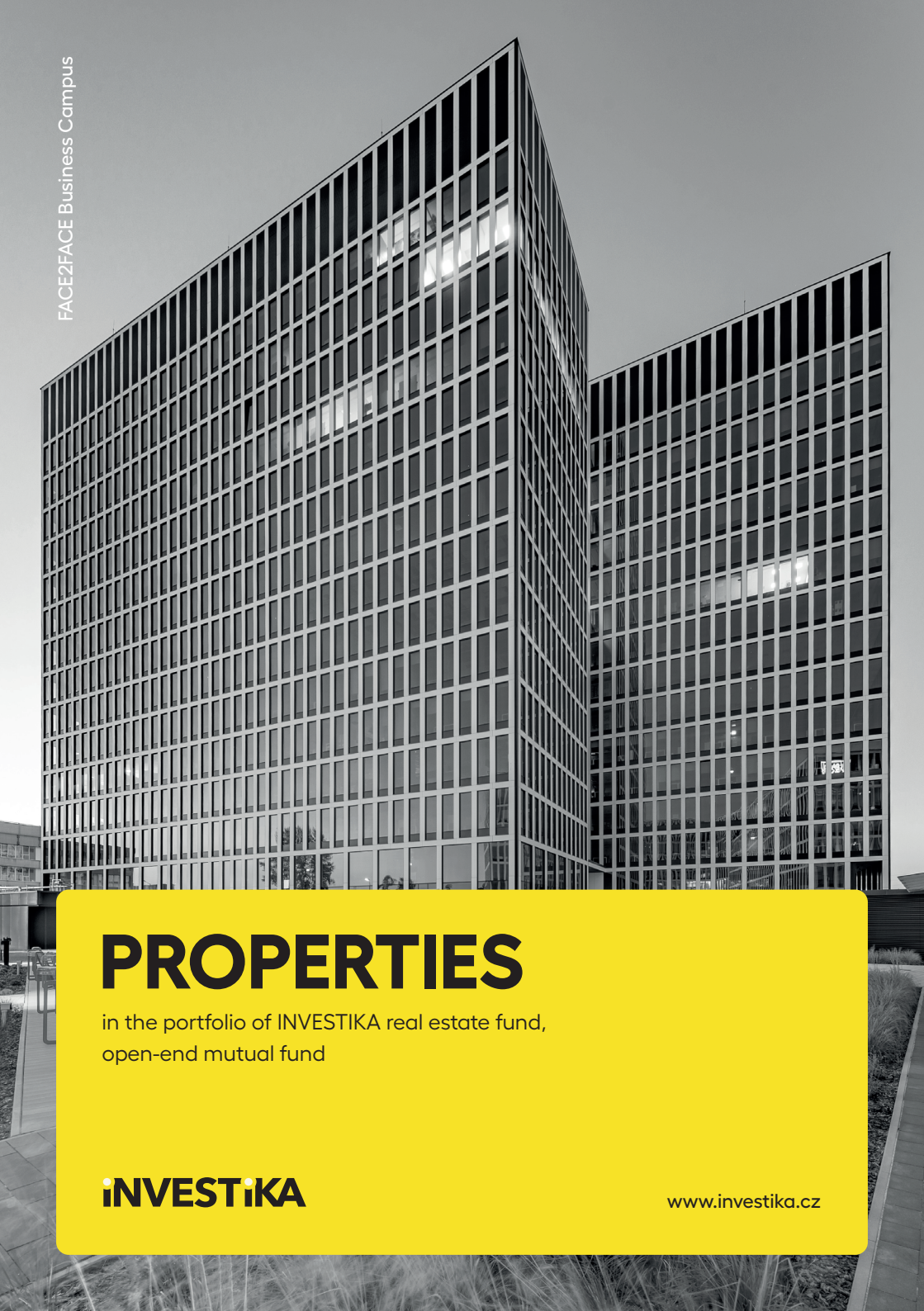


PROPERTIES

in the portfolio of INVESTIKA real estate fund,
open-end mutual fund

INVESTIKA

www.investika.cz

iNVESTiKA

The mission of the real estate fund INVESTIKA is to achieve long-term stable yields through real estate assets

INVESTIKA real estate fund, open-end mutual fund, allows small investors to profit from income from renting of various types of high quality commercial properties worth up to billions of crowns. Invest standing or one-off investments from very low amounts to participate on attractive yields that real estate can can offer. All of this without the need for their direct purchase and management.

