

# PROPERTIES

in the portfolio of INVESTIKA real estate fund,  
open-end mutual fund

**i**INVESTIKA

[www.investika.cz](http://www.investika.cz)

# The mission of the real estate fund INVESTIKA is to achieve long-term stable yields through real estate assets

INVESTIKA real estate fund, open-end mutual fund, allows small investors to profit from income from renting of various types of high quality commercial properties worth up to billions of crowns. Invest standing or one-off investments from very low amounts to participate on attractive yields that real estate can offer. All of this without the need for their direct purchase and management.

The values below are as of 30 September 2024

Appreciation

**7.08 %**

over the last 12 months  
CZK class

Appreciation

**30.62 %**

over the last 5 years  
CZK class

Fund capital

**19.98 billion**

CZK

Number of investors

**74 thousand**

WAULT

**4.27 years**

weighted average unexpired  
lease term

LTV

**32.02 %**

Loan to value ratio of the fund

## Quality commercial real estate

We invest primarily into premium office buildings, shopping centers, logistics complexes and other quality properties in a range of sectors.

## Resilience to inflation

Long-term leases include with inflation clauses that ensure regular rent increases.

## Creditworthy tenants

Our combination of creditworthy tenants and long-term leases is the prerequisite for the fund's stable income.

## Diversified portfolio

The portfolio is diversified at the level of property type, location, and individual tenants.

## Main advantages

Real assets

Attractive yields

Low initial investment

Czech legislation

## Key tenants

SIEMENS

XXX Lutz

Heró

INTERSPORT

CSOB

dm

aramark

W

DART

T Mobile

MAN

CSCARGO

HiPP

orange

McDonald's

H&M

C&A

albert

ČESKÁ spořitelna

ADP

GENERALI ČESKÁ POJIŠŤOVNA

MINISTERSTVO VNITRA ČESKÉ REPUBLIKY

Dr.Max+

Boston Scientific

AUOR BANK

Honeywell

CHEP  
A Brambles Company

ADIANT

Nordea

MONETA

Deloitte.

