

Invest in commercial real estate

CZK 10.63 billion real estate value

26 buildings

258,450 m² rentable area

17,000+ clients

10 years in existence

WHY INVEST

EFEKTA Real Estate 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 and light manufacturing
- Appropriate composition of solvent tenants with a predominance of basic goods retailers

The EFEKTA Real Estate Fund was established in 2016, and at the beginning of 2026, it underwent a rebrand and was renamed. It focuses on investments in existing commercial real estate in Europe, especially in the Czech Republic, Poland, Hungary and Croatia. The fund's strategy is based on the acquisition of commercial real estate with a suitable tenant mix and a stable return that can be predicted from long-term lease agreements. The chosen strategy has proven to be correct and resistant to extraordinary crises in recent years. It is aimed at conservative investors who prefer long-term stable appreciation with lower risk, benefiting from a high-quality leased real estate portfolio.

The fund focuses primarily on regional retail parks with a dominant weight of food and basic goods retailers (grocery, pharmacies, drugstores, etc.), office space in large cities and also on logistics buildings and light manufacturing facilities. It maintains a high diversification of tenants and locations across Central Europe. The stability of the investments is ensured by over three hundred commercial tenants.

The fund's portfolio is leased to quality tenants

300+

tenants in commercial real estate

5+ years

average length of lease for last year

93+%

occupancy

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

Investing in the fund



Continuous deposits and withdrawals

You may deposit money to the funds continuously, or withdraw funds at any time.



Regulated business

The investment company is subject to supervision by the FMA Lichtenstein regulator, while the distributor is monitored by the Czech National Bank.



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

Preparation of new projects and real estate before buying new properties for the fund takes many months and is carefully monitored in terms of financial, legislative and processing aspects.



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 to always be consulted with a tax advisor.



Openness and communication

We organize meetings for clients and potential investors, as well as send regular reports on fund performance and other market information. You can also arrange a non-binding individual meeting with an investment consultant.

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

"Financial services at a high professional level that has convinced me that investing makes sense."



Mudr. Pavel Theiner, Ph.D.

Chief Physician | University Hospital in Brno

RISKS

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.



Concentration risk

The fund might acquire only several of the intended investments. As a result, it may not be able to achieve the required diversification of risk.



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.



Liquidity risk

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



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.

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

LEGAL DISCLAIMER AND WARNINGS FOR INVESTORS

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 messages contained in this brochure may therefore be outside your target market, or you may be in a negative target market.

The fund provides clients with a long-term stable return

5.92% p.a.

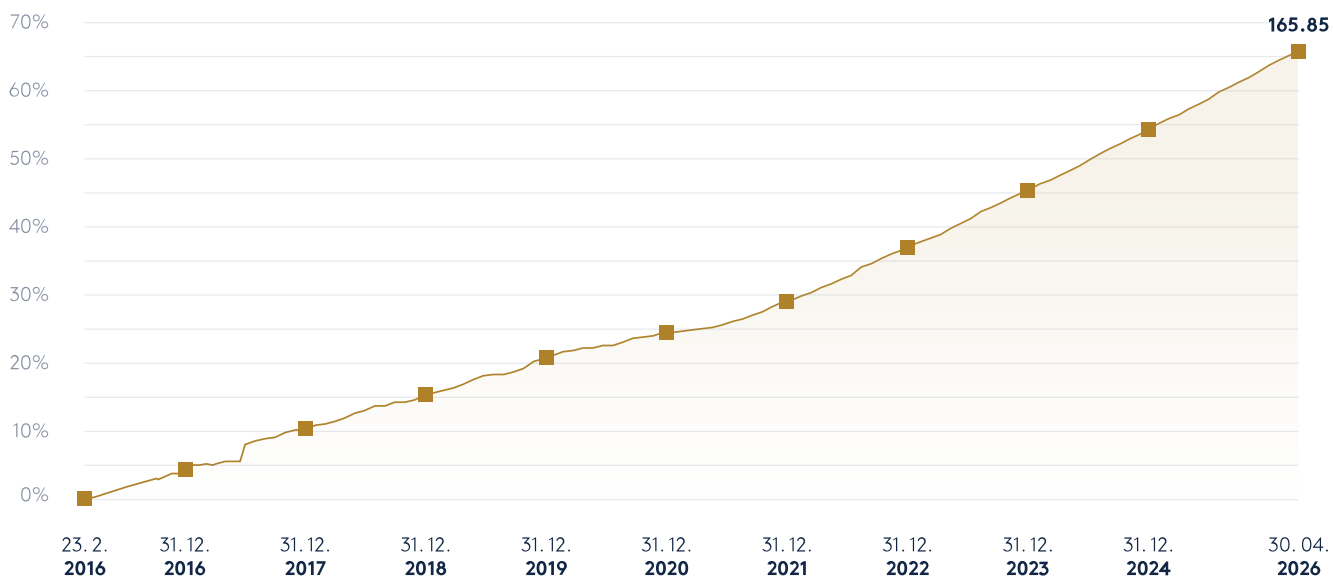
The performance of Class CZK units in the past 12 months