The values below are as of 30 September 2026

Appreciation

5.41 %

over the last 12 months
CZK class

Appreciation

35.25 %

over the last 5 years
CZK class

Fund capital

30.2 billion

CZK

Number of investors

89 thousand

WAULT

4.15 years

weighted average unexpired lease term

LTV

47 %

Loan to value ratio of the fund

Quality commercial real estate

We invest primarily into premium office buildings, shopping centers, logistics complexes and other quality properties in a range of sectors.

Resilience to inflation

Long-term leases include with inflation clauses that ensure regular rent increases.

Creditworthy tenants

Our combination of creditworthy tenants and long-term leases is the pre-requisite for the fund's stable income.

Diversified portfolio

The portfolio is diversified at the level of property type, location, and individual tenants.

Main advantages

- Real assets
- Attractive yields
- Low initial investment
- Czech legislation

Key tenants

SIEMENS, XXXLutz, Hervis, ČSOB, dm, aramark, Volkswagen, DATART, MAN, CS CARGO, Hitpp, orange, McDonald's, H&M, C&A, albert, TEDi, Česká spořitelna, ADP, Generali Česká pojišťovna, Ministerstvo vnitra České republiky, Dr.Max, BNY, Boston Scientific, ČNB Česká národní banka, Alior Bank, Honeywell, CHEP A Brambles Company, ADIENT, Nordea, MONETA, Deloitte., Bank Pekao, BERSHKA, MediaMarkt, NEW YORKER

Offices

In the long term, this is the most stable sector of commercial real estate. Our portfolio includes both „A“ office buildings in Prague and administrative buildings in the Czech regions, which are less sensitive to potential market changes due to the limited availability of such properties in these locations. However, the fund has in its portfolio office properties in the Polish cities of Katowice, Gdynia, Warsaw and Poznań. Poland in particular, due to the size and nature of the local market, allows for transactions of the necessary scale and profitability, which are scarce in our domestic market. Our portfolio of office buildings is thus diversified not just across quality and sectors of our tenants, but also by country of origin, significantly contributing to the stability of the fund.

1 **Wrocław** (**Poland**)
2 **Prague 5**
3 4 5 **Szczecin** (**Poland**)
6 **Warsaw** (**Poland**)
7 **Warsaw** (**Poland**)
8 9 10 **Gdynia** (**Poland**)
11 12 13 14 15 **Gdynia** (**Poland**)
16 17 **Katowice** (**Poland**)
18 **Poznań** (**Poland**)
19 **Prague 5**
20 **Prague 5**
21 **Pilsen**
22 **Prague 2**
23 24 **Prague 5**

1



Centrum Południe

The second phase of the Centrum Południe project, completed in 2023, offers 21,500 m² of high-quality sustainable office and retail space, more than 200 parking spaces, and additional services. The high sustainability standard is demonstrated by international environmental LEED Platinum certification-with the second-highest score in Europe-WELL Gold certification, and the "Object Without Barriers" certificate. The building is fully leased, primarily to the global financial services provider BNY Mellon.

Location	Wrocław (Poland)
Leasable area	21 691 m²
Purpose of holding	Rental income
Significant tenants	BNY

2



Butovice offices

The Butovice Offices building strengthens the presence of the INVESTIKA real estate fund in the Nové Butovice area, close to the Avenir E. Butovice Offices land and offices. Butovice Offices offers a total of 9,100 m² of leasable space, and its main long-term tenant is Albert Česká republika with its Czech headquarters.

Location	Prague 5
Leasable area	9 107 m²
Purpose of holding	Rental income
Significant tenants	albert

BREEAM Excellent



Piastów Office Center

Piastów Office Center, which is located in the proximity of the Szczecin historical centre, consists of three grade A buildings. Its unique architecture, paired with high quality construction materials are a long-life guarantee for this complex. The office centre tenants are primarily modern IT/TELCO companies. In addition to offices, there are also retail premises currently used as a canteen, bank and insurance branches, a doctor's office and a gym.

Location	Szczecin (Poland)
Leasable area	21 162 m²
Purpose of holding	Rental income
Significant tenants	IAI GROUP, GlobalLogic A Hitachi Group Company, Allianz



P180

The P180 was built in 2022, it is conveniently positioned near the Warsaw business quarter Mokotow with excellent transport accessibility. The fifteen- story premium office building offers it's tenants an A class office and retail space. The building meets the highest international environmental LEED certification criteria at Platinum level, as well as the international certification of internal environmental quality, which makes it the most sustainable building in our portfolio.

