

# Invest in commercial real estate

Annual  
Appreciation

**6+ %**

Expected yield for the year 2023

**6%** targeted yield

**CZK 7.13 billion** in real estate value

**35** buildings

**14 000+** fund clients

**7 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
- Orientation primarily on regional retail, logistics and light production
- Appropriate composition of solvent tenants with a predominance of basic goods retailers

The Czech Real Estate Investment Fund, established in 2016, focuses on investments in existing commercial real estate in the Czech Republic, 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 yields and locations across the Czech Republic. Four-hundred tenants, primarily in regional shopping parks, ensure return stability.

## The fund's portfolio is leased to quality tenants



## Investment strategy

**1.**  
**INVESTMENTS**  
by the client

**2.**  
**ACQUISITIONS**  
of commercial  
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 or EUR 4,000 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.



## Currency risk

The owner of an investment instrument denominated in EUR, i.e. in a currency other than CZK, is exposed to the risk of changes in exchange rates that may affect the value of the final return when expressed in CZK.

A complete inventory and description of the risks is provided in 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/exit 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](http://www.lafv.li)).

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

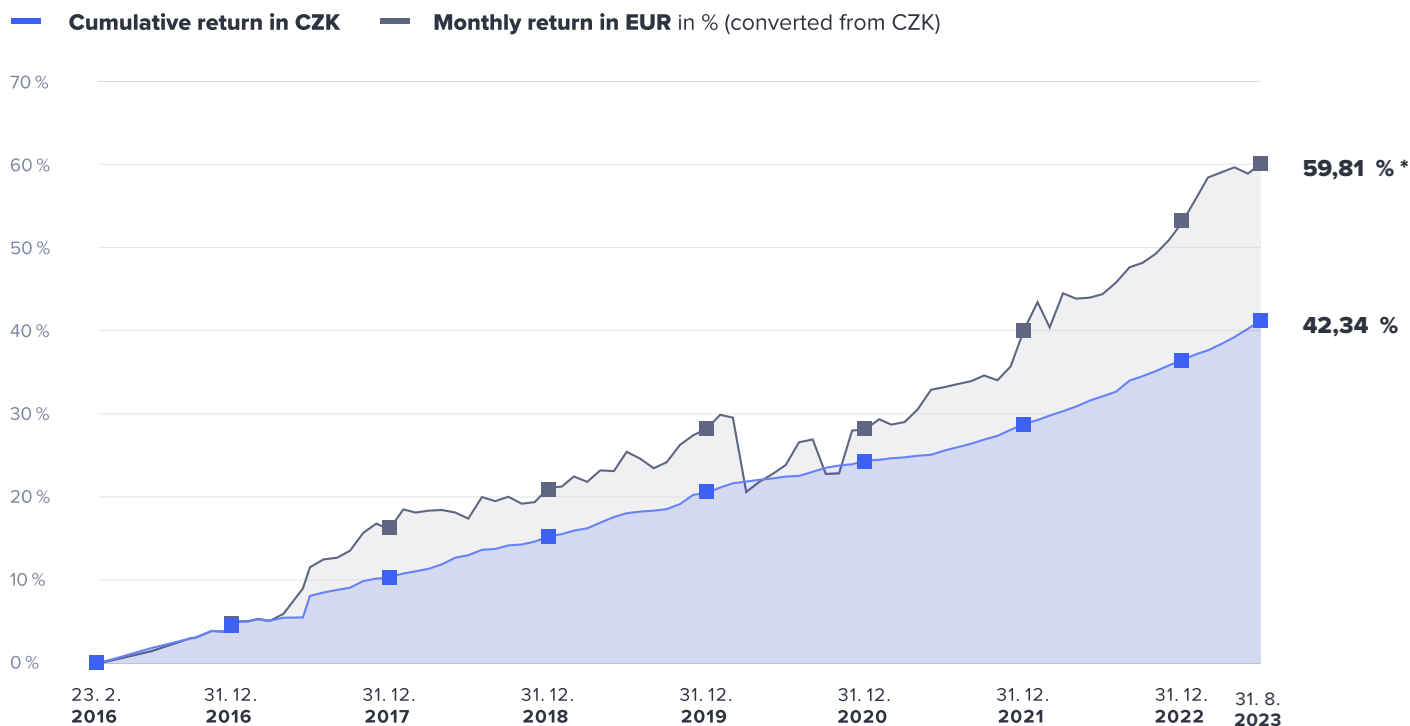
**6.04% p.a.**

establishment of the fund in 12 months

**+42.34%**

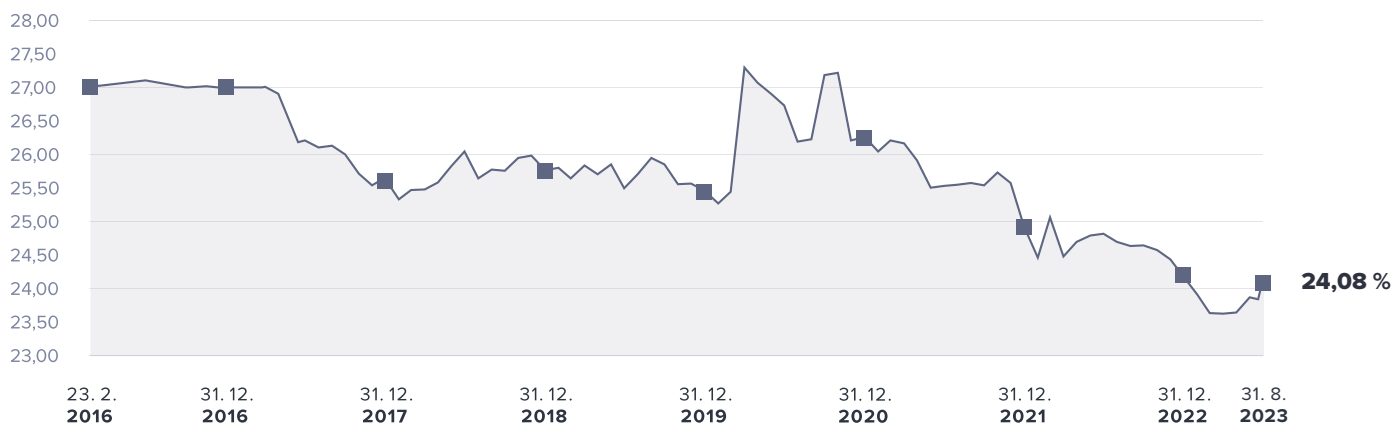
since establishment of the fund  
(23 Feb 2016 – 31 August 2023)

### Fund returns



\* This is an example of a model return in EUR currency. The units were launched on 31.08.2023.

### EUR and CZK currency development



# Properties owned by the fund in Czech Republic and Poland

## Czech Republic

Cataler Týniště  
Centro Ostrava Retail Park  
City Life Olomouc  
JYSK Mělník  
JYSK Písek  
JYSK Vyškov  
JYSK, Pepco Jindřichův Hradec  
Logistický park Týniště II. a III.  
Logistický projekt Hradec Králové  
Most Retail Park  
Náměstí Svobody 20  
OC Géčko Liberec  
OC Haná Olomouc  
OC Lannova  
OC Paráda Hodonín  
Olomouc City  
Penny Market Libochovice  
Retail Park České Budějovice  
Retail Park Český Těšín  
Retail Park Kyjov  
Retail Park Lanškroun  
Retail Park Letovice  
Retail Park Mělník  
Retail Park Mikulov  
Retail Park Plzeň  
Retail Park Vyškov  
Tesco Český Těšín



## Poland

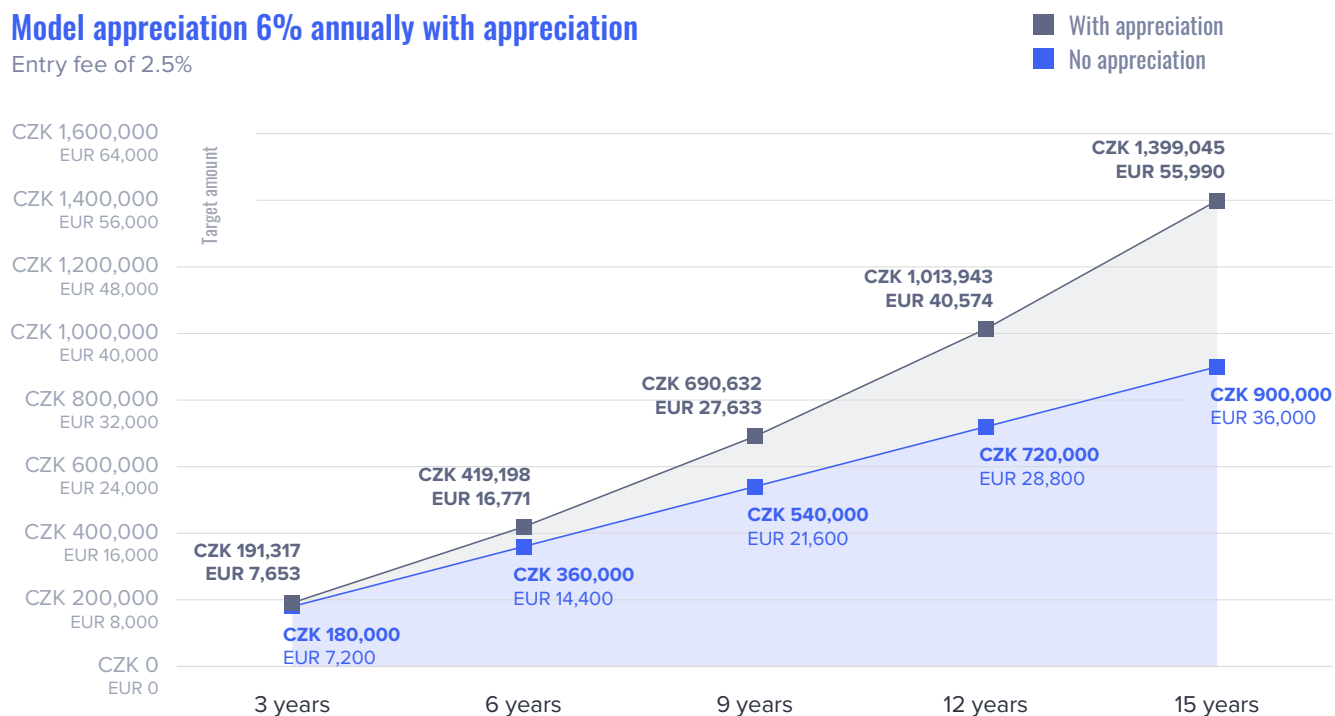
Logistický park Bolesławiec  
OC Ciechanów  
OC Piekary Śląskie  
OC Szczecin  
Retail Park Józefosław  
Retail Park Kutno  
Retail Park Poznań

