



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.



Appreciation as of 31 July 2026

5,45 %

over the last 12 months

CZK class

Fund capital as of 31 July 2026

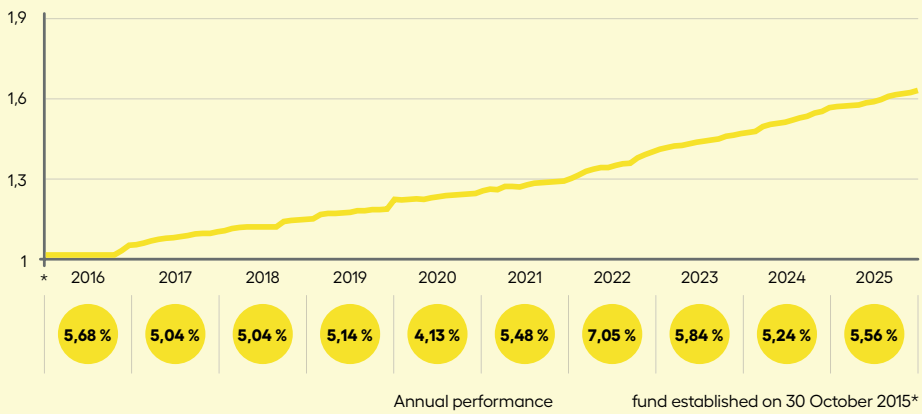
29,2 billion

CZK

Long-term stability and security

Chart of unit value development

74,48 % return since fund establishment



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

65

Number of tenants

568

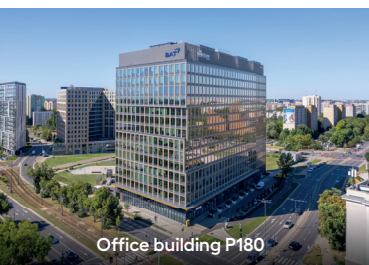
Portfolio value

37,5 billion CZK

WAULT*

4,2 yrs.

* weighted average unexpired lease term



Office building P180

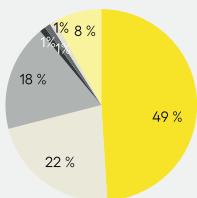


Production and logistics site ADIENT



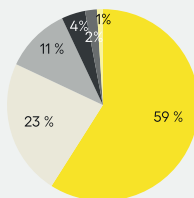
Shopping centre Höfe am Brühl

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

XXXutz

Heró

CSOB

dm

aramark

VW

DART

MAN

CSCARGO

HiPP

orange

McDonald's

H&M

C&A

albert

TEDI

ČESKÁ
sportelna

ADP

GENERALI
ČESKÁ POJIŠŤOVNA

MINISTERSTVO VNITRA
ČESKÉ REPUBLIKY

Dr.Max

MONETA

Deloitte

Bank Pekao

BERSHKA

MediaMarkt

NEWYORKER

- **The largest non-bank retail real estate fund** in the Czech Republic and Slovakia, trusted by **more than 89 thousand investors**, with a real estate portfolio valued at **CZK 37.5 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



**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.
Depository	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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