

Invest in development projects

Annual
Appreciation
up to

9%

**Leave your
footprint behind and
invest in real estate
development projects
with added value.**

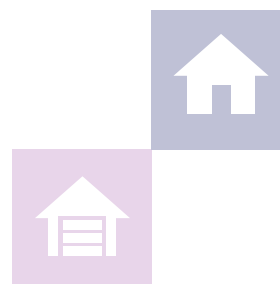
How we invest



Residential projects

The fund invests in construction of residential projects in desired locations in growing Czech towns. The high demand for residential properties is supported by ongoing high interest in own housing, acquisition of flats purchased as an investment and an insufficient offer of residential projects.

Fund acquisitions are focused on medium-sized projects with a zoning decision or building permit valued from CZK 100 million.



Warehouses and light manufacturing

Investments in logistics real estate segments in the Czech Republic, Slovakia and Poland stem from the growing demand of online shops, a trend to locate production and warehouses closer to end customers and relocate production from Western Europe to a location with a more accessible workforce and structure.

The E-commerce market is the fastest growing retail segment. Building and refurbishment of warehousing and distribution facilities is then a key success factor for the future.

Why invest with Czech Development Fund Sicav

The Czech Development Fund SICAV, a.s. fund is designed for experienced and confident investors who appreciate the attractive appreciation of their funds through participation in development projects. The fund focuses on investments in the construction of residential, manufacturing and logistics projects in Central Europe.

A team of experts with years of experience in real estate investment, project management and bank financing oversee the implementation of projects from start to finish. This enables the fund to achieve maximum value.

You can invest in the fund starting from CZK 1 million or 43 thousand EUR.

Benefits of investing

- Yield up to 9% p.a., guaranteed yield 7% p.a.
- Risk diversified into segmentally and regionally diverse projects
- External independent valuations from reputable international companies
- The fund is controlled by the administrator, depositary and regulated by the CNB
- Cooperation with quality partners, suppliers and leading banks

Market risk

Resulting from the effect of changes in market developments on asset prices and values in the Fund's assets.

Asset liquidity risk

Consists of not guaranteeing timely and adequate monetisation sufficient assets to be sold.

Risk of suspension of redemption of investment shares

Under certain conditions, the manager may suspend redemptions of investment shares that may cause a change in the current value of the investment shares, at which the redemption requests are settled.

Risk of default on borrowings

In case of a default of the fund or real estate companies or other companies whose shares form part of the assets of the Fund to pay their debts properly and on time, there may be a one-off cancellation of debts.

A complete inventory and description of the risks is set out in the Fund's Articles of Association.

The communications contained in this brochure may therefore range from outside of your target market, or you may be in a negative target market.

Attractive returns on investment thanks to investment shares (IA)



7% p.a.

Guaranteed return

In the event of lower fund performance, the holders of investment shares (IA) have a guaranteed return of 7% p.a. up to the amount of the fund's capital allotted to performance investment shares (VIA I) owned by the fund's founder.

The founder of the fund is willing to provide a guaranteed* return for IA (through redistribution up to the amount of the fund's capital VIA I).

