Invest in commercial real estate

efekta real estate fund

CZK 11.26 billion real estate value

26 buildings

258,450 m² rentable area

17,000+ clients

10 years in existence

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, light industrial and office assets in the dynamically developing metropolitan areas of Central Europe.
- 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 Liechtenstein regulator, as is the depositary, 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 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.

The fund provides clients with a long-term stable return

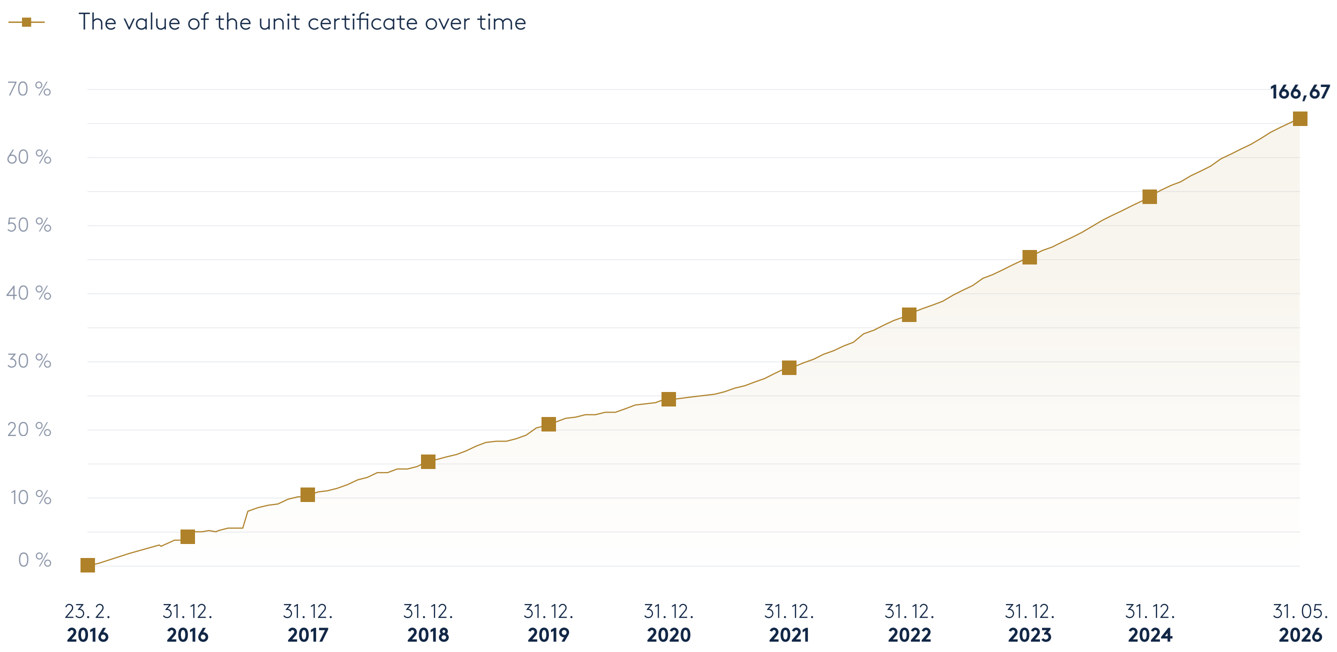
5.94% p.a.

The performance of Class CZK units in the past 12 months

+66.67%

The performance of Class CZK units since the fund's establishment (23.2.2016 – 31.5.2026)

Value of Class CZK unit certificate



„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.

