

Invest in commercial real estate

Annual
Appreciation

6+ %

Expected return for the year 2025

6% targeted return

CZK 7.38 billion in real estate value

27 buildings

14 000+ fund clients

9 years existence

Why invest with Czech Real Estate Investment Fund

Regular return with a low volatility

- Stable return ensured by long-term leases
- Investments in already functioning real estate
- High diversification within dozens of buildings
- Low dependence on stock and bond markets
- Focus on regional retail, logistics, light manufacturing and rental housing
- Appropriate composition of solvent tenants with a predominance of basic goods retailers

The fund's portfolio is leased to quality tenants

323	rental apartments
300+	tenants in commercial real estate
5+ years	average length of lease for last year
94,2%	occupancy

The Czech Real Estate Investment Fund, established in 2016, focuses on investments in existing commercial real estate in the Czech Republic and Poland, mainly in the retail, warehousing and light manufacturing sectors. Its strategy is aimed at conservative investors who prefer long-term stable appreciation with lower risk, benefiting from a high-quality rental real estate portfolio.

The fund maintains a high diversification of tenants, rental returns and locations across the Czech Republic and Poland. One of the Fund's recent acquisitions is an investment in residential units that are leased to tenants with long-term contracts. This provides investors with stability of returns from over three hundred commercial tenants and more than three hundred and twenty residential tenants.

Investment strategy

1.
INVESTMENTS
by the client

2.
ACQUISITIONS
of commercial and rental properties

3.
LEASE
to premium tenants

4.
PROFIT FOR THE FUND
generated by rental income

Benefits of investing in a mutual fund



Continuous deposits and withdrawals

You can add more cash to the fund on the fly and can ask for a pay-out at any time.



Regulated business

The fund is closely monitored by the manager, depository and auditor, and is further subject to regulation by the CNB and its fund manager CAIAC Fund Management AG.



No income tax payment

If the investment lasts longer than 3 years or less than 100 thousand CZK regardless of the length of the investment, the sale of securities to natural persons are exempt from income tax. Due to ongoing legislative changes in the tax area, we recommend the following questions always consult a tax advisor.



Keeping one's assets under control

The money is deposited in projects that are owned by the fund through individual real estate SPVs, and the fund, or the fund's manager, thus has total control over this money.



Detailed analysis

The preparation of new projects before buying an SPV for the fund takes up to two years. Everything must be transparent and legally sound.



Openness and communication

We organise regular meetings for both clients and potential investors, or we can arrange for a non-binding individual appointment with an investment consultant.

Make profit on low-risk investment with a long term stable return



“Financial services at a high professional level and consultancy that has convinced me that investing makes sense.”



Mudr. Pavel Thelner, Ph. D.

Chief Physician | University Hospital in Brno

Risks of investing in the fund



Market risk

The fund may invest in securities, including shares. These assets may exhibit high volatility and therefore have a higher risk of loss.



Credit risk

The fund may invest in debt securities. Their issuers may enter into insolvency, whereby debt securities may lose all or much of their value.



Real estate market risk

It is associated with the risk of changes in the real estate market. The main factors that affect the property markets include economic and socio-demographic developments, political, fiscal and legal conditions and location, which may result in a decline of owned property valuation prices.



Concentration risk

The fund can only acquire a few target investments. As a result, it may not be able to achieve the required diversification of risk.



Liquidity risk

The fund may invest in financial instruments that may, under certain circumstances, be partially vulnerable to relatively low levels of liquidity.

A complete inventory and description of the risks is provided in the fund's statutes.

Legal disclaimer and warnings for investors

Legal information, notice to investors and source of information. The given fund performance figures relate to the previous period. Historical returns do not guarantee similar returns in the future. The appreciation presented in the previous years is already adjusted for the fund's cost (TER), but the final return on the investment may be affected due to the entry fee that the investor must pay in connection with the investment in the fund. The information is drawn from the fund's Articles of association and the website of the Liechtenstein Investment Fund Association (www.lafv.li).

The real estate fund provides clients with a long-term stable return

6.11% p.a.