# Offices

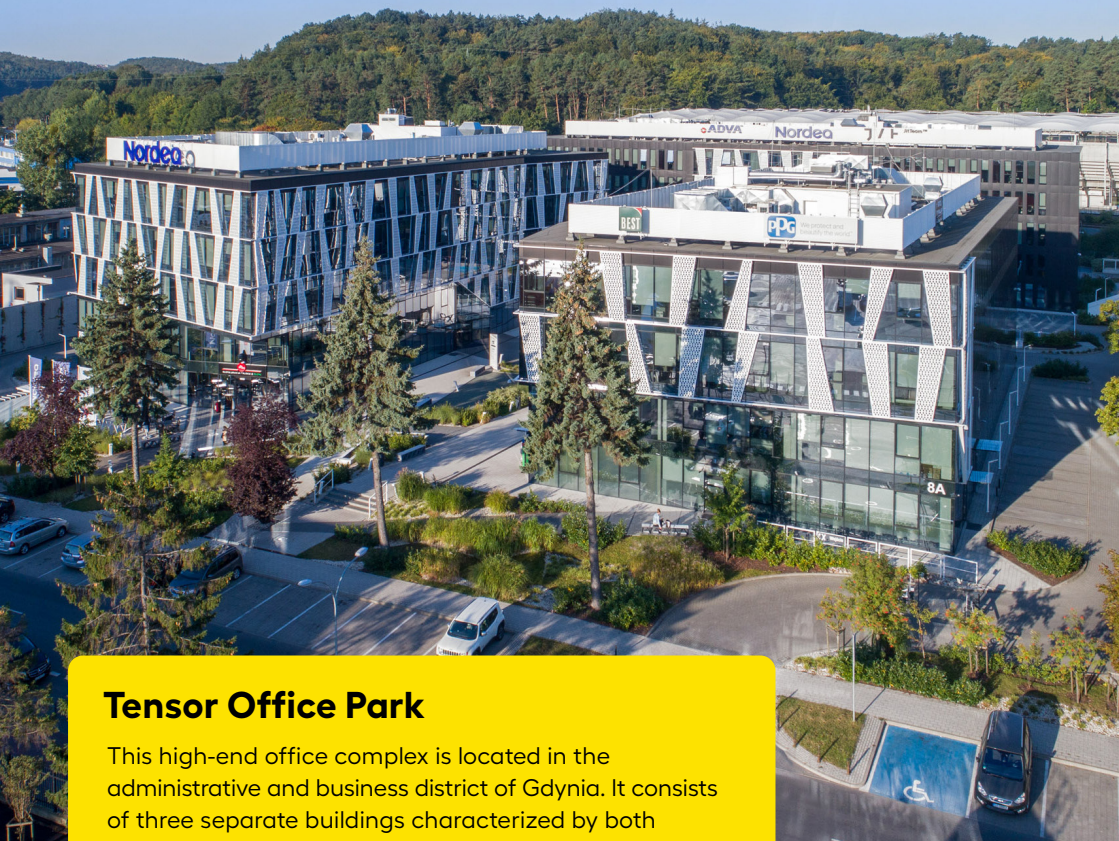
In the long term, this is the most stable sector of commercial real estate. Our portfolio includes both „A“ office buildings in Prague and administrative buildings in the Czech regions, which are less sensitive to potential market changes due to the limited availability of such properties in these locations. However, the fund has in its portfolio office properties in the Polish cities of Katowice, Gdynia, Warsaw and Poznań. Poland in particular, due to the size and nature of the local market, allows for transactions of the necessary scale and profitability, which are scarce in our domestic market. Our portfolio of office buildings is thus diversified not just across quality and sectors of our tenants, but also by country of origin, significantly contributing to the stability of the fund.

- 1 2 3 Gdynia (Poland)
- 4 5 6 7 8 Gdynia (Poland)
- 9 10 Katowice (Poland)
- 11 Poznań (Poland)
- 12 Prague 5
- 13 Prague 5
- 14 Pilsen
- 15 Prague 2
- 16 17 Prague 5
- 18 Warsaw (Poland)

1



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3



## Tensor Office Park

This high-end office complex is located in the administrative and business district of Gdynia. It consists of three separate buildings characterized by both architectural quality and excellent location in one of the most attractive regions of Poland, also having a BREEAM Excellent sustainability certificate.

Location	Gdynia (Poland)
Leasable area	20 074 m <sup>2</sup>
Purpose of possession	Rental income
Significant tenants	Nordea  

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## Office Park Łużycka

This complex of five office buildings offers more than 28,000 sqm of quality office space located in the business and administrative district of the Polish city of Gdynia. This area is characterized by excellent access for both public and individual transport, strategically located in the fast developing Tricity area.

INVESTIKA real estate fund already owns Tensor, another high-end office centre in the same location. In managing and developing both complexes, it can thus take advantage of their mutual synergies and economies of scale.

**Location** Gdynia (Poland)

**Leasable area** 28 690 m<sup>2</sup>

**Purpose of holding** Rental income

**Significant tenants**



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## FACE2FACE Business Campus

A complex of two modern office buildings in the centre of the three million agglomeration of Katowice, Poland. Its 47,000 sqm complex of quality leasable space has a BREEAM Excellent sustainability certificate. The complex includes a courtyard with relaxation areas, sports fields, charging stations for electric vehicles and facilities for cycling. More than half of INVESTIKA real estate fund's total revenues originates from foreign real estate if this acquisition is taken into account. The development of individual economies thus influences the overall performance of the fund less and less, which contributes significantly to its long-term stability.

