

# Conservative investments to appreciate your financial resources and protect them from inflation

Would you like to invest in real estate without directly purchasing it? Invest from low amounts and participate in the attractive yields which real estate can bring.



Appreciation as of 30 January 2026

**5,42 %**

over the last 12 months

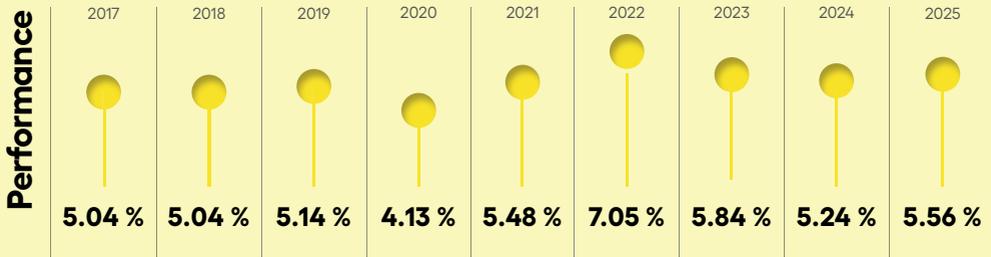
CZK class

Fund capital as of 30 January 2026

**27,1 billion**

CZK

# Conservative investments with attractive yields



Number of properties

**65**

Number of tenants

**563**

WAULT

**4,42 years**

weighted average  
unexpired lease term

LTV

**49,52 %**

Loan to  
value ratio

## Goal of the fund

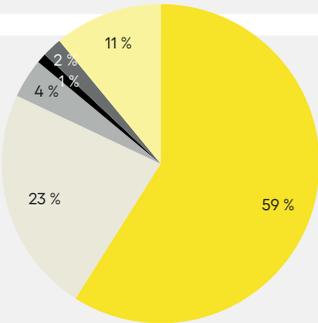
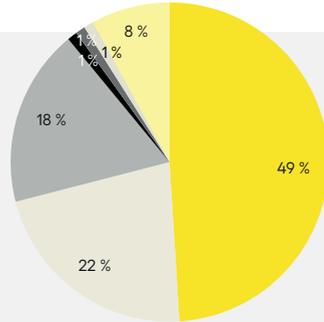
Our goal is to enable all investors, without any exceptions, to appreciate their funds in the long term by investing into commercial real estate which they could not otherwise afford to buy. Our conservative approach, careful selection of assets, and professional portfolio management, allow us to achieve attractive yields while maintaining a reasonable level of risk.

## Benefits of investing into real estate funds

- **Investments into tangible and real assets**
- **Diversification of real estate assets**
- **Stable yield represented by rental income from leases**
- **Possibility to invest in very low amounts on a one-off or regular basis**
- **Higher liquidity than a direct investment in real estate, as invested funds are available on a monthly basis, including possibility of annuity payments**

## Value of buildings by sector

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

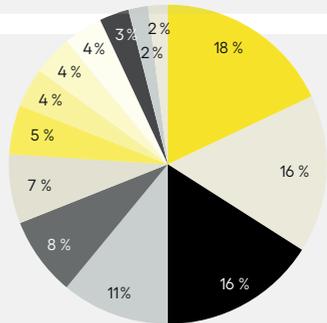


## Portfolio layout by country and value

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

## Sectoral Diversification

- |                         |  |
|-------------------------|--|
| 18% IT                  | 4% Public administration               |
| 16% Banking, finance    | 4% Manufacture                         |
| 16% Logistics           | 4% Sale of food                        |
| 11% Other services      | 3% Pharmacy and Healthcare             |
| 8% Other retail         | 2% Furniture sales                     |
| 7% Automotive           | 2% Accommodation and catering services |
| 5% Real estate activity |  |



\* sectoral diversification chart valid as of 31 December 2025

## Significant tenants



- The largest non-bank retail real estate fund in the Czech Republic and Slovakia, trusted by 87,5 thousand investors, with a real estate portfolio valued at CZK 36.9 billion
- A proven conservative investment strategy
- Thorough diversification of the real estate portfolio
- Long-term lease relationships with creditworthy tenants
- Resilience to inflation - inflation clauses in lease agreements
- The fund's yield is not directly affected by developments on the capital market
- A Czech fund subject to Czech legislation
- Moje INVESTIKA - online portal for clients

## Risk indicator of the fund on the SRI scale



Long-term expected yield  
(based on historical returns)

## Information about the Fund

Legal form	Open-end mutual fund, special real estate collective investment fund
Administrator	INVESTIKA, investiční společnost, a.s.
Depository	Česká spořitelna, a.s.
Minimum one-off investment	100 CZK
Minimum regular investment	100 CZK
Currency	CZK
Entry fee	Max. 4% of the investment, see Price list
Exit fee	0 %
Frequency of determination of unit's value	Monthly
Trading frequency	Monthly (trading day is the last business day of the month)
Recommended investment horizon	5 years or more

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