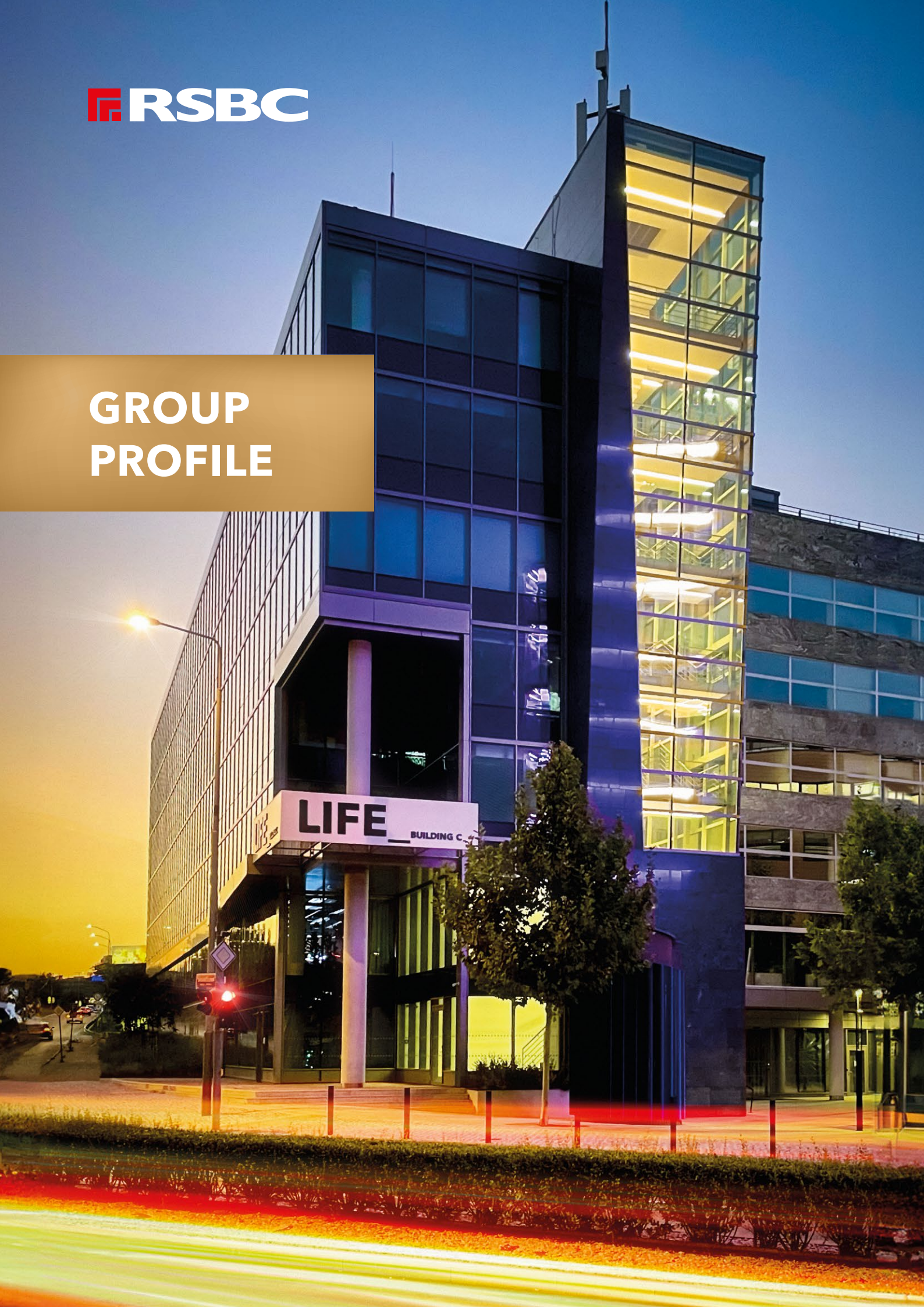


GROUP PROFILE



RSBC GROUP PROFILE

We are a Czech investment group active in **Real Estate**, **Private Equity**, **Investment Funds** and **Wealth Management**.