**Location** Katowice (Poland)

**Leasable area** 47 206 m<sup>2</sup>

**Purpose of holding** Rental income

**Significant tenants**

**Deloitte.**



**Honeywell**

Capgemini



## Szyperská Office Center

In March 2021 Szyperská Office Center became the first foreign building in INVESTIKA real estate fund's portfolio. It opened the way for the fund's further acquisitions outside the Czech Republic. A modern seven-storey office building with underground parking, it is located on the banks of Warta river close to the centre of Poznań - Poland's fifth largest city.

**Location** Poznań (Poland)

**Leasable area** 19 195 m<sup>2</sup>

**Purpose of holding** Rental income

**Significant tenants**



District  
Court

Labour  
Office











## Karla Engliš 4

This six-storey modern office building with underground parking is characterized by its glass façade . The Prague - Anděl area, where the building is located, has excellent civic amenities and easy access.

Location	Prague - Smíchov
Leasable area	4 465 m <sup>2</sup>
Purpose of holding	Rental income
Significant tenants	   

**CHEP**  
A Brambles Company

**UBX**

**Boston Scientific**

**EQUITY CAPITAL**



## Avenir E

A solely-standing premium office property, Avenir E, is part of the Avenir Business Park complex located on the border of Prague's Nové Butovice and Jinonice districts. In 2008 the building won the prestigious Best of Realty award.

**Location**

Prague - Jinonice

**Leasable area**

6 738 m<sup>2</sup>

**Purpose of holding**

Rental income

**Significant tenants**

QPROPERTY

Heró

IBA  
GROUP

REALACTIVA

Citfin



## Business Center Bohemia

A sixteen-storey modern office building, locally known as the „skyscraper“, it is the tallest building in the whole Pilsen. It is one of the few properties in the centre of Pilsen that meets the criteria for modern class „A“ offices.

Location

Pilsen

Leasable area

8 284 m<sup>2</sup>

Purpose of holding

Rental income

Significant tenants

SIEMENS



MONETA





## Historic villa U Zvonařky

This trophy property is located in a traditional residential location in Prague's Vinohrady district. It is one of the most desirable parts of the capital city for residential use, exclusive offices, or representative company headquarters.

Location	Prague - Vinohrady
Leasable area	764 m <sup>2</sup>
Purpose of holding	Rental income
Significant tenants	QPROPERTY

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## Pekařská Office Park

The complex of two office buildings of Pekařská Office Park meets all standard requirements for modern office space and is located in attractive location in the Prague 5 district.

**Location**

Prague - Jinonice

**Leasable area**

8 052 m<sup>2</sup>

**Purpose of holding**

Rental income

**Significant tenants**






MINISTERSTVO VNITRA  
ČESKÉ REPUBLIKY





## Royal Trakt Offices

This historical building in the diplomatic quarter of Warsaw, one of the few to escape destruction during the World War II, provides modern renovated office space and underground parking. Its surrounding area houses a number of government institutions, embassies, high-end shops, restaurants and hotels.

Location	Warsaw (Poland)
Leasable area	3 482 m <sup>2</sup>
Purpose of holding	Rental income
Significant tenants	  

# Shopping Centres

In contrast to premium shopping centres, which may be significantly exposed to external influences, including the decline of tourists, INVESTIKA real estate fund focuses on smaller and medium-sized local centres for everyday shopping that withstand potential market turbulence. An example is the Galerie Butovice shopping centre, where even in the coronavirus pandemic several new retail units were leased, maintaining the stable income and occupancy of the centre.





## Galerie Butovice

The sixth largest shopping centre in Prague, is located in the middle of the dynamically growing residential and office area of Prague's Jinonice district. Thanks to its immediate proximity to the Nové Butovice metro station and a large-capacity carpark, it is characterized by excellent transport access.