Location	Warsaw (Poland)
Leasable area	31 873 m²
Purpose of holding	Rental income
Significant tenants	BAT POLAND, Barentz., netcompany, CENTRUM PROJEKTÓW EUROPEJSKICH

7



Royal Trakt Offices

This historical building in the diplomatic quarter of Warsaw, one of the few to escape destruction during the World War II, provides modern renovated office space and underground parking. Its surrounding area houses a number of government institutions, embassies, high-end shops, restaurants and hotels.

Location	Warsaw (Poland)
Leasable area	3 482 m²
Purpose of holding	Rental income
Significant tenants	CEC GROUP; KAI KOREA AEROSPACE INDUSTRIES, LTD.; ADAM MICKIEWICZ INSTITUTE

8 9 10



Tensor Office Park

This high-end office complex is located in the administrative and business district of Gdynia. It consists of three separate buildings characterized by both architectural quality and excellent location in one of the most attractive regions of Poland, also having a BREEAM Excellent sustainability certificate.

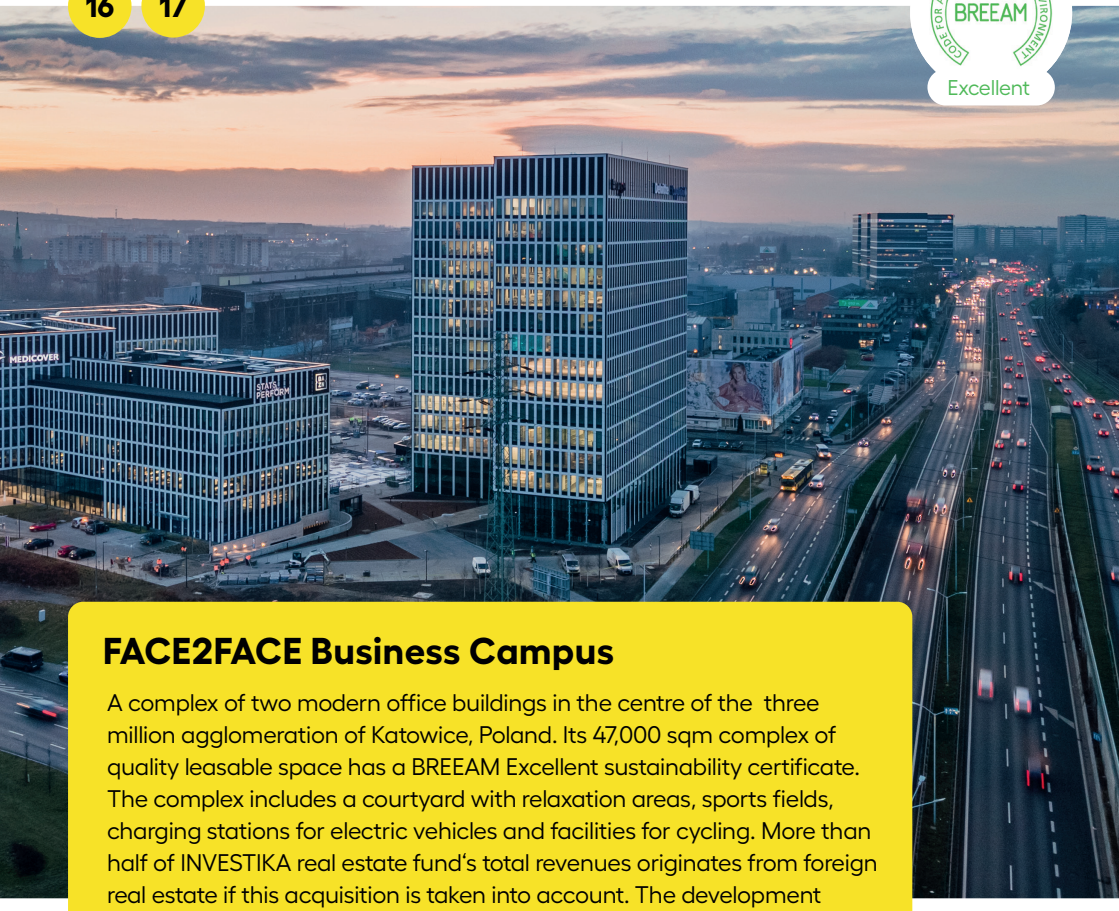
Location	Gdynia (Poland)
Leasable area	20 074 m²
Purpose of possession	Rental income
Significant tenants	Nordea PPG BEST



Office Park Łużycka

This complex of five office buildings offers more than 28,000 sqm of quality office space located in the business and administrative district of the Polish city of Gdynia. This area is characterized by excellent access for both public and individual transport, strategically located in the fast developing Tricity area. INVESTIKA real estate fund already owns Tensor, another high-end office centre in the same location. In managing and developing both complexes, it can thus take advantage of their mutual synergies and economies of scale.