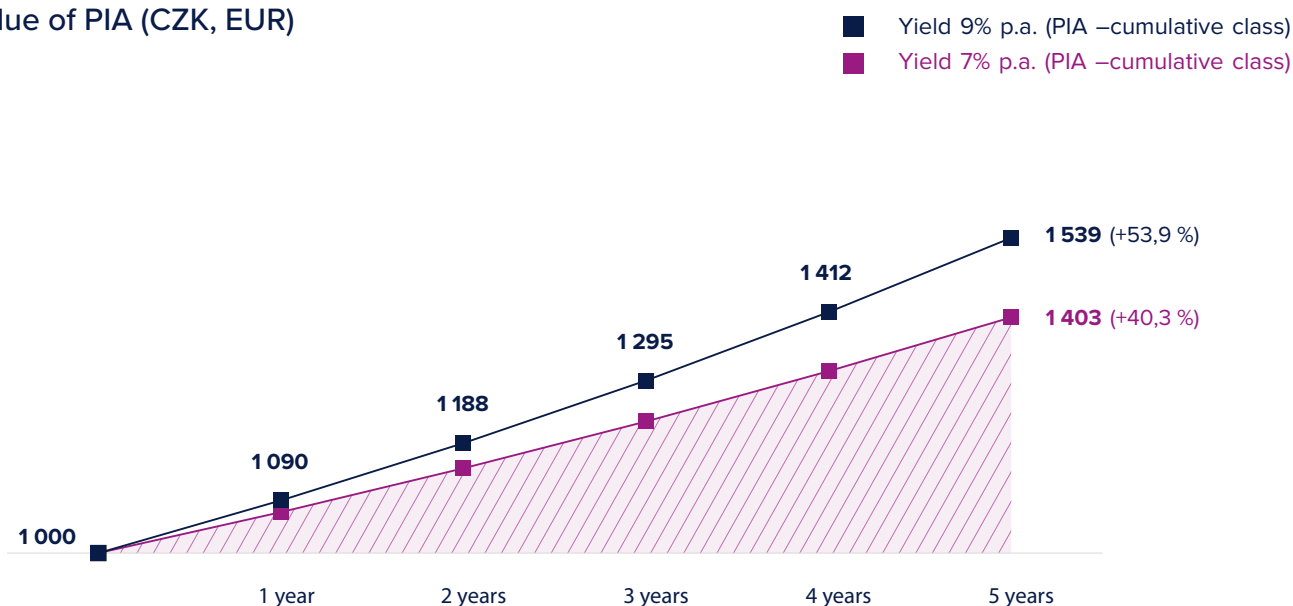
9% p.a.

Annual return

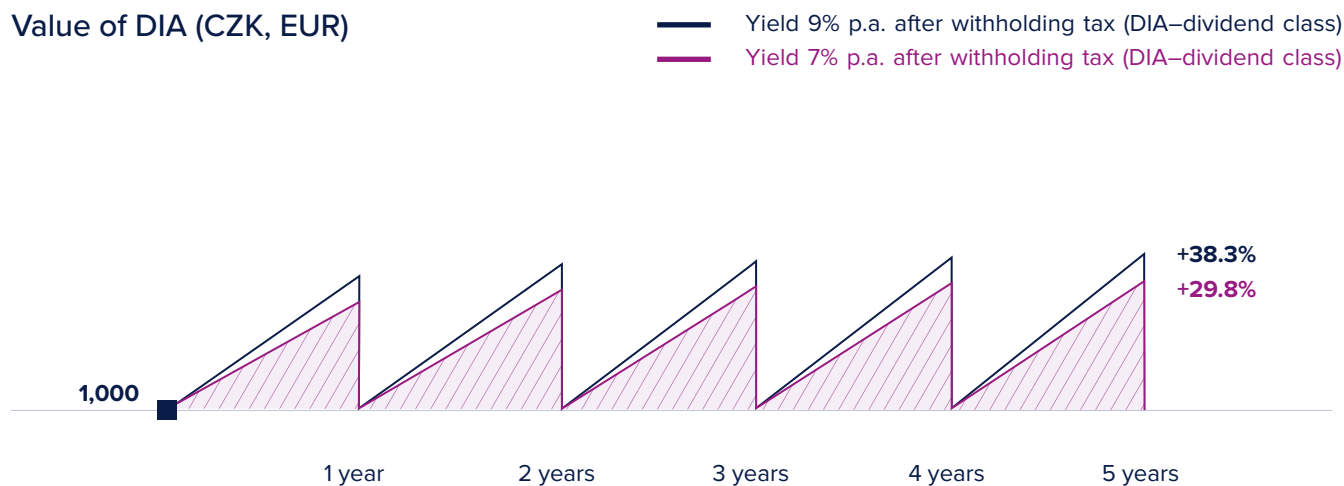
IA - Investment shares in CZK (PIA CZK, DIA CZK) and Investment shares in EUR (PIA EUR, DIA EUR)
VIA I - Performance Investment Shares

Model development of one-million investment

Value of PIA (CZK, EUR)

