



**Schönfeld & Co**  
PRÉMIOVÉ NEMOVITOSTI

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

# **PRÉMIOVÉ NEMOVITOSTI**

(PREMIUM PROPERTIES)

## INVEST WITH A TOP PLAYER ON THE CZECH MARKET

Schönfeld & Co Nemovitosti SICAV, a.s., Subfund Prémiové nemovitosti (Premium Properties) is a specialized real estate fund focused on investments in residential and commercial properties. The fund's objective is to build a high-quality and stable premium portfolio of income-generating real estate. Through regular rental income and the appreciation of property market value, the fund offers investors attractive long-term real returns on their invested capital.

# 8.6%

Average Annual Return Since Inception (07/2020 – 12/2024)

# 45.8%

Total Return Since Inception (07/2020 – 12/2024)

# CZK 2.3 bn

Portfolio Market Value

The value of the investment and the income derived from it may fluctuate over the investment period, therefore the return of the invested capital is not guaranteed. Past performance does not guarantee future results.

## HOW WE SELECT POTENTIAL ASSETS?

### Location

We focus on premium locations with high added value. Attractive urban districts, excellent transportation accessibility, civic amenities, etc.

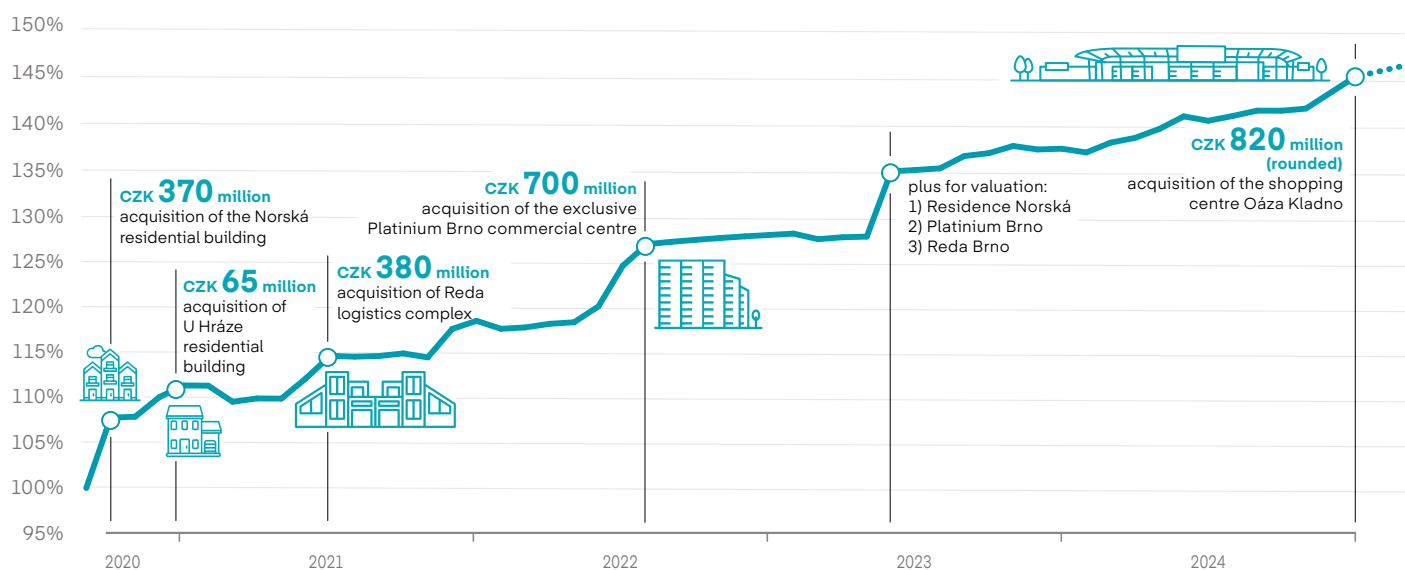
### Stable Tenants

We maintain long-term contracts with stable tenants (banks, insurance companies, international corporations, etc.). The average lease term is 5 years. Our portfolio has an occupancy rate of up to 98%.

### RE Market Segment

We are constantly seeking the optimal balance between commercial potential and property attractiveness. Focusing mainly on increasing the value of properties.

## STOCK VALUE CHART



Initial value at fund establishment = 100%, data from the period 07/2020–12/2024



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## CURRENT PORTFOLIO



### REDA LOGISTICS PARK (BRNO)

A logistics park with excellent transportation accessibility and connection to highway networks. Usable area of 17,000 m<sup>2</sup>. In 2023, the lease agreement with the tenant was extended for another 6.5 years.



### NC OÁZA Kladno

A well-established shopping center with 16,500 m<sup>2</sup> of retail space and a large catchment area. 98% occupancy with creditworthy tenants and an average lease term of 5 years.