Location	Gdynia (Poland)
Leasable area	28 690 m^2
Purpose of holding	Rental income
Significant tenants	Nordea, Santander, WNS, Nexler, greenway, cellnex



FACE2FACE Business Campus

A complex of two modern office buildings in the centre of the three million agglomeration of Katowice, Poland. Its 47,000 sqm complex of quality leasable space has a BREEAM Excellent sustainability certificate. The complex includes a courtyard with relaxation areas, sports fields, charging stations for electric vehicles and facilities for cycling. More than half of INVESTIKA real estate fund's total revenues originates from foreign real estate if this acquisition is taken into account. The development of individual economies thus influences the overall performance of the fund less and less, which contributes significantly to its long-term stability.

Location	Katowice (Poland)
Leasable area	47 206 m²
Purpose of holding	Rental income
Significant tenants	Deloitte. orange Honeywell Capgemini



Szyperská Office Center

In March 2021 Szyperská Office Center became the first foreign building in INVESTIKA real estate fund's portfolio. It opened the way for the fund's further acquisitions outside the Czech Republic. A modern seven-storey office building with underground parking, it is located on the banks of Warta river close to the centre of Poznań - Poland's fifth largest city.

Location	Poznań (Poland)
Leasable area	19 195 m^2
Purpose of holding	Rental income
Significant tenants	Okresní soud, Úřad práce



Karla Engliše 4

This six-storey modern office building with underground parking is characterized by its glass façade. The Prague - Anděl area, where the building is located, has excellent civic amenities, easy access and offers one of the highest demands for office spaces in the long-term.

Location	Prague - Smíchov
Leasable area	4 465 m²
Purpose of holding	Rental income
Significant tenants	CHEP A Brambles Company, UBX, Boston Scientific



Avenir E

A solely-standing premium office property, Avenir E, is part of the Avenir Business Park complex located on the border of Prague's Nové Butovice and Jinonice districts. In 2008 the building won the prestigious Best of Realty award.

Location	Prague - Jinonice
Leasable area	6 738 m²
Purpose of holding	Rental income
Significant tenants	QPROPERTY Hero IBA GROUP REALACTIVA