## Regular investments from as little as CZK 500 per month or EUR 125 per month

Model example of appreciation with a regular monthly investment of CZK 5,000 or EUR 200

### 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 or EUR 40,000

### Model appreciation 6% annually

Entry fee of 2.5%





# Yield table (CZK)

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

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

# Yield table (EUR)

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

Jednorázová investice	Očekávaný výnos			
Inserted	1 year	3 years	5 years	10 years
EUR 2,000	EUR 67	EUR 322	EUR 610	EUR 1,492
EUR 4,000	EUR 134	EUR 645	EUR 1,219	EUR 2,984
EUR 6,000	EUR 201	EUR 967	EUR 1,829	EUR 4,476
EUR 8,000	EUR 268	EUR 1,290	EUR 2,438	EUR 5,969
EUR 10,000	EUR 335	EUR 1,612	EUR 3,048	EUR 7,461
EUR 20,000	EUR 670	EUR 3,225	EUR 6,095	EUR 14,992
EUR 30,000	EUR 1,005	EUR 4,837	EUR 9,143	EUR 22,382
EUR 40,000	EUR 1,340	EUR 6,450	EUR 12,191	EUR 29,843
EUR 50,000	EUR 1,675	EUR 8,062	EUR 15,238	EUR 37,304
EUR 60,000	EUR 2,010	EUR 9,674	EUR 18,286	EUR 44,765
EUR 70,000	EUR 2,345	EUR 11,287	EUR 21,334	EUR 52,225
EUR 80,000	EUR 2,680	EUR 12,899	EUR 24,382	EUR 59,686
EUR 100,000	EUR 3,350	EUR 16,124	EUR 30,477	EUR 74,608
EUR 120,000	EUR 4,020	EUR 19,349	EUR 36,572	EUR 89,529
EUR 160,000	EUR 5,360	EUR 25,798	EUR 48,763	EUR 119,372

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# Real estate in portfolio



SC Géčko Liberec



SC Ciechanów (PL)



SC Szczecin (PL)



Most Retail Park



SC Haná Olomouc



Logistic park Týniště II. a III.

# Reliable tenants

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



## Portfolio distribution by commercial segments



# Basic information for investors

<b>Instrument name</b>	Czech Real Estate Investment Fund Class CZK Czech Real Estate Investment Fund Class EUR
<b>Fund manager</b>	CAIAC Fund Management AG
<b>Recommended investment horizon</b>	3 to 5 years (CZK) 4 to 5 years (EUR)
<b>ISIN</b>	LI0294389098 (CZK) LI1279595865 (EUR)
<b>Investment category</b>	Real estate and real estate companies
<b>TER (costs)</b>	1.15% p.a. (CZK) 1.09% p.a (EUR)
<b>Currency</b>	CZK nebo EUR
<b>Valuation</b>	Monthly
<b>Supervisory authority</b>	FMA Liechtenstein
<b>Investment region</b>	Central Europe
<b>Depository</b>	Kaiser Partner Privatbank AG
<b>Auditor</b>	Deloitte

The fund's Statute and the Key Investor Information Document are publicly available at [www.czech-fund.cz](http://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 mutual 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 yield and a low yield 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](http://www.czech-fund.cz)).









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