+65.85%

The performance of Class CZK units since the fund's establishment (23.02.2016 – 30.04.2026)

Value of Class CZK unit certificate

— The value of the unit certificate over time



„When I need some information from the world of finance, I always turn to my consultant from EFEKTA Invest. 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 the Czech Republic, Poland, Hungary and Croatia

Czech Republic

Cataler Týniště
Centro Ostrava Retail Park
JYSK Mělník
JYSK Písek
JYSK Vyškov
JYSK, Pepco Jindřichův Hradec
Polygon House office building
Logistics park Týniště II.
Logistics park Týniště III.
Most Retail Park
SC Géčko Liberec
SC Haná Olomouc
SC Lannova
Olomouc City
Retail Park Český Těšín
Retail Park Mělník
Tesco Český Těšín

Poland

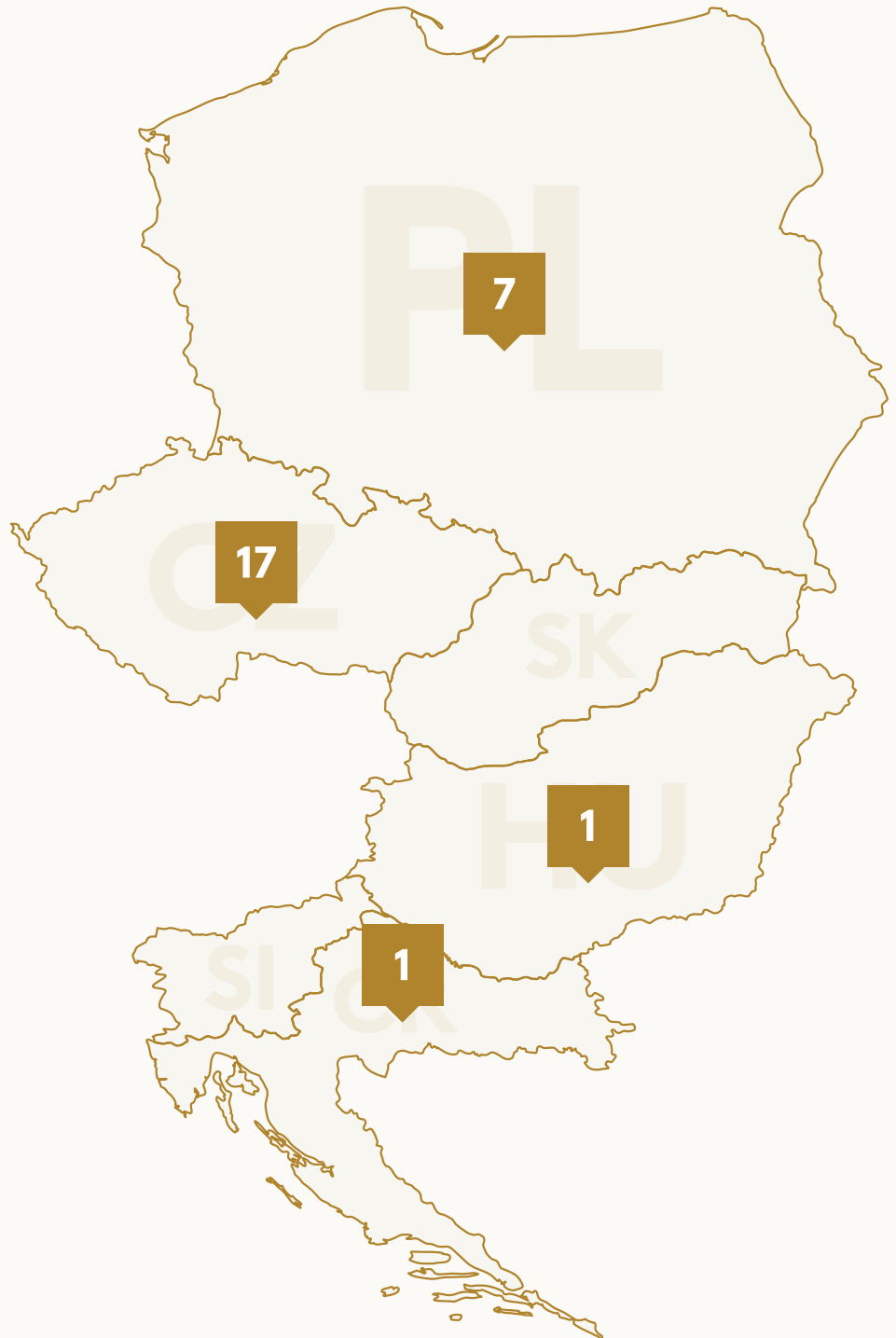
Logistics park Bolesławiec
SC Ciechanów
SC Piekary Śląskie
SC Szczecin
Retail Park Józefosław
Retail Park Kutno
Signum Work Station