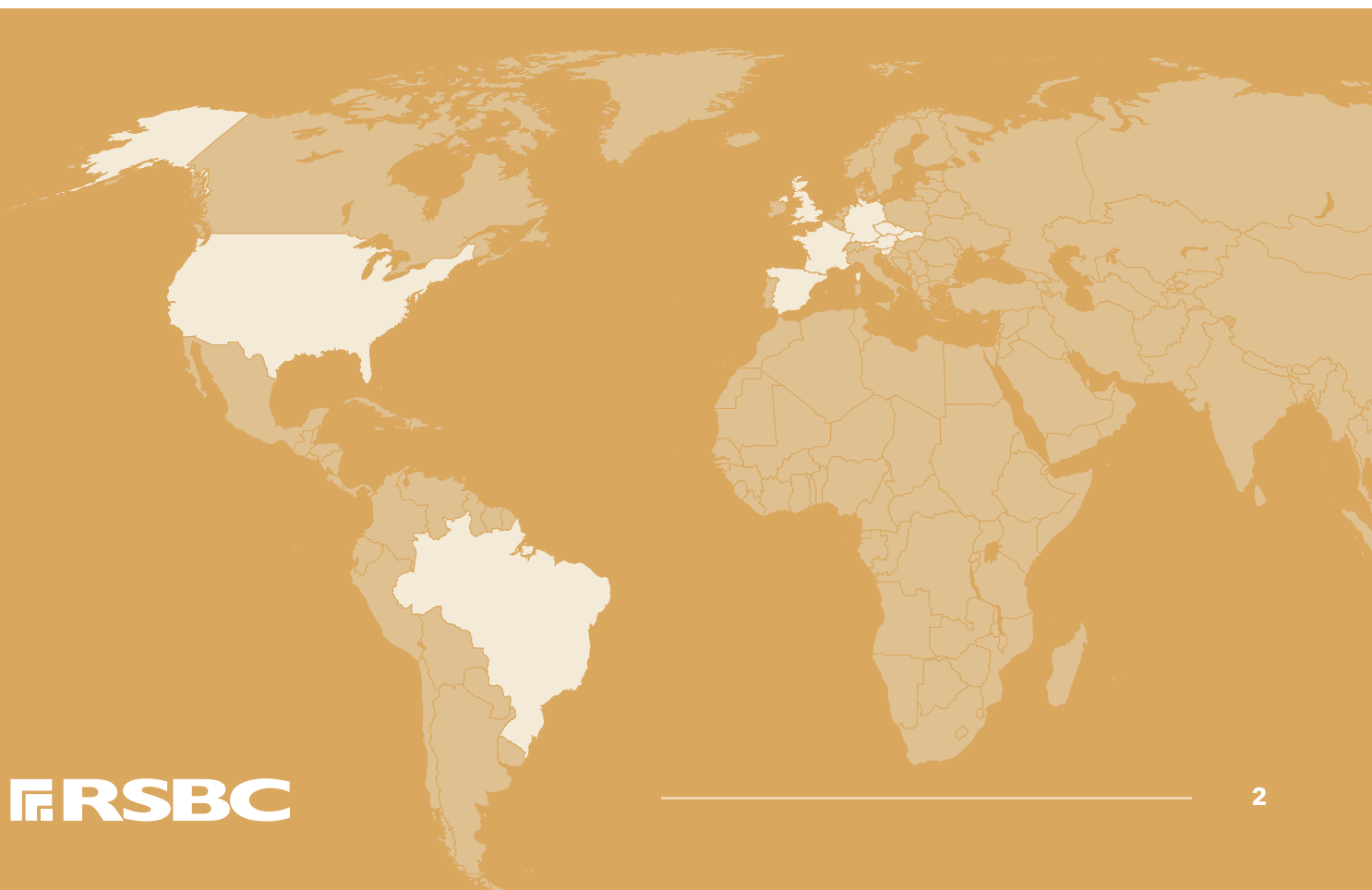
■ CZK 8+ billion

market value of assets under management

■ presence on 10 markets

■ over 25 years on the market

2024 figures





We target projects that stand out, be that through their growth momentum, production line-up, or market positioning. We embrace profit generation as a guiding principle for investment, while placing a premium on fostering strong relationships and enduring value.