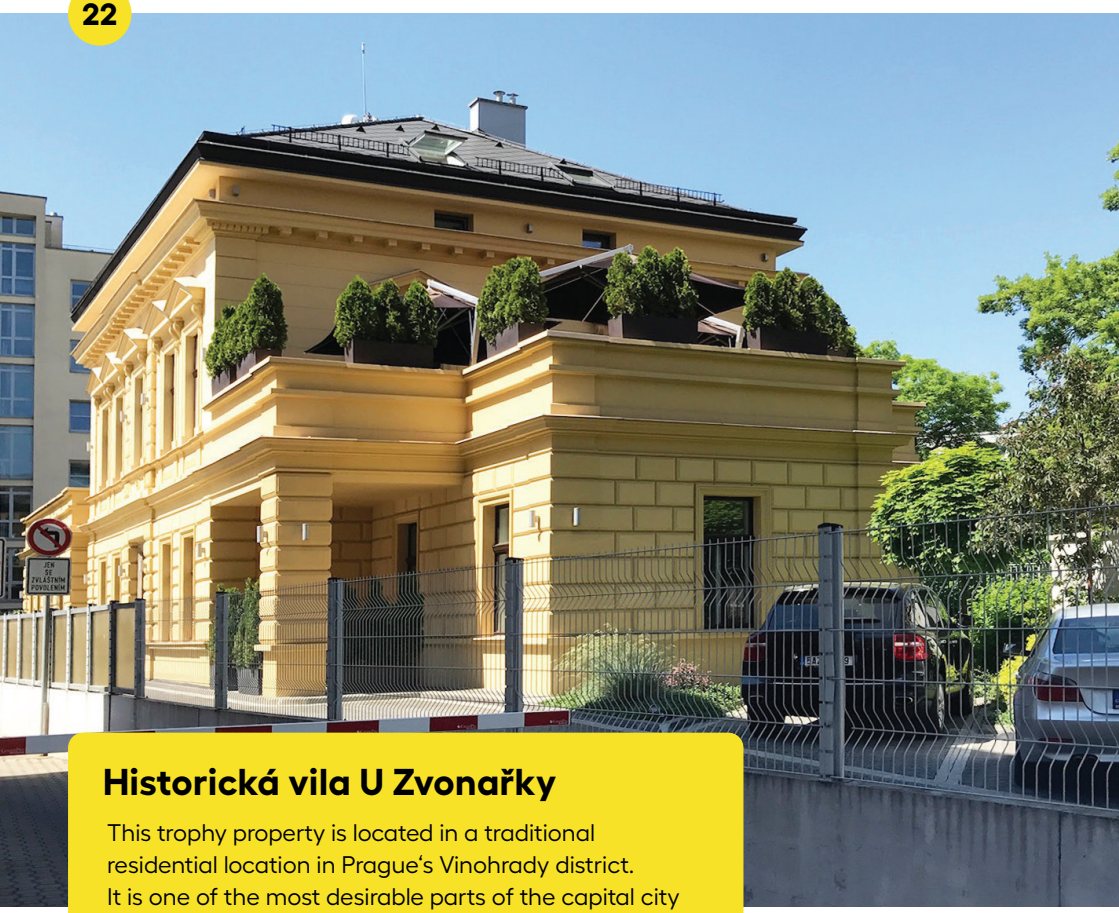


BREEAM Very Good

Business Center Bohemia

A sixteen-storey modern office building, locally known as the „skyscraper“, it is the tallest building in the whole Pilsen. It is one of the few properties in the centre of Pilsen that meets the criteria for modern class „A“ offices.

Location	Pilsen
Leasable area	8 284 m²
Purpose of holding	Rental income
Significant tenants	SIEMENS, ADP, MONETA, GENERALI, ČNB ČESKÁ NÁRODNÍ BANKA



Historická vila U Zvonařky

This trophy property is located in a traditional residential location in Prague's Vinohrady district. It is one of the most desirable parts of the capital city for residential use, exclusive offices, or representative company headquarters.

Location	Prague - Vinohrady
Leasable area	764 m^2
Purpose of holding	Rental income
Significant tenants	QPROPERTY



Pekařská Office Park

The complex of two office buildings of Pekařská Office Park meets all standard requirements for modern office space and is located in attractive location in the Prague 5 district.

Location	Prague - Jinonice
Leasable area	8 052 m²
Purpose of holding	Rental income
Significant tenants	Ministerstvo vnitra České republiky, aramark, HiPP, Orkla Food Ingredients Česko, Kinisi, skinity

Shopping Centres

In contrast to premium shopping centres, which may be significantly exposed to external influences, including the decline of tourists, INVESTIKA real estate fund focuses on smaller and medium-sized local centres for everyday shopping that withstand potential market turbulence. An example is the Galerie Butovice shopping centre, where even in the coronavirus pandemic several new retail units were leased, maintaining the stable income and occupancy of the centre.

25 **Prague 5**

26 **Liepzig** (**Germany**)



Galerie Butovice

The sixth largest shopping centre in Prague, is located in the middle of the dynamically growing residential and office area of Prague's Jinonice district. Thanks to its immediate proximity to the Nové Butovice metro station and a large-capacity carpark, it is characterized by excellent transport access.

Location	Prague - Jinonice
Leasable area	50 089 m²
Purpose of holding	Rental income
Significant tenants	XXXLutz, albert, JYSK, sinsay, NEW YORKER, H&M, FORM FACTORY, CCC, TEDi, DATART, C&A



The Höfe am Brühl Shopping Centre

As the first acquisition of the INVESTIKA Real Estate Fund in Germany, Höfe am Brühl benefits from a prime location between Leipzig's main railway station and its key high street, within one of the country's most dynamically developing regional markets. The centre comprises approximately 50,500 sqm of retail space across around 130 units, complemented by nearly 4,900 sqm of office space and 31 residential units. It serves as a major retail destination for a catchment area of approximately 800,000 inhabitants.

Location	Liepzig (Germany)
Leasable area	54 771 m²
Purpose of holding	Rental income
Significant tenants	NEW YORKER, LIDL, H&M, MediaMarkt, müller

Banking houses

These inherently conservative properties operate mainly as stabilizing element in the INVESTIKA real estate fund's portfolio, as their long-term tenants include the largest Czech banks. The financial sector in the Czech Republic has repeatedly demonstrated its strong resilience to the impact of fluctuations in global markets. The advantage of having banking real estate assets in the fund's portfolio is also their regional diversification and location in busy areas of major Czech cities.