**Location**

Prague - Jinonice

**Leasable area**

50 089 m<sup>2</sup>

**Purpose of holding**

Rental income

**Significant tenants**



# Banking houses

These inherently conservative properties operate mainly as stabilizing element in the INVESTIKA real estate fund's portfolio, as their long-term tenants include the largest Czech banks. The financial sector in the Czech Republic has repeatedly demonstrated its strong resilience to the impact of fluctuations in global markets. The advantage of having banking real estate assets in the fund's portfolio is also their regional diversification and location in busy areas of major Czech cities.

- 20 **Benešov**
- 21 **Boskovice**
- 22 **Chrudim**
- 23 **Frýdek-Místek**
- 24 **Mladá Boleslav**
- 25 **Moravská Třebová**
- 26 **Liberec**
- 27 **Nymburk**
- 28 **Sokolov**
- 29 **Strakonice**

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## Portfolio of banking houses

Consisting in total of ten properties, located in the centres of regional towns across the Czech Republic. The significant tenants of the portfolio are banking institutions with long-term lease agreements.

Total lettable area

10 947 m<sup>2</sup>

Purpose of holding

Rental income

Significant tenants



# Logistics and industrial premises

This is currently among the most desirable sectors, which is strengthening significantly. One long-term factor in its growth is, among other things, the expansion of e-commerce, which needs logistics facilities for its function. This sector is characterised by high occupancy rates and the low supply of suitable buildings on the market. The value of logistics real estate derives from long-term lease contracts and attractive locations with an emphasis on transport access.

**30** **Wroclaw (Poland)**

**31** **Gdansk (Poland)**

**32** **Wroclaw (Poland)**

**33** **Jičín**

**34** **Liberec**

**35** **Litomyšl**

**36** **Moravčice**



## Production and logistics site ADIENT

This real estate is in an attractive location, long-term occupied by a stable tenant in the form of American automotive company. The whole complex is characterized by a high level of applied technologies.

**Location**

Wroclaw (Poland)

**Leasable area**

41 000 m<sup>2</sup>

**Purpose of holding**

Rental income

**Significant tenants**

The ADIENT logo consists of the word "ADIENT" in a bold, blue, sans-serif font. A yellow diagonal line is positioned to the left of the letters "A" and "D", extending from the top left towards the bottom right.

31

32



## MAN truck & bus service centres

A set of two branded service centres, located in excellent locations with direct connections to the Polish highway network, which are fully occupied by an exclusive tenant under a long-term lease agreement.

**Location**

Gdansk and Wroclaw (Poland)

**Leasable area**

7 917 m<sup>2</sup>

**Purpose of holding**

Rental income

**Significant tenants**



33

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## C.S. Cargo logistics facilities

This portfolio of four logistics complexes in Jičín, Liberec and Litomyšl is fully occupied by an exclusive tenant - the major logistics company C.S. Cargo.

Location

Jičín, Liberec, Litomyšl

Leasable area

22 644 m<sup>2</sup>

Purpose of holding

Rental income

Significant tenants

**CSCARGO**

# Data Centres

From the global perspective, this is a highly sought - after and fast growing sector, whose development was further accelerated by the coronavirus pandemic, coupled with an increase in home office, and the continued growth of cloud-based solutions and data sharing. We expect this sector to strengthen in the long term due to evolution of new IT technologies.





## Data and business centre Písek

This modern office complex is located in Písek in close proximity to the largest industrial zone in South Bohemia region. The building has undergone complete renovation and now is also partly used as a data centre.

Location

Písek

Leasable area

5 803 m<sup>2</sup>

Purpose of holding

Rental income

Significant tenants

snop

jiri  
models.

rodentica

F-F-S ENERGY

ABRA

# Residential

We view the residential segment in the Czech Republic and abroad as an appropriate and important part of a broadly diversified property portfolio. Investments in the residential segment protect funds against inflation in the long term. Rising construction prices and the lack of supply are reflected in the rise of property prices.