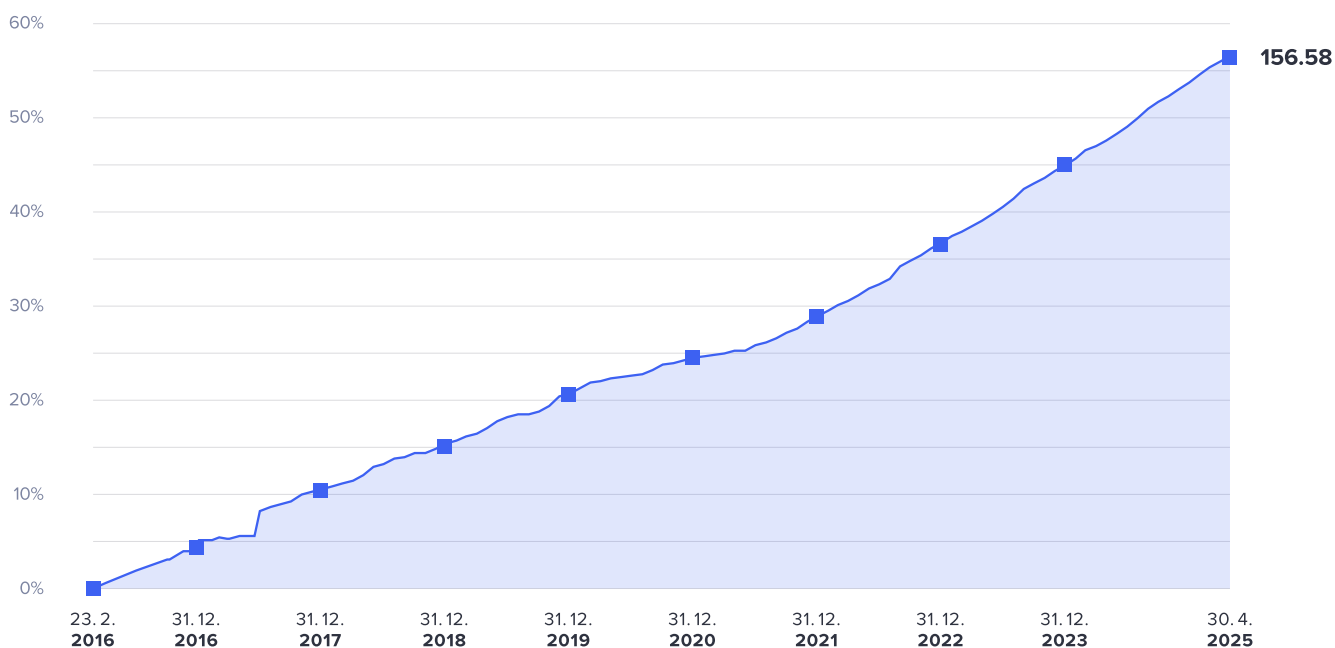
establishment of the fund
in 12 months

56.58%

since establishment of the fund
(23.02.2016 – 30.04.2025)

Value of Class CZK unit certificate

— The value of the share certificate



„When I need some information from the world of finance, I always turn to my consultant from EFEKTA-IZ. We can talk openly and he always helps me find the optimal solution.“



Ing. Igor Prusenovský
Director of Pulco, a.s.

Properties owned by the fund in Czech Republic and Poland

Czech Republic

Apartment units in Most
Apartment units in Ostrava
Cataler Týniště
Centro Ostrava Retail Park
City Life Olomouc
JYSK Mělník
JYSK Písek
JYSK Vyškov
JYSK, Pepco Jindřichův Hradec
Logistics Park Týniště II. a III.
Heraeus Medevio near Hradec Králové
Most Retail Park
OC Géčko Liberec
OC Haná Olomouc
OC Lannova
Olomouc City
Retail Park Český Těšín
Retail Park Mělník
Tesco Český Těšín



Poland

Logistický park Bolesławiec
OC Ciechanów
OC Piekary Śląskie
OC Szczecin
Retail Park Józefosław
Retail Park Kutno
Signum Work Station