27 **Benešov**
28 **Boskovice**
29 **Chrudim**
30 **Frýdek-Místek**
31 **Mladá Boleslav**
32 **Moravská Třebová**
33 **Liberec**
34 **Nymburk**
35 **Sokolov**
36 **Strakonice**



Banking houses

Consisting in total of ten properties, located in the centres of regional towns across the Czech Republic. The significant tenants of the portfolio are banking institutions with long-term lease agreements.

Total lettable area	10 947 m^2
Purpose of holding	Rental income
Significant tenants	ČSOB, ČESKÁ spořitelna, Dr.Max

Logistics and industrial premises

This is currently among the most desirable sectors, which is strengthening significantly. One long-term factor in its growth is, among other things, the expansion of e-commerce, which needs logistics facilities for its function. This sector is characterised by high occupancy rates and the low supply of suitable buildings on the market. The value of logistics real estate derives from long-term lease contracts and attractive locations with an emphasis on transport access.

37 **Schwechat** (**Austria**)
38 **Bydgoszcz** (**Poland**) 39 **Poznan** (**Poland**) 40 **Krakow** (**Poland**) 41 **Gdansk** (**Poland**)
42 **Kielce** (**Polsko**)
43 **Opole** (**Poland**)
44 **Gdansk** (**Poland**)
45 **Wroclaw** (**Poland**)
46 **Jičín**
47 **Liberec**
48 **Litomyšl**
49 **Moravčice**



CAE Aviation Training Centre

The CAE Aviation Training Centre features modern, clean-air light industrial and administrative facilities, strategically situated in Schwechat near Vienna International Airport. The building serves as a training hub for professional pilots, equipped with specialized flight simulators, and offers comprehensive facilities for staff training. This custom-designed project was developed for CAE Inc., a leading global company in aviation.

Location	Schwechat (Austria)
Leasable area	8 077 m²
Purpose of holding	Pilot Training Centre
Significant tenants	CAE



7R

A portfolio of five logistic parks, consists of high-quality real estate, with long term leases by tenants from production, logistics, retail and e-commerce sectors. This acquisition contributes to both geographical and sector portfolio diversification of our Investika Real Estate Fund. It also positively contributes to achieving the fund's long term target return. All the real estate is located in easily accessible, convenient locations, meets the highest functional requirements as well as the international environmental BREEAM certification criteria. There are also solar panels installed on selected logistic halls.

Location	Gdansk, Kielce, Bydgoszcz, Poznab, Krakow (Poland)
Leasable area	211 000 m²
Purpose of holding	Rental income
Significant tenants	RÖHLIG SUUS LIDL my BOX LOGISTICS OMIDA SOLUTIONS



Production and logistics site ADIENT

This real estate is in an attractive location, long-term occupied by a stable tenant in the form of American automotive company. The whole complex is characterized by a high level of applied technologies.

Location	Opole (Poland)
Leasable area	41 000 m²
Purpose of holding	Rental income
Significant tenants	ADIENT



MAN truck & bus service centres

A set of two branded service centres, located in excellent locations with direct connections to the Polish highway network, which are fully occupied by an exclusive tenant under a long-term lease agreement.

Location	Gdansk and Wroclaw (Poland)
Leasable area	7 917 m²
Purpose of holding	Rental income
Significant tenants	MAN



C.S. Cargo logistics facilities

This portfolio of four logistics complexes in Jičín, Liberec and Litomyšl is fully occupied by an exclusive tenant - the major logistics company C.S. Cargo.

Location	Jičín, Liberec, Litomyšl
Leasable area	22 644 m^2
Purpose of holding	Rental income
Significant tenants	CSCARGO

Data Centres

From the global perspective, this is a highly sought - after and fast growing sector, whose development was further accelerated by the coronavirus pandemic, coupled with an increase in home office, and the continued growth of cloud-based solutions and data sharing. We expect this sector to strengthen in the long term.due to evolution of new IT technologies.



Data and business centre Písek

This modern office complex is located in Písek in close proximity to the largest industrial zone in South Bohemia region. The building has undergone complete renovation and now is also partly used as a data centre.

