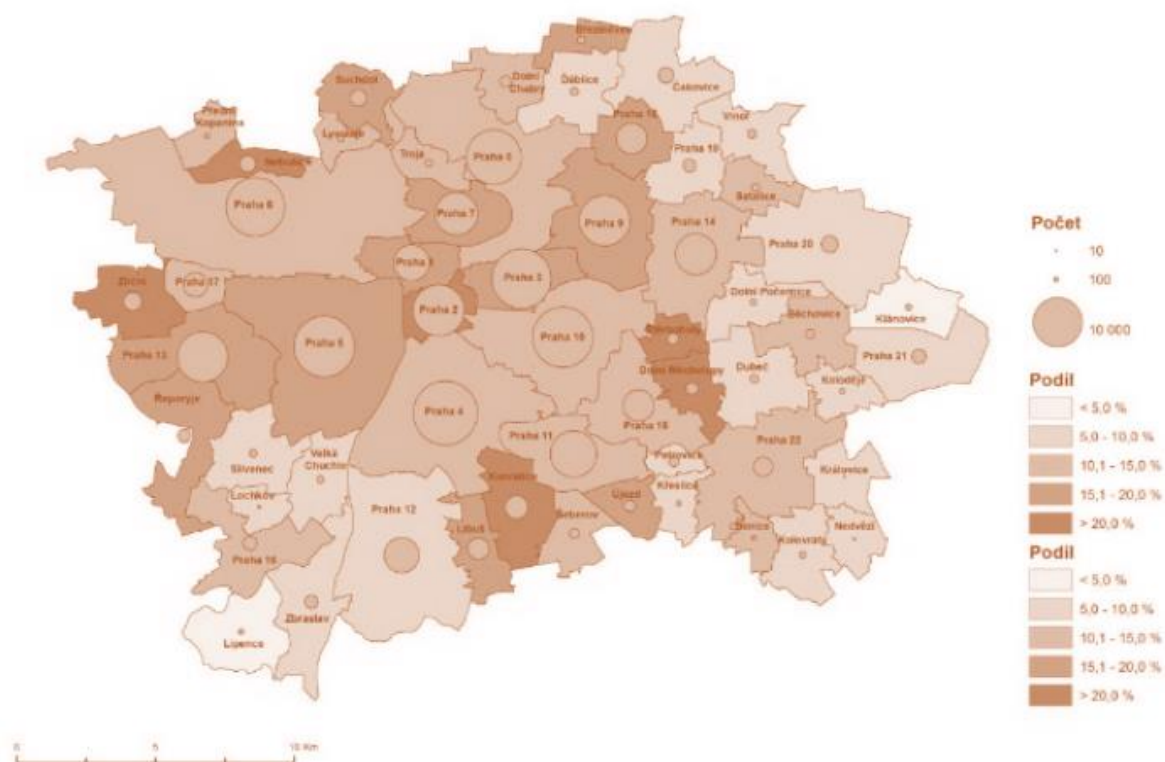


Figure 22 Concentration of foreigners in Prague

The least represented groups of non-Czech residents are Germans, Romanians, Russians, Vietnamese, Poles, and Ukrainians and last but not least. For easy orientation and to prevent these groups from feeling excluded from the community. All orientation signs and information boards should be either bilingual or easily understandable pictorial signs.

INCLUSIVENESS AND SENSE OF SECURITY

To provide these groups with sense of security and create comfortable surroundings, the security and accessibility of the building cannot be overlooked.

The shopping centre is equipped with entrances that have wide and automatic doors, designed to ensure the comfort and accessibility of all individuals, including those with disabilities. Entrances on the different levels are designed following universal accessibility standards, ensuring the inclusion of people with disabilities. Additionally, Suitable elevators have been installed to ensure unrestricted vertical mobility. The shopping centre features a comprehensive network of escalators and elevators that provide smooth and convenient access for all users.