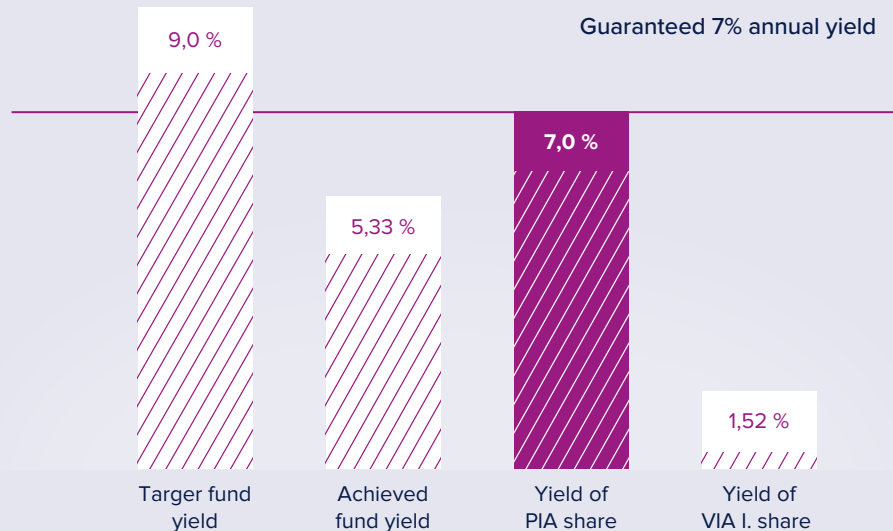


Value of DIA (CZK, EUR)



An example of a guaranteed minimum return on IA up to the amount of the fund's VIA I capital

Investment shares (IA)



Note: Example of return with a 10% founder share in assets of the fund

*Guaranteed return on priority investment shares (IA) in the amount of 7% p.a., even in the case of a lower profit or fund's loss. The guarantee is a form of redistribution of the fund's capital from the holders of performance investment share of Class I (VIA I), held by the founder, in favour of holders of investment shares (IA), up to the amount of fund's capital that is attributed to performance investment shares of VIA I. The VIA I share of the fund capital must be at least 10%.

Our portfolio

Residence Spojovací

Residence Spojovací is a five-floor apartment building with a modern functional appearance in Prague 9 – Vysočany. It offers 40 apartments, with balconies or terraces, comprising 1+kk (studio apartment) up to large 3+kk (three rooms and kitchen) residential layouts.

Market value of completed project:
CZK 315 million





Green Resort Kunětická hora

We introduce a construction project of 18 family homes in the desirable Dříteč location, a village located between the regional cities of Pardubice (9 km) and Hradec Králové (11 km).

Market value of completed project:
CZK 229 million



Our portfolio

Green Mladá Boleslav

A new apartment building with a private garden will be built within an attractive 50-minute drive to the centre of Prague, in the immediate vicinity of the golf course, in the picturesque area of Mladá Boleslav.

Market value of completed project:

CZK 640 million





Smetanka Park

Smetanka Park represents a project in Olomouc with an approximate floor space area of 40,000 square meters divided between apartments and commercial premises. The project should include approximately 450 to 500 apartments in 4 buildings within an approx. 1 km walking distance from the station.



Market value of the project in phase 1:

CZK 940 million

Market value of the project in phase 2:

CZK 1.85 billion



Investing in real estate development not only brings interesting appreciation at a reasonable risk level. At the same time, the investor participates in projects that bring lasting value and can be "touched". The funds in the CZECH FUND portfolio are among the most stable in the Czech Republic.

Ing. Juraj Černička,
Member of the Investment
Committee of Czech Development
Fund SICAV, a.s.

A handwritten signature in blue ink, consisting of a stylized 'J' and 'Č' followed by a horizontal line.

General information

Czech Development Fund SICAV, a.s.