Location	Písek
Leasable area	5 803 m²
Purpose of holding	Rental income
Significant tenants	jiri models. rodentica ABRA

Residential

We view the residential segment in the Czech Republic and abroad as an appropriate and important part of a broadly diversified property portfolio. Investments in the residential segment protect funds against inflation in the long term. Rising construction prices and the lack of supply are reflected in the rise of property prices.

51 **Prague 4**
52 **Prague 5**
53 **Mallorca** (**Spain**)
54 **Pilsen**



Portfolio of residences

A total of four residential properties in exclusive locations. In addition to two luxuriously furnished villas in Prague, there is also a modern residential complex in a prestigious location in Pilsen and a property on the Spanish island of Mallorca.

Location	Prague, Pilsen, Mallorca (Spain)
Leasable area	7 747 m^2
Purpose of holding	permanent value preserver, development, lease option

Other Real Estate

These assets have a complementary function in the portfolio. They are intended e.g. for development, rental or favourable sale. They provide a return to the fund by increasing their value over time, margin from their sale, or appreciation through renovation or development.

55 **Lipno nad Vltavou**

56 **Koloděje nad Lužnicí**

57 58 59 60 **Fažana (Croatia), Mallorca (Spain)**

61 62 63 64 65 **Istria (Croatia)**



INVESTIKA MOLO Lipno Residence

A development project on the banks of the Lipno dam, with more than 90 luxury apartments. The complex is designed primarily for recreation or as second home for demanding clientele.

Location	Lipno nad Vltavou
Plocha nemovitosti	2 129 m^2
Purpose of holding	Development with subsequent sale



Mitrowicz château

A unique, sensitively restored Baroque château from 1565, with beautiful grounds near the banks of Lužnice river. Development is currently underway here.

Location	Koloděje nad Lužnicí
Plocha nemovitosti	1 120 m^2
Purpose of holding	Redevelopment with guaranteed yield



Land for tourist construction

A plot of land in Mallorca with sea views, and approximately 4 hectares of land on the coast of the Istrian peninsula. INVESTIKA real estate fund is preparing these plots for development with subsequent sale. These projects, which have a large potential for attractive future appreciation, are perfectly suited for the fund's portfolio as a complementary asset.

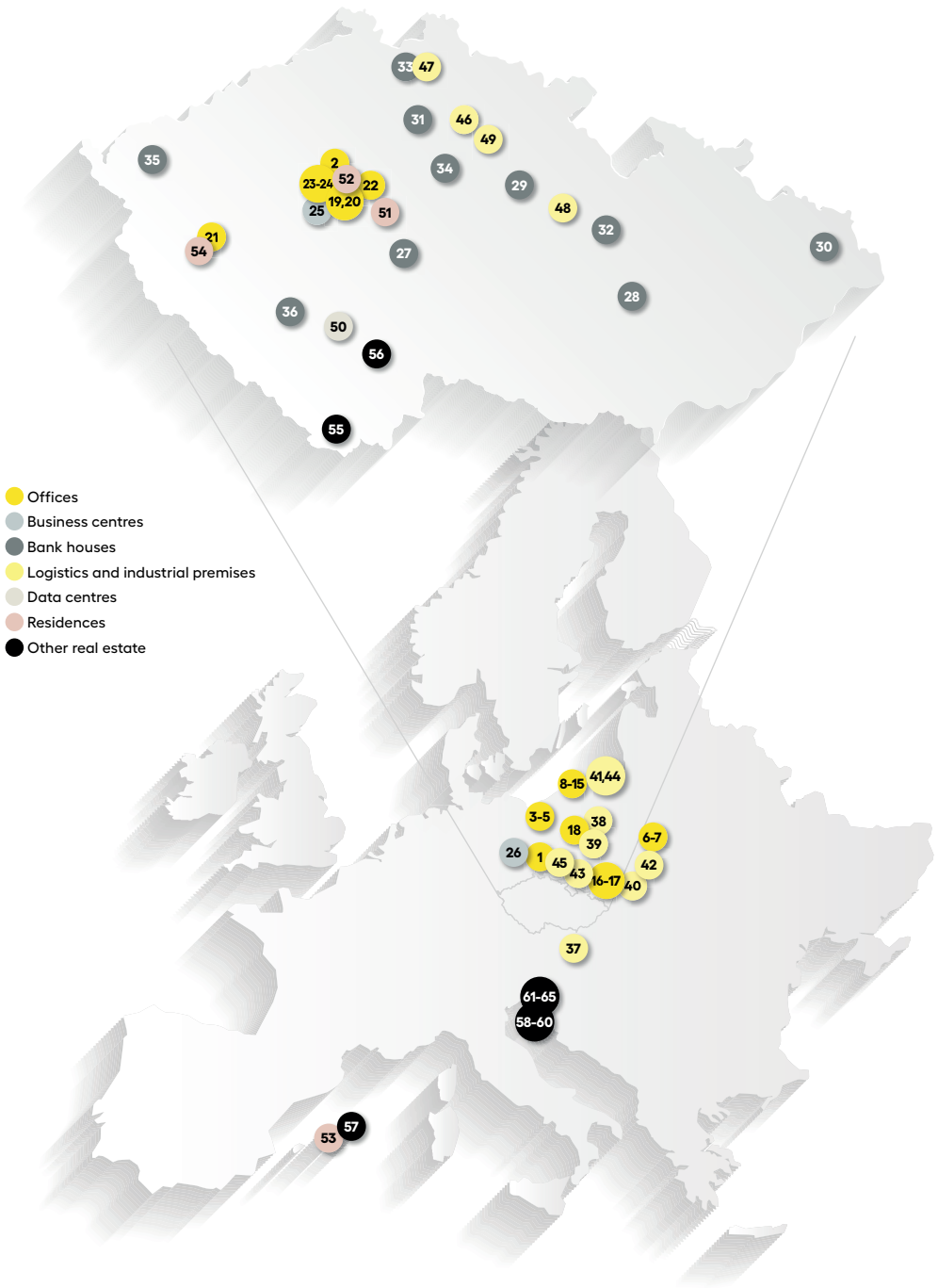
Location	Fažana (Croatia), Mallorca (Spain)
Plocha nemovitosti	45 860 m^2
Purpose of holding	Development with subsequent sale