38 **Prague 4**

39 **Prague 5**

40 **Mallorca (Spain)**

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## Portfolio of trophy residences

A total of three residential properties in exclusive locations. In addition to two superbly villas in Prague, there is also one on the Spanish island of Mallorca.

**Location**

Prague, Mallorca (Spain)

**Leasable area**

1 950 m<sup>2</sup>

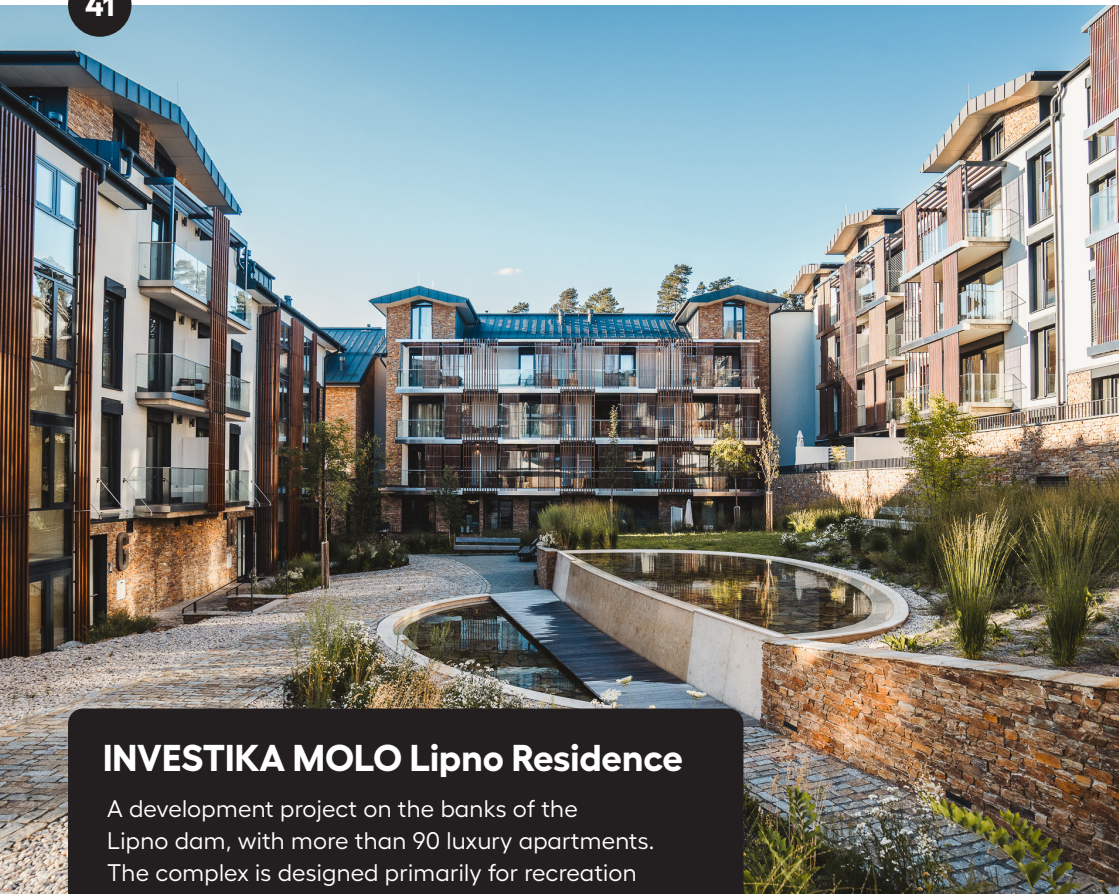
**Purpose of holding**

permanent value preserver,  
development, lease option

# Other Real Estate

These assets have a complementary function in the portfolio. They are intended e.g. for development, rental or favourable sale. They provide a return to the fund by increasing their value over time, margin from their sale, or appreciation through renovation or development.