FUND SCOPE MAP

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

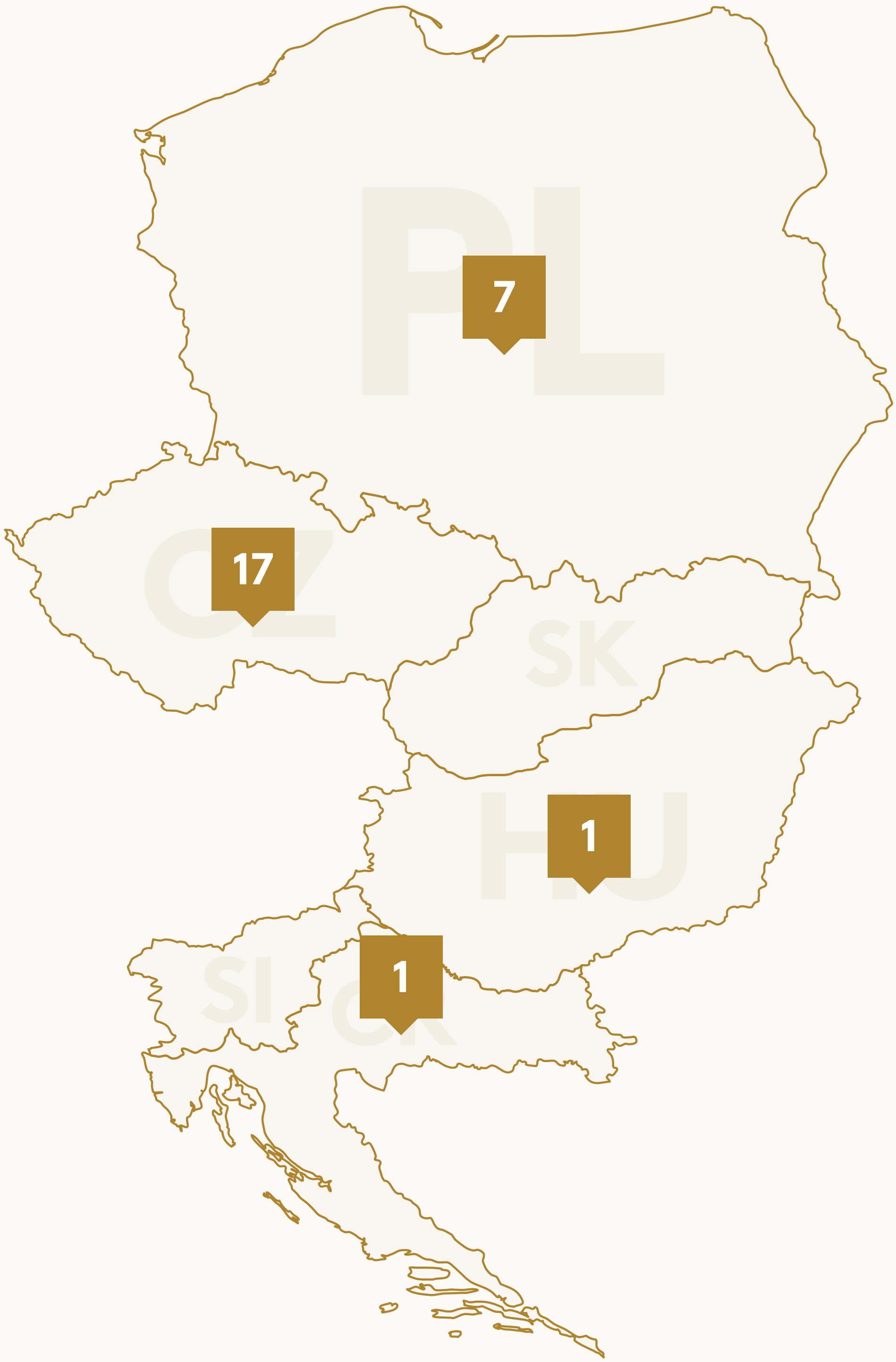
Logistics park Boleslawiec
SC Ciechanów
SC Piekary Śląskie
SC Szczecin
Retail Park Józefosław
Retail Park Kutno
Signum Work Station