Legal form of the fund	Joint-stock company with variable capital (SICAV)
Fund type	Qualified investor's fund
Underlying assets of the fund	Real estate companies, loans granted
Issued security	PIA CZK CZ0008046471, DIA CZK CZ0008049095, PIA EUR CZ0008050408, DIA EUR CZ0008050416
Public tradability	No
Obligation frequency	Monthly
Minimum investment (IA)*	1 000 000 CZK or 43 000 EUR
Entry fee (IA)*	Up to 3 % according to the amount of the investment
Exit charge (IA)*	0% after the elapse of 45 months from subscription, 3% after the elapse of 36 months, 6% after the elapse of 24 months, 9% after the elapse of 12 months, 12% before the elapse of 12 months Exit fees are introduced as a protection for investors, meaning the investors who remain in the fund in line with the recommended investment horizon. Exit fees are included in the fund income.
Investment horizon (IA)*	5 years
Frequency of share repurchases	Monthly
Due date of investment shares repurchase (IA)*	Until 3 months
Taxation of fund income	5%
Taxation of shareholders	Yes, according to applicable tax laws
Fund managed by	AVANT investiční společnost, a.s.
Administrator	AVANT investiční společnost, a.s.
Depository	Československá obchodní banka, a. s.
Auditor	PricewaterhouseCoopers Audit, s.r.o.

* IA - Investment shares in CZK (PIA CZK, DIA CZK) and Investment shares in EUR (PIA EUR, DIA EUR)

CZECH FUND is originally a Czech brand of investment funds focused on investments in real estate in Central Europe. Real estate funds pool investor funds, and through collective investments make it possible for them to participate in the yields on billions of assets, even with lower deposits.

Investments can be made in existing real estate with a stable return and low yield volatility (Czech Real Estate Investment Fund), or in longterm investments in development projects with attractive appreciation (Czech Development Fund SICAV, a.s.).

Disclaimer

Czech Development Fund SICAV, a.s. is a fund of qualified investors under Act 240/2013, on investment companies and investment funds, and only a qualified investor pursuant to Section 272 of this Act may become its shareholder or podílník. If an investment ranges between CZK 1,000,000 and EUR 125,000, the adequacy of such investment for the investor is assessed by the Fund Manager or Fund Administrator. AVANT investiční společnost, a.s. is an administrator of qualified investor funds under Act 240/2013 Coll. The Administrator notifies investors that the value of an investment in the fund may go down as well as go up, and the return on the originally invested amount is not guaranteed. The performance of the fund in previous periods does not guarantee the same or higher performance in the future. The investment in the fund is intended to achieve a return over the medium and long-term holdings and is therefore not suitable for short-term speculations. In particular, potential investors should consider the specific risks that may arise from investment objectives of the fund as set out in its statutes. The investment objectives are reflected in the recommended investment horizon, as well as in the fees and expenses of the fund. More details can be found in the statutes of the fund or sub-fund or obtained upon request at the registered office of AVANT IS, or through a request sent to info@avantfunds.cz. Further important information for investors can be found at <https://www.avantfunds.cz/cz/dulezite-informace> or in the Key Information Document (KID), which is available at <https://www.avantfunds.cz/informacni-povnost> or can be obtained by sending a request to info@avantfunds.cz. The above-mentioned information in paper form can be obtained at the registered office of AVANT investiční společnost, a.s., CITY TOWER, Hvězdova 1716/2b, 140 00 Praha 4–Nusle. The provided information is for information purposes only and does not constitute a proposal to conclude a contract or public offer under the provisions of the Civil Code. Information on personal data processing relating to Act 110/2019, on the processing of personal data, can be found on the website of AVANT investiční společnost, a.s.: www.avantfunds.cz/gdpr.





Czech Development Fund SICAV, a.s.

Vinařská 460/3
603 00 Brno – Pisárky

www.czech-fund.cz/en/development



**EFEKTA obchodník s cennými papíry a.s.
DISTRIBUTOR**

náměstí Svobody 91/20
602 00 Brno
+420 545 218 972
frontoffice@efekta.cz

www.efekta.cz



**AVANT investiční společnost, a.s.
OBHOSPODAŘOVATEL FONDŮ**

CITY TOWER, Hvězdova 1716/2b
140 00 Praha 4 – Nusle

Ing. Michal Brothánek, Obchodní ředitel
Phone: +420 603 800 134
E-mail: michal.brothanek@avantfunds.cz

www.avantfunds.cz