- 41 Lipno nad Vltavou
- 42 Koloděje nad Lužnicí
- 43 44 45 Fažana (Croatia), Mallorca (Spain)
- 46 47 48 49 50 Istria (Croatia)



## INVESTIKA MOLO Lipno Residence

A development project on the banks of the Lipno dam, with more than 90 luxury apartments. The complex is designed primarily for recreation or as second home for demanding clientele.

Location

Lipno nad Vltavou

Plocha nemovitosti

2 129 m<sup>2</sup>

Purpose of holding

Development with subsequent sale



## Mitrowicz chateau

A unique, sensitively restored Baroque chateau from 1565, with beautiful grounds near the banks of Lužnice river. Development is currently underway here.

**Location**

Koloděje nad Lužnicí

**Plocha nemovitosti**

1 120 m<sup>2</sup>

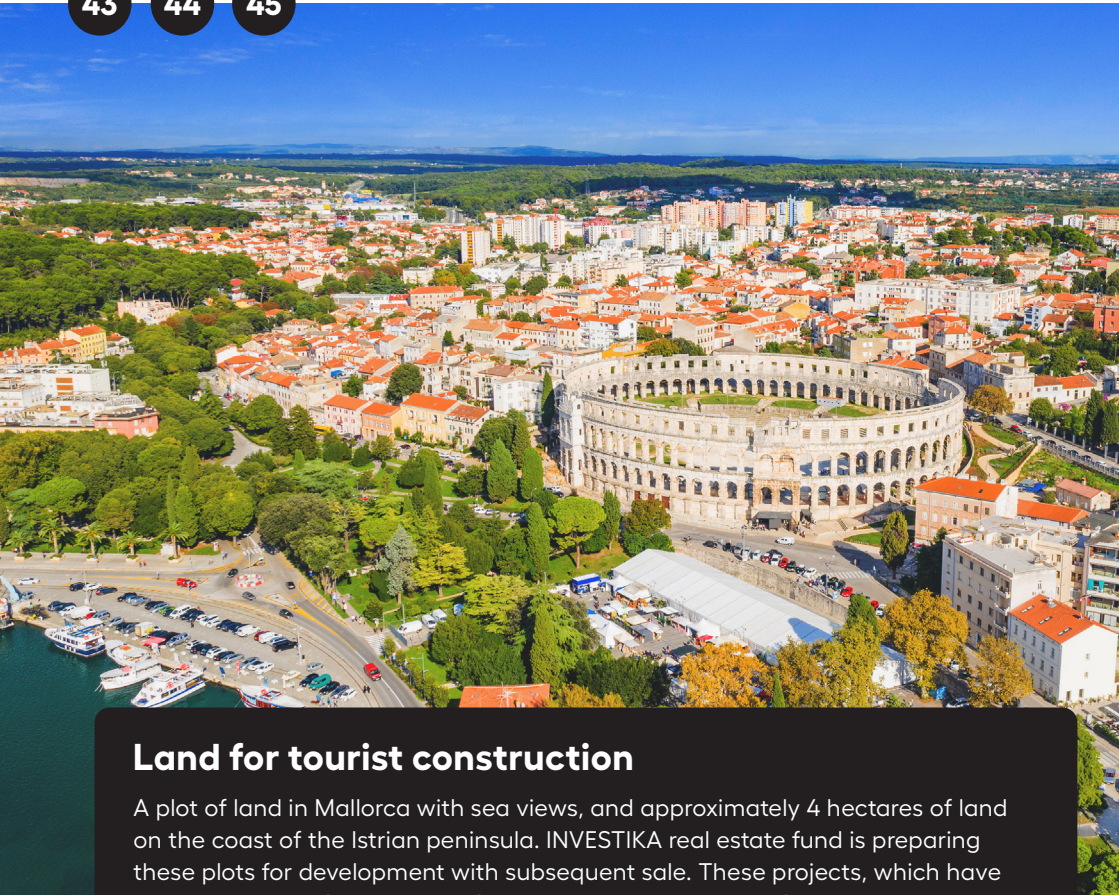
**Purpose of holding**

Redevelopment  
with guaranteed yield

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## Land for tourist construction

A plot of land in Mallorca with sea views, and approximately 4 hectares of land on the coast of the Istrian peninsula. INVESTIKA real estate fund is preparing these plots for development with subsequent sale. These projects, which have a large potential for attractive future appreciation, are perfectly suited for the fund's portfolio as a complementary asset.