### PLATINIUM BRNO

An office building in an attractive business district in Brno. Total area of 9,340 m<sup>2</sup>. Long-term occupancy exceeds 95%.



### REZIDENCE NORSKÁ (PRAGUE)

Development of an Art Nouveau residential building in a premium area of Prague. 38 luxury apartments, 2 commercial units. Total area of 2,888 m<sup>2</sup>. Project completion in Q4 2024.



### REZIDENCE U HRÁZE (PRAGUE)

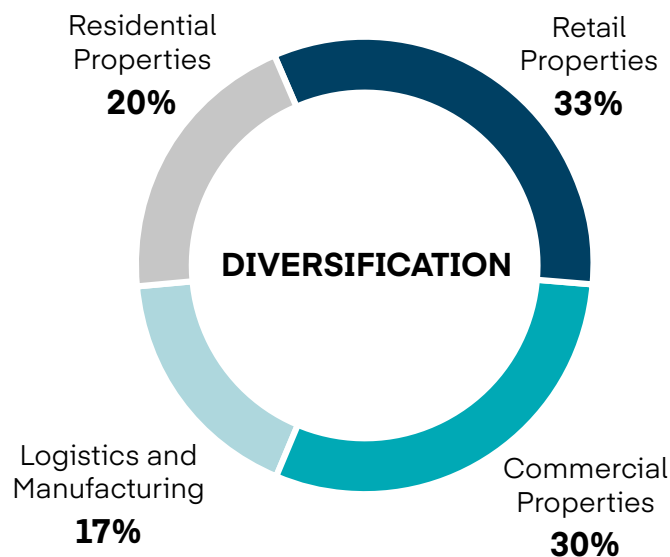
An apartment building in a quiet part of Prague's Strašnice district. Following partial renovation in 2025, it will offer 14 rental apartments, a garden seating area, and new parking spaces.

## STABLE PORTFOLIO OF TENANTS IN PREMIUM PROPERTIES

### FUND INVESTMENT STRATEGY:

We acquire premium residential and commercial properties in prestigious locations where people will want to live or work in the future.

**>140** EXPECTED ANNUAL RENTAL INCOME IN 2025  
million CZK



### KEY TENANTS



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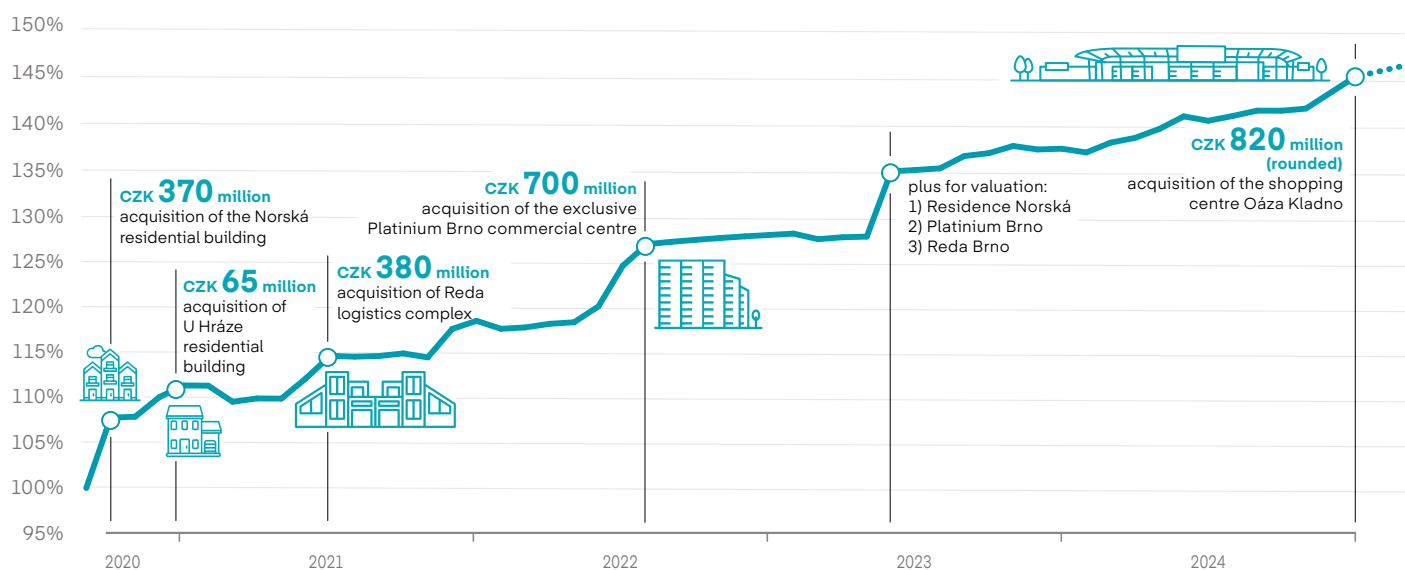
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