Grand Sea Villas

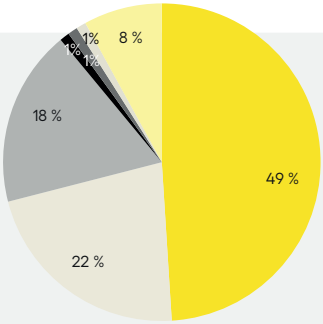
A collection of five sensitively renovated luxury villas in the seaside resort of Grand Sea Villas. close to the border with Slovenia and Villa Bašnije located south of the resort. Each building, located just a few metres from the beach, offers breathtaking views of the Adriatic Sea and is fully equipped. For INVESTIKA real estate fund, this acquisition represents a portfolio addition bringing geographic diversification in the stable segment of luxury residences.

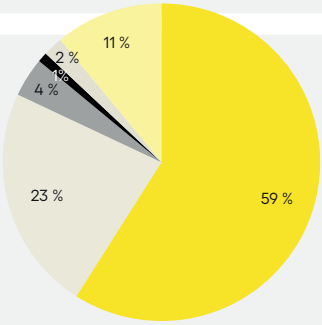
Location	Istria (Croatia)
Plocha nemovitosti	3 006 m^2
Purpose of holding	Rental income


Offices
Business centres
Bank houses
Logistics and industrial premises
Data centres
Residences
Other real estate
33
47
31
46
49
35
2
34
29
23-24
52
22
48
19,20
25
51
32
21
54
27
30
28
36
50
56
55
8-15
41,44
3-5
38
18
6-7
39
26
1
45
42
43
16-17
40
37
61-65
58-60
53
57

Value of buildings by sector

49 % Offices
22 % Logistics
18 % Retail
1 % Data Centres
1 % Portfolio of bank houses
1 % Residence
8 % Other



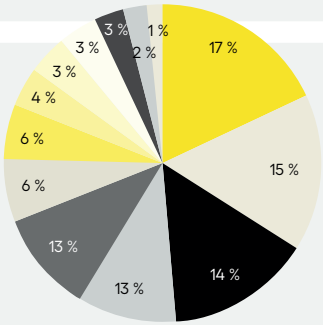


Portfolio layout by country and value

59 % Poland
23 % Czech Republic
4 % Croatia
1 % Spain
2 % Austria
11 % Germany

Sectoral Diversification

17 % Logistics
15 % IT
14 % Other services
13 % Other retail
13 % Banking, finance
6 % Real estate activity
6 % Automotive
4 % Sale of food
3 % Public administration
3 % Pharmacy and Healthcare
3 % Manufacture
2 % Furniture sales
1 % Accommodation and catering services



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