Robert Schönfeld
Group Founder, Chairman



GROUP RESULTS

FOR 2024

Performance of underlying assets under management of the holding company and the funds

2

2024 Revenue
billion CZK

21%

Revenue *
compound annual growth rate

480

2024 EBITDA
million CZK

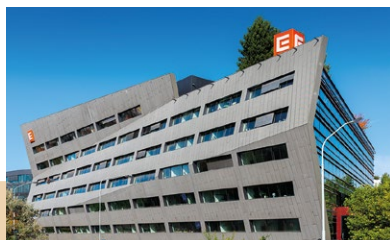
43%

EBITDA *
compound annual growth rate

* CAGR 2021–2024 (est.)

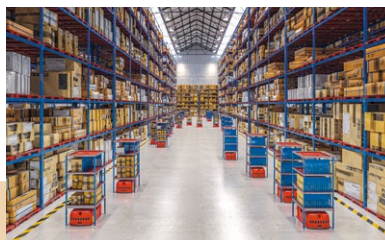


RSBC GROUP PILLARS



REAL ESTATE

- CZK 293 million turnover
- CZK 218 million EBITDA
- 7 projects
- logistics, office, retail, residential



PRIVATE EQUITY

- CZK 1.7 billion turnover
- CZK 262 million EBITDA
- defence, logistics, agriculture, startups
- presence in 10 countries



INVESTMENT COMPANY

- licensed and regulated by the Czech National Bank
- investment fund management



INVESTMENT FUNDS

Fond Prémiové nemovitosti (Premium Properties Fund)

- 6.3% return
- CZK 1.6 billion AUM as at 12/2024

RSBC Defence

- 9-11% p.a. gross targeted annual return (three-year investment horizon)
- CZK 3 billion AUM as at 12/2024

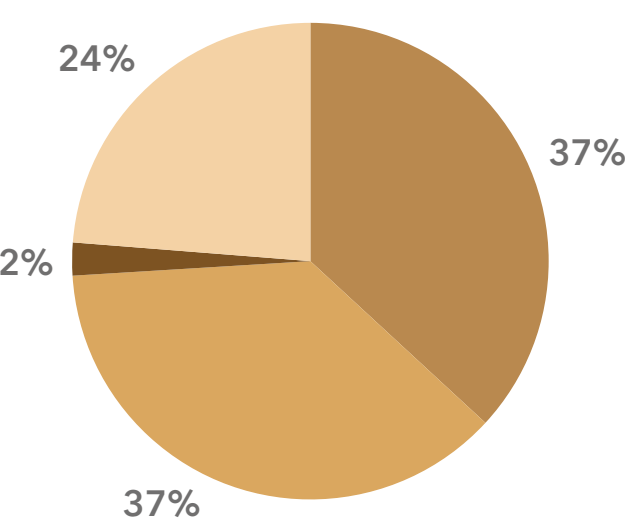
REAL ESTATE



REAL ESTATE

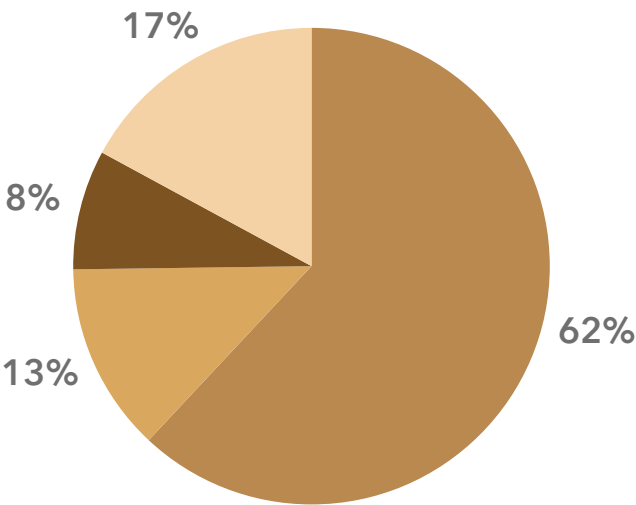
- CZK 3.1 billion market value of portfolio under management
- 7 projects under management
- 95%+ occupancy rate
- 68,608 m² total leasable area