Hungary

Bartók Ház

Croatia

SC Rijeka



Regular investments

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

Model appreciation 6% annually

The graph takes into account the 2.5% entry fee.

- Investment with appreciation
- Cash without appreciation



One-time investment

Model example of appreciation with a one-time investment of CZK 1,000,000

Model appreciation 6% annually

The graph takes into account the 2.5% entry fee.



ONE-TIME INVESTMENT

Return table

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

One-time investment	Expected returns			
Deposited	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



Signum Work Station

Warszawa, Poland



SC Géčko Liberec

Liberec, Czech republic

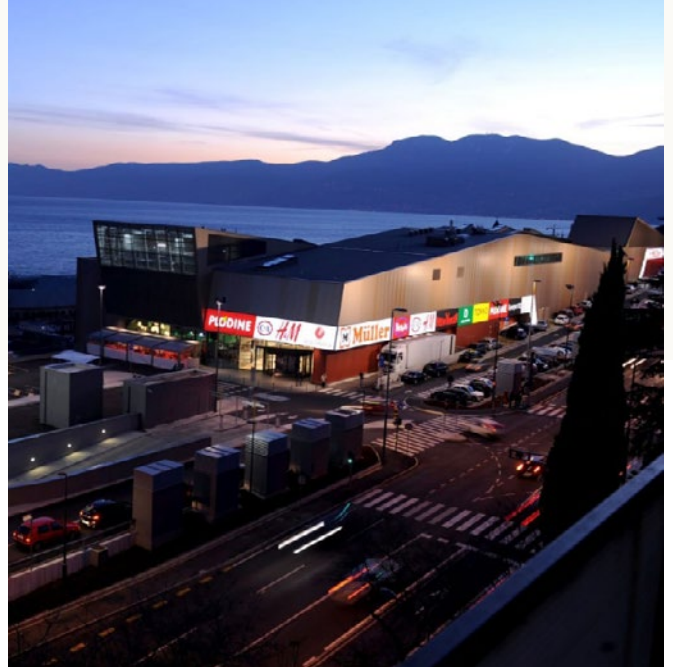


SC Haná Olomouc

Olomouc, Czech republic



Most Retail Park
Most, Czech republic



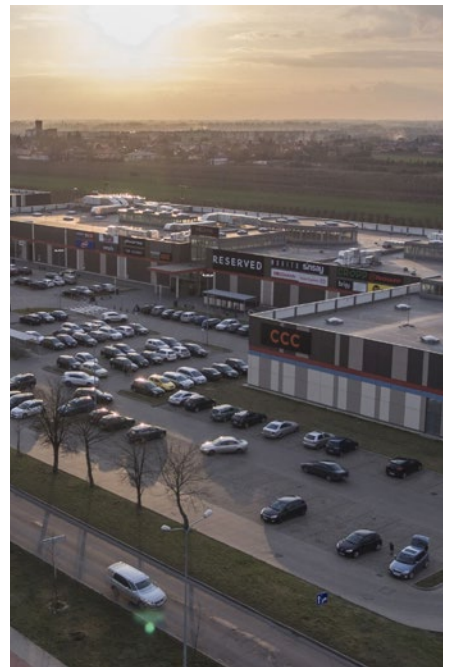
SC Rijeka
Rijeka, Croatia



Polygon House
Prague, Czech republic



Olomouc City
Olomouc, Czech republic



Retail Park Kutno
Kutno, Poland



SC Ciechanów
Ciechanów, Poland