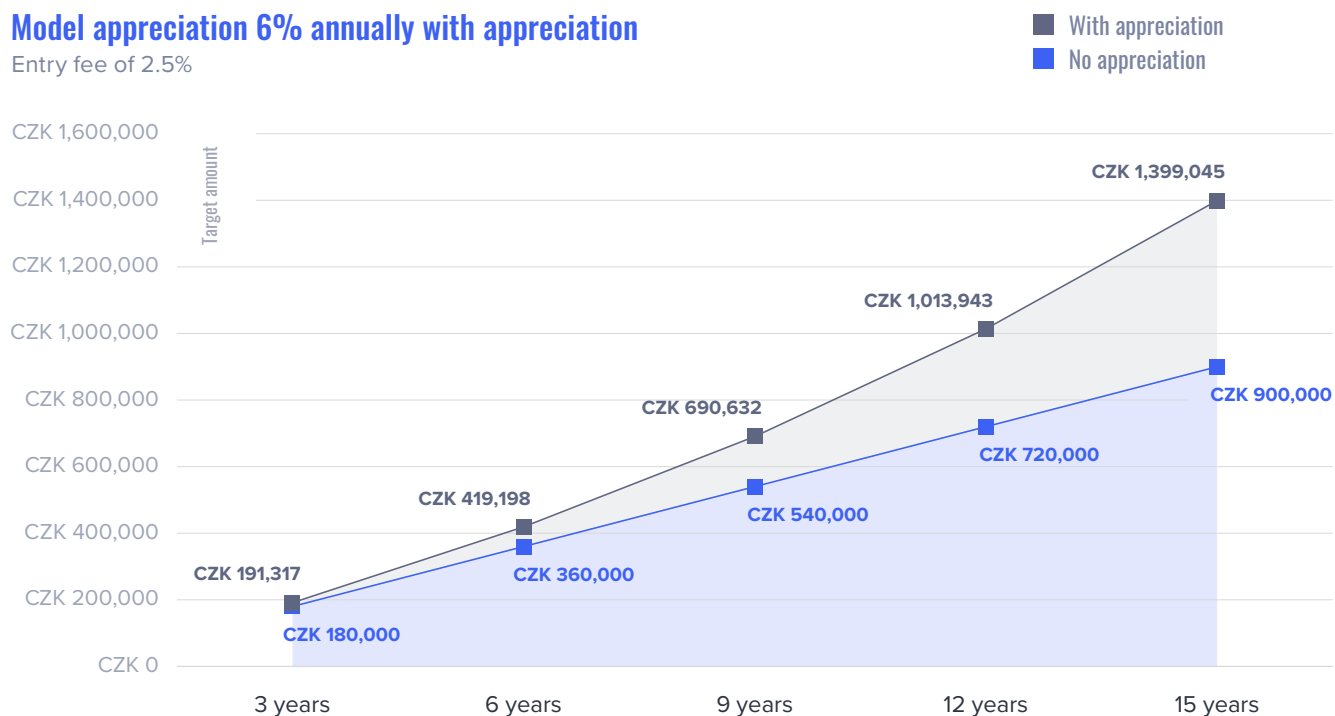


Regular investments from as little as CZK 500 per month

Model example of appreciation with a regular monthly investment of CZK 5,000

Model appreciation 6% annually with appreciation

Entry fee of 2.5%

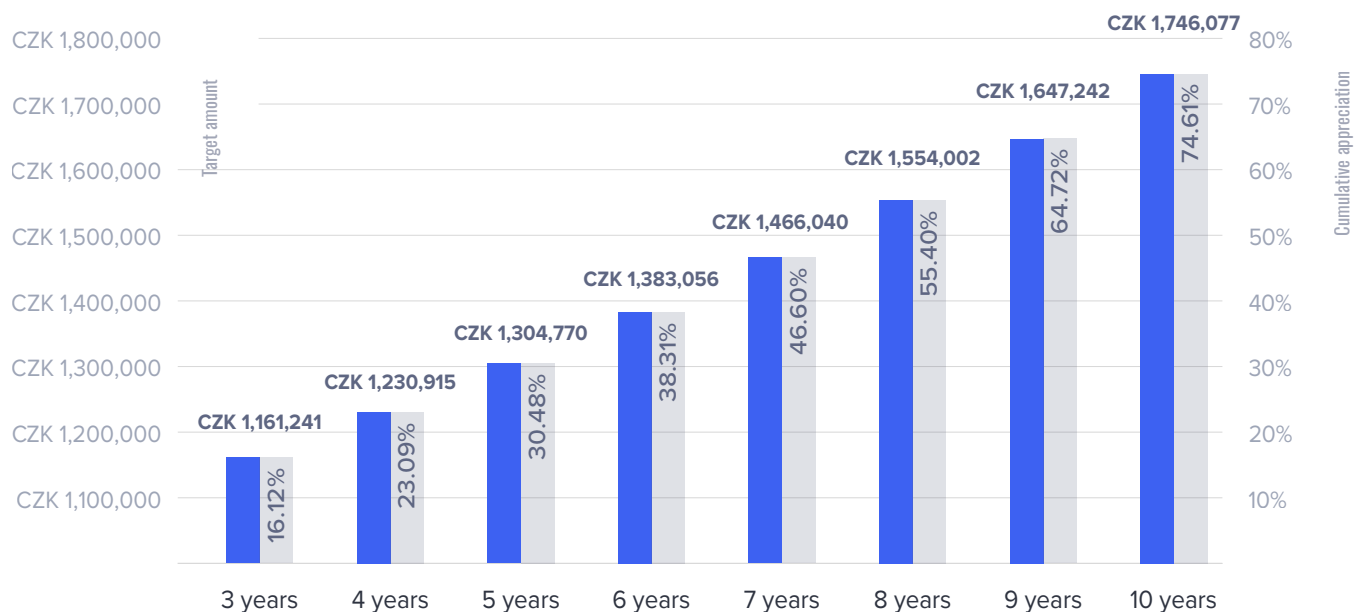


Lump-sum investments

Model example of appreciation with a lump-sum investment of CZK 1,000,000

Model appreciation 6% annually

Entry fee of 2.5%



Return table

The model return of 6% is based on a conservative projection of appreciation for the upcoming period. Entry fee 2.5%.

One-time investment	Expected return			
Inserted	1 year	3 years	5 years	10 years
CZK 50,000	CZK 1,675	CZK 8,062	CZK 15,238	CZK 37,304
CZK 100,000	CZK 3,350	CZK 16,124	CZK 30,477	CZK 74,608
CZK 150,000	CZK 5,025	CZK 24,186	CZK 45,715	CZK 111,911
CZK 200,000	CZK 6,700	CZK 32,248	CZK 60,954	CZK 149,215
CZK 250,000	CZK 8,375	CZK 40,310	CZK 76,192	CZK 186,519
CZK 500,000	CZK 16,750	CZK 80,620	CZK 152,385	CZK 373,038
CZK 750,000	CZK 25,125	CZK 120,930	CZK 228,577	CZK 559,557
CZK 1,000,000	CZK 33,500	CZK 161,241	CZK 304,770	CZK 746,077
CZK 1,250,000	CZK 41,875	CZK 201,551	CZK 380,962	CZK 932,596
CZK 1,500,000	CZK 50,250	CZK 241,861	CZK 457,155	CZK 1,119,115
CZK 1,750,000	CZK 58,625	CZK 282,171	CZK 533,347	CZK 1,305,634
CZK 2,000,000	CZK 67,000	CZK 322,481	CZK 609,540	CZK 1,492,153
CZK 2,500,000	CZK 83,750	CZK 403,102	CZK 761,925	CZK 1,865,191
CZK 3,000,000	CZK 100,500	CZK 483,722	CZK 914,310	CZK 2,238,230
CZK 4,000,000	CZK 134,000	CZK 644,962	CZK 1,219,080	CZK 2,984,306

Legal information and notices

The model examples are intended to facilitate your own investment decision and the choice of your investment strategy. The information contained herein is for information purposes only, is not an offer or public offer and should not be construed as an analysis of investment opportunities or investment recommendations or the provision of investment advice or other investment services. The given fund performance figures relate to the previous period. Historical returns do not guarantee similar returns in the future. The appreciation presented in the previous years is already adjusted for the fund's cost (TER), but the final return on the investment may be affected due to the entry/exit fee that the investor must pay in connection with the investment in the fund.

Real estate in portfolio



SC Géčko Liberec



SC Ciechanów (PL)



SC Szczecin (PL)



Most Retail Park



Apartment units in Most



Logistic park Týniště II. a III.