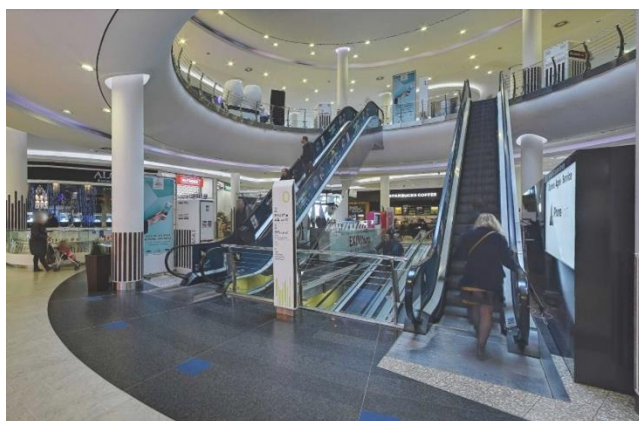


Figure 23 Escalators



Figure 24 Information board



Figure 25 Orientation signs with pictograms and a panel with language switching option

Furthermore, sanitary facilities adapted for disabled people have been provided in compliance with accessibility design regulations and requirements. These restrooms offer the necessary amenities and facilities to ensure the comfort and privacy of users with disabilities.

Moreover, special baby changing tables have been installed, equipped with the necessary features to facilitate safe and ergonomic diaper changing for infants. Regarding accessibility, the building is also equipped with informative signage to ensure proper customer orientation and prevent confusion. Directional signs have been installed to indicate the location of services, the information point, and the exits for public transportation. A

public address system has been implemented to deliver important announcements to visually impaired individuals. Below an example of the directional signs to guide the customers.



Figure 26 Informative pictograms throughout the building – for easy understanding by all nationalities

In order to enhance customer safety, a comprehensive video surveillance system has been deployed, covering all the corridors of the building. This system aims to monitor and deter potential altercations or theft incidents. In addition, a dedicated security team is present

throughout the operating hours of the shopping centre, providing assistance and promptly resolving any issues that may arise. It is worth noting that the security cameras remain operational even outside the centre's opening hours.

The building also has maps indicating emergency exits and the evacuation plan in case of fire, as well as numerous fire extinguishers and automatic water sprinklers. It is important to note that the shopping centre does not present cases of social exclusion, although there may be some stores aimed at a wealthier clientele, most of the establishments and services available in the centre are aimed at everyone, regardless of their purchasing power. This is a positive aspect that Favors the social integration of all groups and the image of the shopping centre.

Positives and opportunities	Negatives and threats
• No physical boundaries for people with disabilities (facilities offer improved in the locality) • The Plzenská Street is safe thanks to permanent visual control (users of the building, security) • Cameras/security system on the more visible spaces • Security could be patrolling the space outside the building in the night-time	• Spill overs of crime from nearby problematic localities • The Plzenská street was observed to be necessary to be monitored and patrolled by security forces as potentially dangerous groups were gathering in the area.

ENHANCING COMMUNITY'S RESILIENCE

The resilience of the Smíchov community is enhanced by the Nový Smíchov shopping centre.

Originally, the site of today's centre was occupied by a factory mentioned in the *"DETAILED DESCRIPTION OF THE BUILDING"* section, which was already in a brownfield state, with all the negative effects that such areas in the middle of the city entail. The complex increased crime in the neighbourhood and reduced the public's desire to spend time in the immediate vicinity. The newly built OC Nový Smíchov has become a local focal point and has attracted countless people who would not have visited this area in previous years.

When it comes to resilience, climate change and global warming come into play. The building responds to this with its green roof, which does not contribute to the heating of the city. Also, due to the fact that the entire building is heated/cooled, as required by the weather, and freely accessible, the shopping centre has become a refuge for residents in these times of extreme temperatures.

Another activity that contributes to the resilience of society is the organization of charity events. In recent years, the shopping centre has hosted countless events to promote an ecological approach to shopping (act for good), support the development of the nearby Tomayer Hospital, and collaborate with the Salvation Army on charity film screenings, with the proceeds going to shelters.



Figure 27 Poster and Foto documentation from the charity events

Positives and opportunities	Negatives and threats
• The land has been cultivated compared to the historical brownfield site. • The reputation of the city district has been improved since the construction of the building in question. • Offers free access to all groups of the population. • Charity events.	• Despite ecological steps in the right direction, it is still a massive building in the city centre with some technologies that would require replacement with less environmentally demanding ones. • The glass roof of the passage contributes to the heating of the interior, which must then be compensated for by technology.

CONCLUSION

It can be affirmed that the shopping centre has a positive social impact on the surrounding environment. There is an excellent access to public transportation ensures a significant influx of visitors from various districts and from other locations. This also contributes to reducing pressure on the environment. It is not considered a threat to the community in any of its dimensions. Furthermore, its continuous activity and security measures provide a sense of safety in the area by preventing illicit actions.