- real estate investment strategy for group, real estate fund and financial partners
- management of real estate acquisitions and divestments
- maximisation of value of assets under management
- comprehensive legal, financial, and technical know-how



Total area

- retail
- office
- logistics
- residential



Total market value

- retail
- office
- logistics
- residential

REAL ESTATE

PROJECT EXAMPLES



Rezidence Norská (Prague)

- development of residential building in prime location
- total area: 2,888 m²
- 38 apartments, 2 studios



RSBC Kvarta ČEZ (Prague)

- 15,000 m² office building in top location in Prague 4
- tenant: ČEZ Group



Platinum Brno

- office building in attractive administrative zone in Brno
- total area: 9,340 m²
- tenants: banks, insurance company, securities dealer, retail



Logistics center REDA (Brno)

- logistics facility with access to highway networks
- usable area of 17,000 m²
- lease extension by 6.5 years

PRIVATE EQUITY



PRIVATE EQUITY

- ▣ **identification and assessment of investment opportunities**
- ▣ **acquisition of companies, their management, and subsequent preparation for sale**
- ▣ **strategic assets under long-term maintenance and management**
- ▣ **co-investments with RSBC and a group of managed funds**

Private Equity investment criteria

- ▣ **size:** CZK 100+ million EBITDA, and enterprise value in excess of CZK 500 million
- ▣ **geographical targeting:** Czech Republic, Slovakia, Austria, Germany, Poland, Slovenia, Italy, Scandinavia, Brazil and USA
- ▣ **investment horizon:** 5 years or more
- ▣ **share:** majority
- ▣ **industries targeted:** defence, logistics, waste management, renewable energy, manufacturing

Strategic and operational management of companies

- ▣ establishment of transparent corporate governance and management processes
- ▣ preparation of long-term business plan and strategy for company
- ▣ assembly of management team
- ▣ development of new business opportunities, e.g. expansion into new markets

PRIVATE EQUITY

AREAS OF SPECIALISATION



Defence

- AREX – a dynamically growing company with a production base in Slovenia, focused on defence manufacturing
- STEYR ARMS – a traditional Austrian firearms manufacturer with a branch in the USA
- reliable suppliers to NATO member countries
- production of hunting rifles and weapons for special forces



Logistics

- PJ Expedis (CZ) – serving mobile operators in Czech Republic and Slovakia
- acquisition of MUFF Logistics
- ongoing expansion in the coming years



Miscellaneous

- fishing projects
- startups
 - Mooveez
 - Easy BNB
- agriculture

INVESTMENT FUNDS



SCHÖNFELD & CO
NEMOVITOSTI SICAV, A.S.,
SUBFUND

PREMIUM PROPERTIES



Schönfeld & Co
PRÉMIOVÉ NEMOVITOSTI



FOND PRÉMIOVÉ NEMOVITOSTI (PREMIUM PROPERTIES)

A real estate fund dedicated to investing in residential and commercial properties. This real estate fund offers investors attractive long-term real value appreciation through regular rental income and market value growth.