Key tenants

The properties are occupied by premium tenants with long-term contracts

TESCO

albert

PENNY

KFC

teta

ROSSMANN

pet center

Dr.Max+

BENU+

Mountfield

OBI

AUTO KELLY

H&M

NEWYORKER

pepco®

MARKS & SPENCER

SPORTSIMO

JYSK

ProSpánek

pohodlí phase
sezení a spaní

e-on
Drive

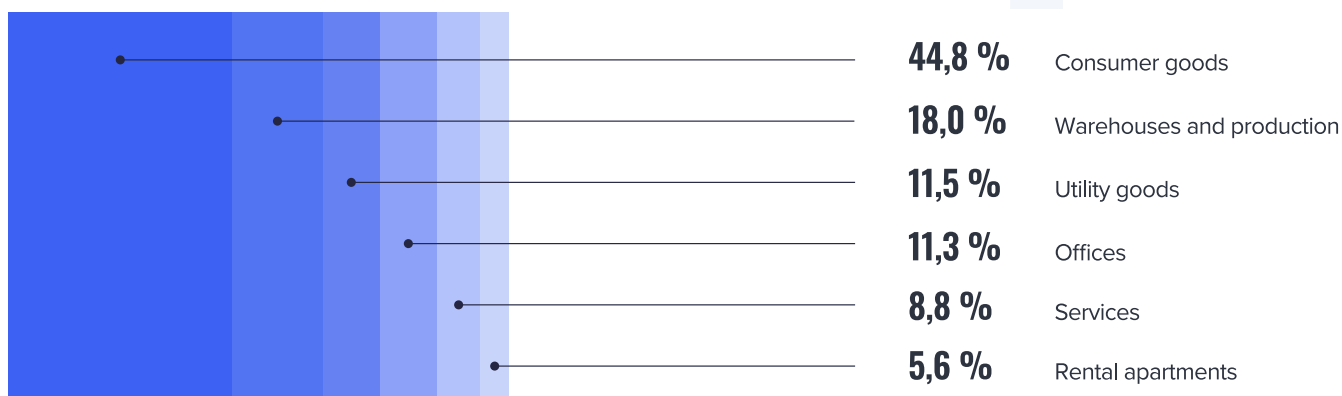
ELECTRO WORLD
DATART

JUMP
FAMILY

PLANEOL

CineStar

Portfolio distribution by commercial segments



Basic information for investors

Instrument name	Czech Real Estate Investment Fund Class CZK
Fund manager	CAIAC Fund Management AG
Recommended investment horizon	4 years
ISIN	LI0294389098
Investment category	Real estate and real estate companies
TER (costs)	1.25% p.a.
Currency	CZK
Valuation	Monthly
Supervisory authority	FMA Liechtenstein
Investment region	Central Europe
Depository	Kaiser Partner Privatbank AG
Auditor	Deloitte

The fund's Statute and the Key Investor Information Document are publicly available at www.czech-fund.cz.

The fund's investment strategy is described in detail in the fund's Statute.

CZECH FUND is originally a Czech brand of investment funds focusing on real estate investments in Central Europe. Real estate funds pool investors' funds and, using this collective investment, they enable its investors to participate in the returns on billions of assets through lower investments.

You can invest in existing real estate with a stable return and a low return volatility (Czech Real Estate Investment Fund) or choose longer-term investments in development projects with attractive appreciation (Czech Development Fund SICAV, a.s.).

Disclaimer

This document is a promotional communication of the investment fund CZECH REAL ESTATE INVESTMENT FUND (the “Fund”), which is based in Lichtenstein and which is managed by the Lichtenstein investment company CAIAC Fund Management AG. The Fund is an alternative investment fund within the meaning of Directive 2011/61/ EU of the Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers. Within the meaning of Act No. 240/2013 Coll., on management companies and investment funds, as amended. (the “Act”). The Fund is a so-called foreign investment fund comparable to a special fund and is included in the list of foreign investment funds kept by the Czech National Bank according to Section 597(e) of the Act, and thus investments in the Fund may be publicly offered in the Czech Republic. According to its Statute/Prospectus, the Fund may invest in real estate properties and real estate companies or, if relevant, other supplementary assets. The exclusive distributor of investments in the Fund in the Czech Republic is EFEKTA obchodník s cennými papíry a.s. The information provided herein is for reference only. This document is neither an analysis of investment opportunities, nor an investment recommendation. We recommend that investors thoroughly review the publicly available information on the relevant product, such as the fund’s Statute and the Key Investor Information Document, before making any investment decision. The value of a unit in the Fund may fluctuate. Past performance of the Fund does not guarantee similar returns in the future. Investing in investment instruments generally involves certain risks that primarily arise from the nature of each particular investment instrument, as well as from the statutory provisions and from the customs prevailing in the relevant financial markets or countries. Investors fully assume the risk of their investments, including the risk of potential loss. Investment instruments involve, for example, the issuer’s credit risk and the risk of fluctuation in the value of securities. Even conservative investments are not completely free of risks. However, it is possible to reduce risk especially through diversification, i.e., by distributing the portfolio assets and by regularly and actively monitoring the investment. More information is available to investors in the Key Investor Information Document and/or in the Fund’s Statute/Prospectus (both are available in the Czech language on www.czech-fund.cz).

Signum Work Station





Czech Real Estate Investment Fund

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www.czech-fund.cz/real-estate



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