The shopping centre offers a wide range of services catering to people of different socioeconomic levels, thus avoiding discrimination and creating an inclusive space for all audiences. The exterior green areas and interior gathering spaces enhance the social environment and are well-received by the population.

In conclusion, the shopping centre has created a highly favourable meeting space and social environment for the city.

ATHOR OF THE REPORT

Ing. arch. Kateřina Sehaková

Part time worker with Enerfis s.r.o. since 2023, specializing in BREEAM and BREEAM In Use, education focused on architecture and engineering.

SUPERVISED BY

Ing. Bc. Veronika Staňková, PhD :

Education focused on Humanities, Social Sciences and Philosophical Anthropology and Economics fields. Has recently finished a Doctoral Degree in the University of Economics in Prague and currently consults for Enerfis s.r.o. among other companies.

Annexes :

RSL 08 - Stankova_CV.pdf

RSL 08 - University diploma.pdf

ABOUT ENERFIS, S.R.O

Founded in the Czech Republic in 2011, our engineering company has established a strong presence across the aNNECentral European market, focusing on innovative building technologies and solutions for efficient energy use. We specialize in green building certifications, particularly BREEAM and LEED, as well as energy management, building design, and smart metering systems.

Our team consists of highly skilled engineers and energy specialists, who regularly collaborate with a wide network of external experts—including auditors, technical building equipment designers, certification consultants, BREEAM assessors, WELL and LEED Accredited Professionals (APs)—to ensure that every project meets the highest standards of performance, sustainability, and regulatory compliance.

As a suitably qualified organisation, we possess the knowledge, training, and experience necessary to assess a building or asset's social risks and opportunities, providing clients with comprehensive guidance on sustainability, energy efficiency, and environmental impact.

In addition to our consulting and engineering services, we have developed Enectiva, our proprietary energy management application. This modern, web-based tool enables real-time energy monitoring and analysis, allowing clients to optimize energy use and reduce costs effectively. Over the years, our company has become a trusted partner for businesses and institutions seeking sustainable, energy-efficient building solutions across Central Europe.



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RELEVANT REFERENCES

- **RSL 08 - Social risk and opportunities:** shopping mall Centrum Černý Most (2023), Millennium Plaza (2022)
- **RSL 07 - Climate-related transition risks and opportunities:** Centrum Černý Most (2023), Jungmanova Plaza (2023), Millennium Plaza (2022)
- **RSL 06 - Climate-related physical risks:** Oasis Florenc (2024), Centrum Černý Most (2023), Jungmanova Plaza (2023), Millennium Plaza (2022)
- **RSL 03 - Natural Hazard Risk Assessment:** 1 Greenside Row, Edinburgh (2025), Brumlovka Passer (2024), CTP SK portfolio (2024), Mama Shelter (2024), Modlavská Cesta (2024), Oasis Florenc (2024), Campus Square (2023), OC Nový Smíchov (2023), Centrum Černý Most (2023), VGP Olomouc J (2023), Millennium Plaza, Praha City Center (2021)
- **RSL 01 Flood Risk Assessment:** 1 Greenside Row, Edinburgh (2025), Brumlovka Passer (2024), CTP SK portfolio (2024), Arete Park Milovice (2024), Mama Shelter (2024), Oasis Florenc (2024), Campus Square (2023), Centrum Černý Most (2023), OC Nový Smíchov (2023), OC Plzeň Plaza (2023), VGP Olomouc J (2023), Žilina Industrial Park (2022), Millennium Plaza (2022), Praha City Center (2021).
- **Environmental policies and responsibilities:** Jungmanova Plaza (2020), VN9 (2019), Corso Court (2017)
- **BREEAM In-Use certifications:** Jet Industrial (2025–2 x CZ, 5 x POL, 2 x DE), Arete Park Milovice (2025), CTP SK portfolio (2024), VGP Olomouc J (2024), Bredovský Dvůr Centre (2024), Brumlovka PASSER (2024 – 3x), STOP SHOP (2023), Millennium Plaza (2023), Jungmanova Plaza (2020), Gemini (2020)
- **LEED certification:** DUNAJ IDC (2025), Complex of administrative buildings Rustonka, Administrative project Prague 3, LEED commissioning and energy modelling
- **WELL certifications:** DUNAJ IDC (2025)

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