average anual return since inception

07/2020 - 12/2024



return since inception

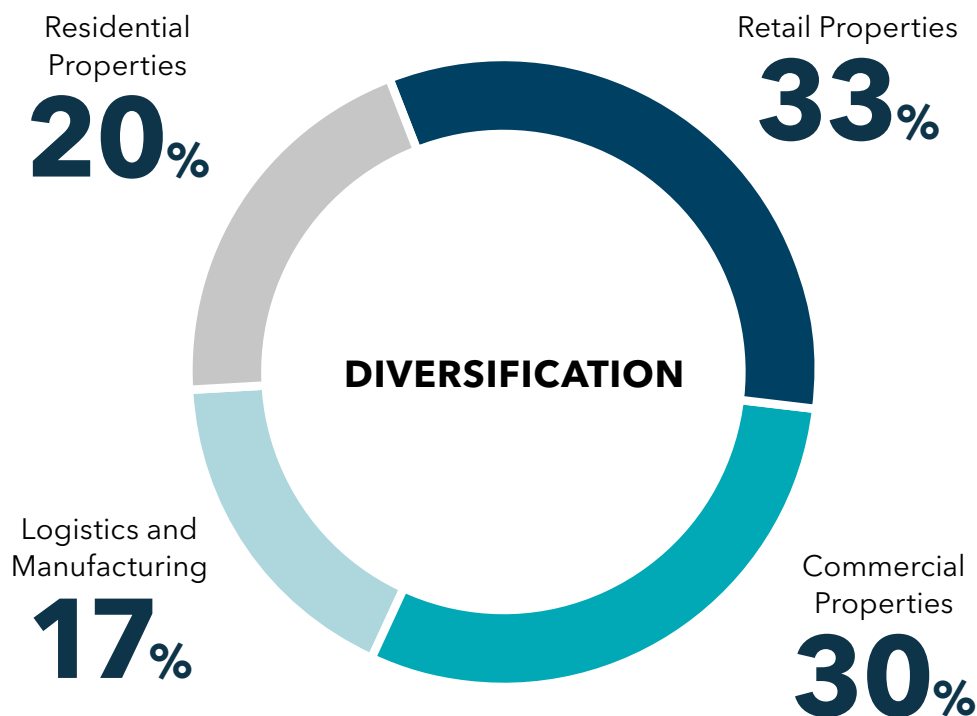
07/2020 - 12/2024



market value of real estate



PORTFOLIO STRUCTURE



140+
million CZK

EXPECTED ANNUAL
RENTAL INCOME
IN 2025



ASSETS PORTFOLIO



REDA LOGISTICS AREA (BRNO)

The complex includes warehouse, production and administrative premises with a total usable area of almost 17,000 m². property with a long-term triple net lease and a high-quality, long-term stable tenant.



REZIDENCE NORSKÁ (PRAHA)

Development of a residential Art Nouveau building in a premium part of Prague. 38 luxury apartments, 2 non-residential premises. Total area 2,888 m². Project completed in Q4 2024.



OÁZA Kladno

Established shopping center with 16,500 m² of retail space and a large catchment area. Occupancy rate 98% with reputable tenants with an average lease term of 5 years.



REZIDENCE U HRÁZE (PRAHA)

Apartment building in a quiet part of Prague (Strašnice). After partial reconstruction in 2025, it will offer 14 rental apartments, a garden area and new parking spaces.



PLATINIUM BRNO

Located in one of the most attractive locations in the city of Brno. Total area of 9,340 m². Long-term occupancy exceeds 95%.

