iNVESTiKA
REALITNÍ FOND

More information

www.investika.cz

Returns built on solid foundations

Would you like to invest in real estate without directly purchasing it? Invest from small amounts and participate in the attractive returns that real estate can generate.

*fund established on 30 October 2015

Appreciation as of 30 June 2026

5,38 %

over the last 12 months

CZK class

Fund capital as of 30 June 2026

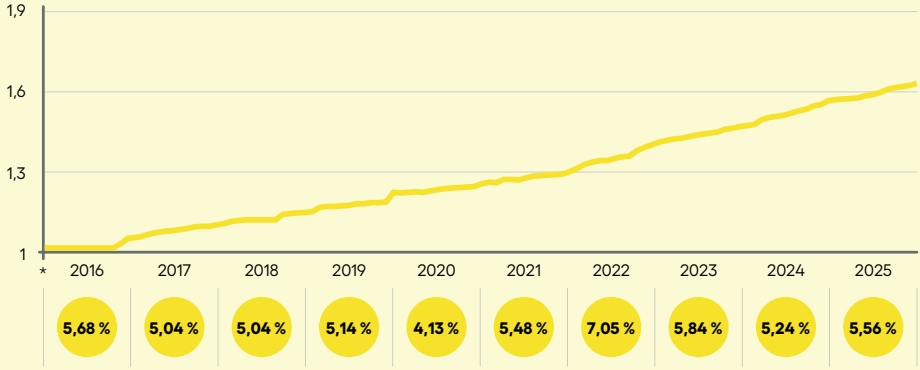
28,9 billion

CZK

Long-term stability and security

Chart of unit value development

73,9 % return since fund establishment



Annual performance

fund established on 30 October 2015*

Why Invest in the INVESTIKA Investment Fund?

- stable returns resistant to inflation
- conservative investment approach
- option of a regular annuity
- diversified real estate portfolio
- one-time or regular investment
- responsible investment in line with ESG standards

Goal of the investment fund

Our goal is to enable all investors to achieve long-term appreciation of their funds through investments in premium commercial real estate. The fund promotes a conservative approach, careful selection of properties, and their active management, which represents clear added value.

Who Is the INVESTIKA Investment fund intended for?

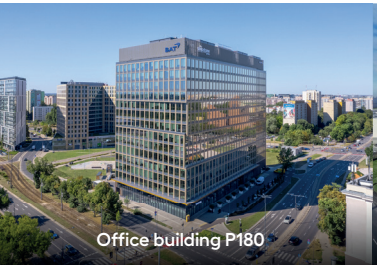
- For those who want to invest in real estate in a simple and straightforward way, without the stress of management, financing, and tax obligations.
- For those seeking stable returns and the security of investments backed by real assets.
- For those looking for protection against inflation and aiming to invest over the long term.

Investment strategy

The fund invests in premium commercial real estate in attractive locations across six European countries. Properties are selected with an emphasis on quality and tenant creditworthiness, with lease agreements that ensure stable and predictable income for the fund.

Number of properties	Number of tenants	Portfolio value	WAULT*
65	567	37,3 billion CZK	4,2 yrs.

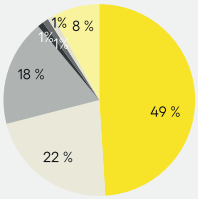
* weighted average unexpired lease term


Office building P180

Production and logistics site ADIENT

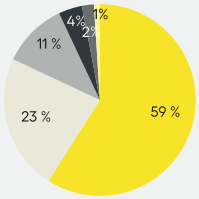
Shopping centre Höfe am Brühl

Value of buildings by sector



49 % Offices
22 % Logistics
18 % Retail
8 % Other
1 % Data Centres
1 % Bank houses
1 % Residence

Portfolio layout by country and value



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

Significant Tenants

SIEMENS · XXXLutz · Hervis · ČSOB · dm · aramark · Volkswagen · DATART · MAN · CSCARGO · HiPP · orange · McDonald's · H&M · C&A · albert · TEDi · Česká spořitelna · ADP · Generali Česká pojišťovna · Ministerstvo vnitra České republiky · Dr.Max · MONETA · Deloitte. · Bank Pekao · BERSHKA · MediaMarkt · New Yorker

- **The largest non-bank retail real estate fund** in the Czech Republic and Slovakia, trusted by **more than 88 thousand investors**, with a real estate portfolio valued at **CZK 37.3 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 included in lease agreements
- The fund's yield is not directly affected by developments in the capital markets
- A Czech fund governed by Czech legislation
- **Moje INVESTIKA** - online client portal

Risk indicator of the fund on the SRI scale

Lower risk / return potential

Higher risk / return potential

4-6 % p.a.

Long-term expected yield (based on historical returns)

Information about the fund

Legal form	Open-ended mutual fund; special real estate collective investment fund
Management company	INVESTIKA, investiční společnost, a.s.
Depositary	Česká spořitelna, a.s.
Currency	CZK, EUR
Fund share classes	CZK, EUR, CZK investment class, EUR investment class
Minimum investment	CZK 100
Entry fee	Max. 4% of the investment amount (see Price List)
Exit fee	0 %
Management fee	1.7 % of the fund's net asset value p.a.
Administration fee	0.2 % of the fund's net asset value p.a.
Available to	Individuals and legal entities
NAV calculation frequency	Monthly
Trading frequency	Monthly (trading day is the last business day of the month)
Redemption settlement	T+10
Recommended investment horizon	5 years or more
Eligible for long-term investment product	Yes

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