SC Szczecin
Szczecin, Poland



Logistics parks Týniště II. a III.
Týniště nad Orlicí, Czech republic



JYSK Vyškov
Vyškov, Czech republic



Retail Park Český Těšín
Český Těšín, Czech republic



Bartók Ház

Budapešť, Hungary



Retail Park Mělník

Mělník, Czech republic



SC Lannova

České Budějovice, Czech republic



JYSK Písek

Písek, Czech republic



Centro Ostrava Retail Park

Ostrava, Czech republic



Retail Park Józefosław

Józefosław, Poland



Cataler Týniště

Týniště nad Orlicí, Czech republic



JYSK Mělník

Mělník, Czech republic



Tesco Český Těšín

Český Těšín, Czech republic



SC Piekary Śląskie
Piekary Śląskie, Poland



JYSK, Pepco Jindřichův Hradec
Jindřichův Hradec, Czech republic

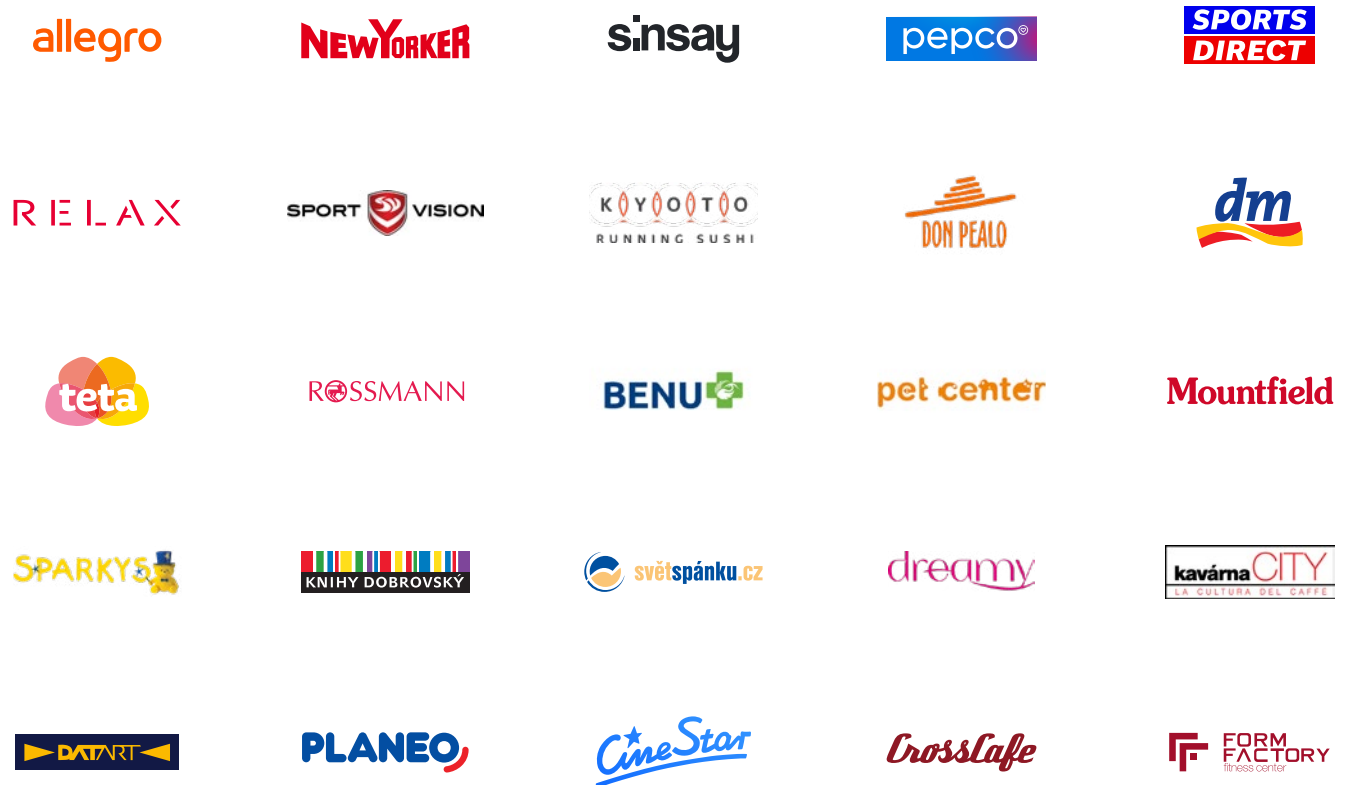


Logistics park Boleslawiec
Boleslawiec, Poland

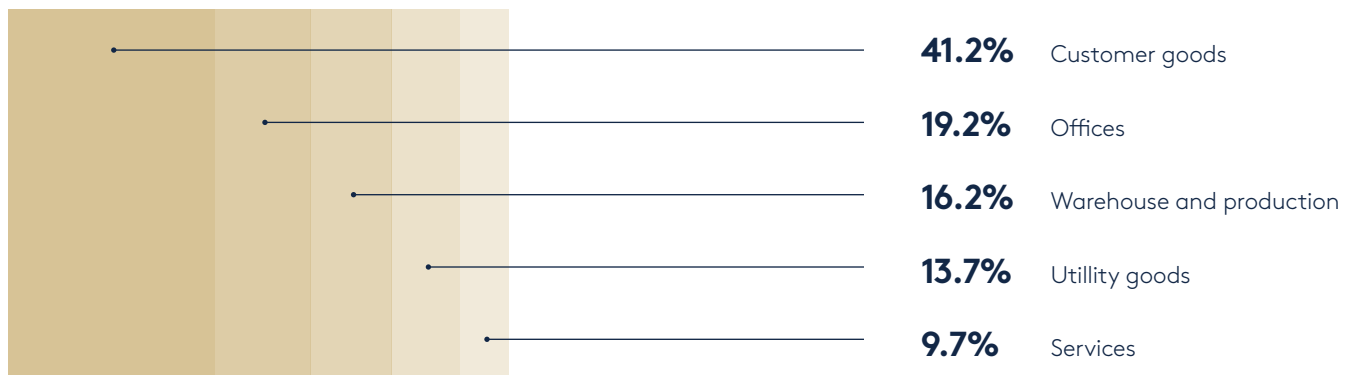
LONG-TERM PARTNERSHIPS

Key tenants

The fund's properties are occupied by premium tenants with long-term contracts. Tenants include, for example **Tesco, Lidl, Action, T-Mobile, CETIN, Alza, DACHSER, C&A, H&M, Müller** and many others.



Portfolio distribution by commercial segments



Basic information

Instrument name	EFEKTA Real Estate Fund
Fund manager	CAIAC Fund Management AG
Recommended investment horizon	4 years
ISIN	LI0294389098
Investment category	Real estate and real estate companies
TER (costs)	1.41% 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.efekta-fund.cz.
The fund's investment strategy is described in detail in the fund's Statute.



EFEKTA Real Estate 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 assets worth billions (in CZK) through lower investments.



50th Karlovy Vary International Film Festival
July 9-14 2012

CCC

PEPKO
ACTION
ČESKÁ TELEKOMUNIKACE
3 SPORT
TAKKO FASHION
orion
Manonnaud
GRAND OPTICAL
T-Mobile
O2

TESCO

WE DO BOX
MALL
Home
vyhledání
objednávka





DISCLAIMER

This document is a promotional communication of the investment fund EFEKTA Real Estate 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.efekta-fund.cz).



EFEKTA Real Estate Fund

www.efekta-fund.cz



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