KEY TENANTS

ACTION

alza.cz

BILLA

COMMERZBANK

CYRRUS

CSOB

Dr.Max+

Gardner Denver

Gemini

Glendale

LIDL

Mountfield

Panasonic

pepco

reda

ROSSMANN

SCAN quill

savills

SPACEMATIC

SPORTISIMO

SSI GROUP

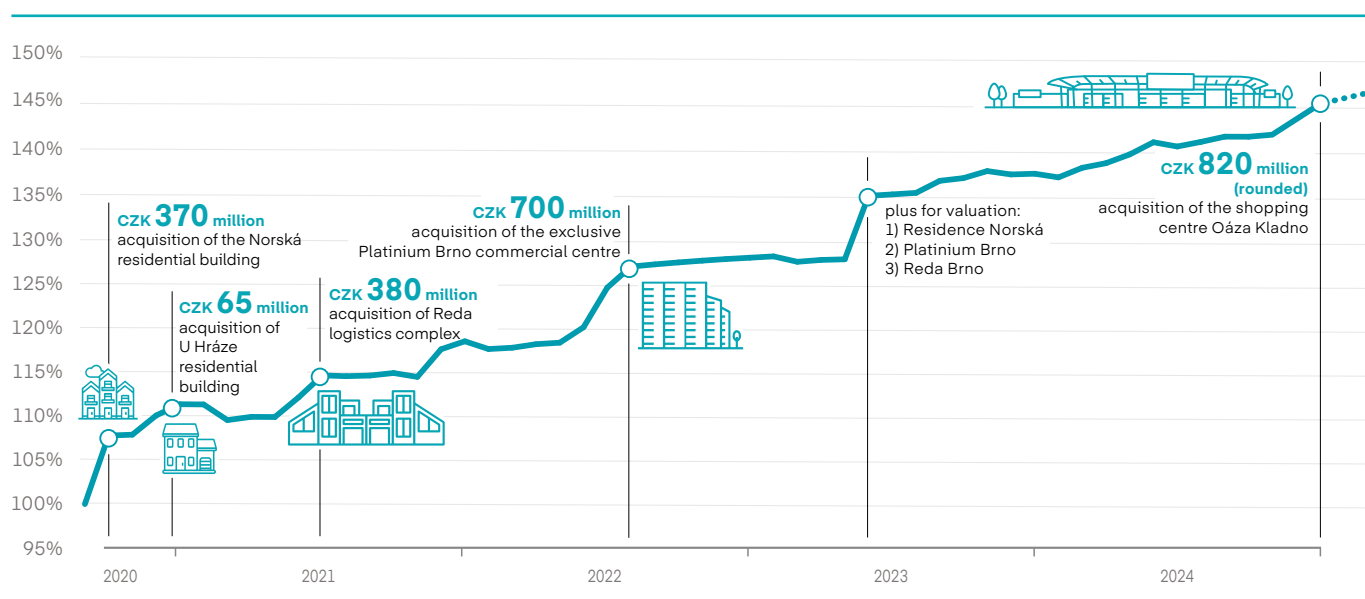
TATUM



Schönfeld & Co
PRÉMIOVÉ NEMOVITOSTI

ONE OF THE BEST PERFORMING FUNDS IN CZECHIA IN 2024

Initial value upon inception of the fund = 100% (07/2020-12/2024)



* market value of real estate in fund's portfolio

FKI RSBC SICAV, A.S.,
SUBFUND

RSBC DEFENCE



RSBC DEFENCE

ACHIEVED
SHARE PERFORMANCE
FOR 2024
10% PIA
11% BIA

- investments in defence, manufacturing and technology industries
- unique qualified investor fund on Czech market

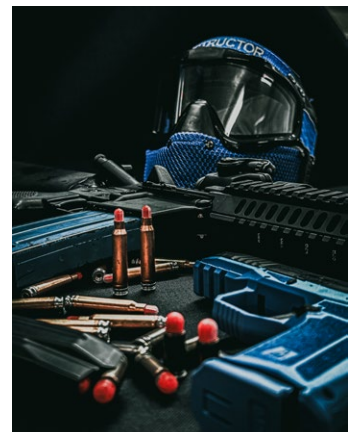
The main assets of the fund are the Slovenian-based AREX and Austrian-based STEYR ARMS.
Their production is mainly directed to NATO member states, America and South East Asia.

9-11% p.a.

the gross targeted annual return for a three-year investment horizon, **11-13%** gross targeted annual return for a five-year investment horizon

CZK 3 billion

Fund NAV
(December 2024)