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

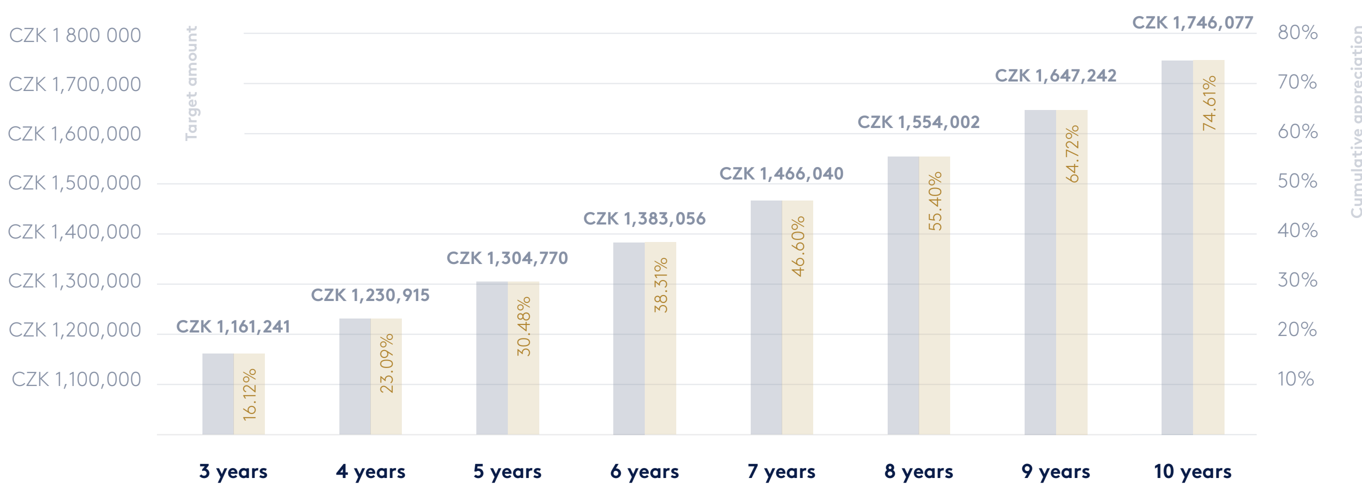
The graph takes into account the 2.5% entry fee.

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

PORTFOLIO

Real Estate

Signum Work Station

Warszawa, Poland

SC Géčko Liberec

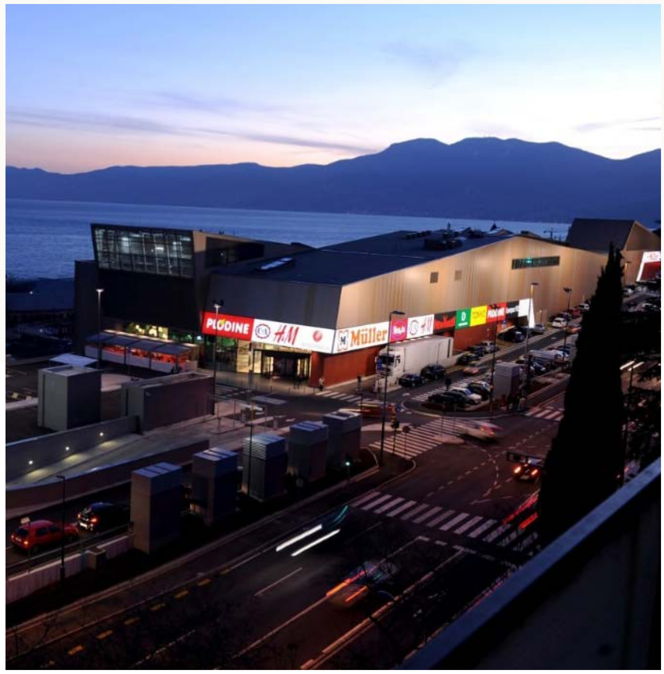
Liberec, Czech republic

SC Haná Olomouc

Olomouc, Czech republic

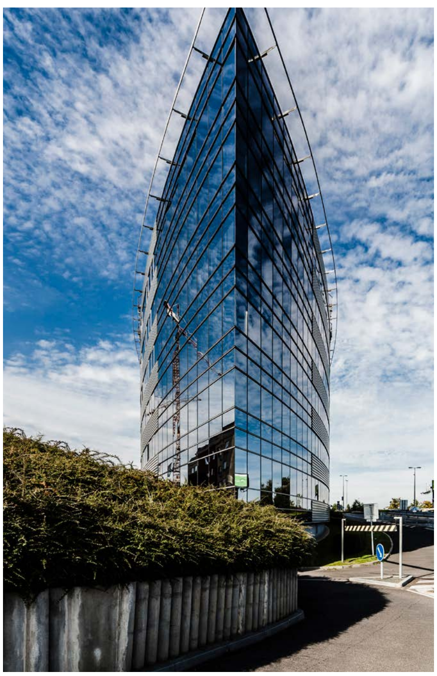
Most Retail Park

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

FOR INVESTORS

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

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.


CCC
PEPCO
ACTION
ČESKÁ spořitelna
TAKKO FASHION
orion
Marionnaud
GRANDOPTICAL
TESCO
WE DO BOX
MALL

SC Haná Olomouc

DISCLAIMER

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EFEKTA Real Estate Fund

www.efekta-fund.cz

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