RSBC DEFENCE IN 2024

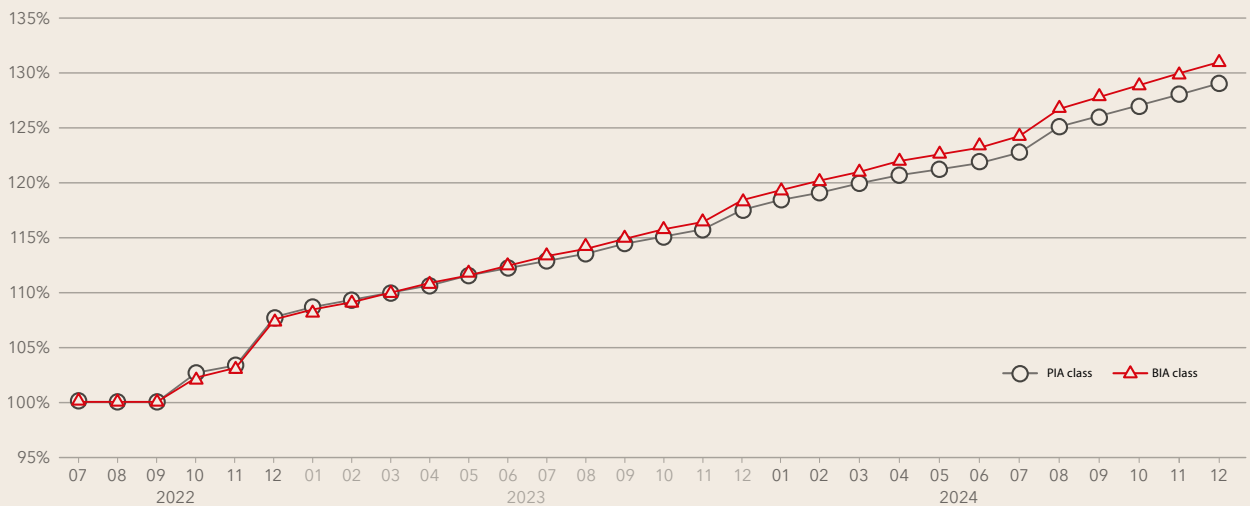
AREX

- introduction of two new pistol models for a strategic OEM customer in the U.S. market, driving continued revenue growth in the region
- execution of a significant military contract for bulletproof vests for a NATO member state
- securing a major contract for the rearmament of a NATO member state's army with AREX DELTA pistols, scheduled for implementation in 2025
- successful launch of two new automated production lines for ammunition belts, achieving over 90% capacity utilization and an annual production growth exceeding 30%
- initiation of the development of a new pistol product line for a European OEM customer, with serial production set to begin in 2025

STEYR ARMS

- the company's revenue for 2024 exceeded EUR 40 million
- execution of a significant assault rifle contract for a NATO member
- acquisition of a strategic and long-term contract for 40mm grenade launchers for a NATO member
- 160th anniversary since its founding

DEVELOPMENT OF THE VALUE OF INVESTMENT SHARES (07/2022 through 12/2024)



FUNDS STRUCTURE

Expansion of the fund by other assets – potential for the growth of the fund's value



SYNERGY OF STEYR ARMS AND AREX

- natural synergies in business, production and product development
- complementary products:
 - STEYR ARMS** - exceptional position in the segment of high-quality long guns
 - AREX** - exceptional position in the production of practice ammunition and reliable short weapons
- business strategy under the leadership of Tim Castagne
- growth opportunities in North America + further consolidation and expansion of cooperation with NATO countries
- production possibilities in Europe and North and South America (Austria, Slovenia, USA and Brazil)
- as of February 1, 2025, Milan Šlapák, the former CEO of the RSBC Group, was appointed CEO of Steyr Arms + Arex

INVESTMENT COMPANY



INVESTMENT COMPANY

The RSBC investment company is a licensed and regulated entity under the supervision of the Czech National Bank (CNB). This license allows the provision of a wide range of investment services, including investment advisor services, investment portfolio management and the implementation of diverse client-tailored investment strategies.

COMPREHENSIVE INVESTMENT SERVICES

- provides professional investment advice
- manages investment portfolios and helps with their optimization
- creates and implements investment strategies tailored to individual needs
- ensures compliance with applicable laws and regulations of the Czech National Bank
- emphasizes transparency and security of investments
- provides access to a wide network of experts, including auditors, appraisers, tax and legal specialists



PHILANTHROPY

PRAGUE PHILHARMONIA

- Robert Schönfeld is the founder of the orchestra after Jiří Bělohlávek, the world-renowned conductor
- the Prague Philharmonia has been active for 30 years
- it is considered one of the best orchestras in the Czech Republic and abroad
- the orchestra features over 90 musicians



INTERNATIONAL SCHOOL OF MUSIC AND FINE ARTS PRAGUE

- founded in 1998
- over 12,000 graduates in the 25-year history of the school
- more than 100 instructors

 Ernst & Young
Social Entrepreneur Of The Year®
in the Czech Republic
2012 Award Winner

The founder of the school, Robert Schönfeld, received the Ernst & Young and Schwab Foundation award as Social Entrepreneur of the Year in 2012.








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PRAGUE

Vyskočilova 1410/1
140 00 Praha 4-Michle
Czech Republic

+420 603 354 012

LONDON

10 Throgmorton Avenue
London EC2N 2DL
United Kingdom

+44 207 0713 963

GLOBAL

info@rsbcgroup.com

www.rsbcgroup.com