Location

Fažana (Croatia), Mallorca (Spain)

Plocha nemovitosti

45 860 m<sup>2</sup>

Purpose of holding

Development with subsequent sale

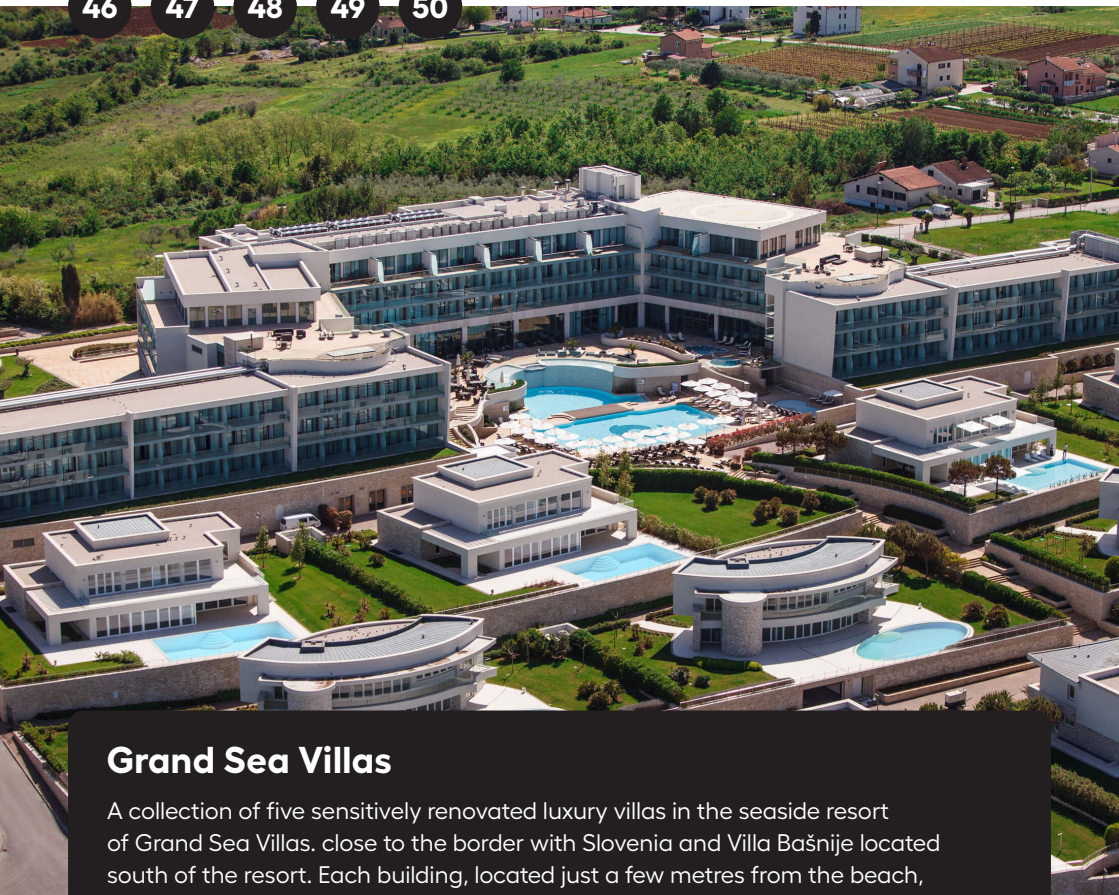
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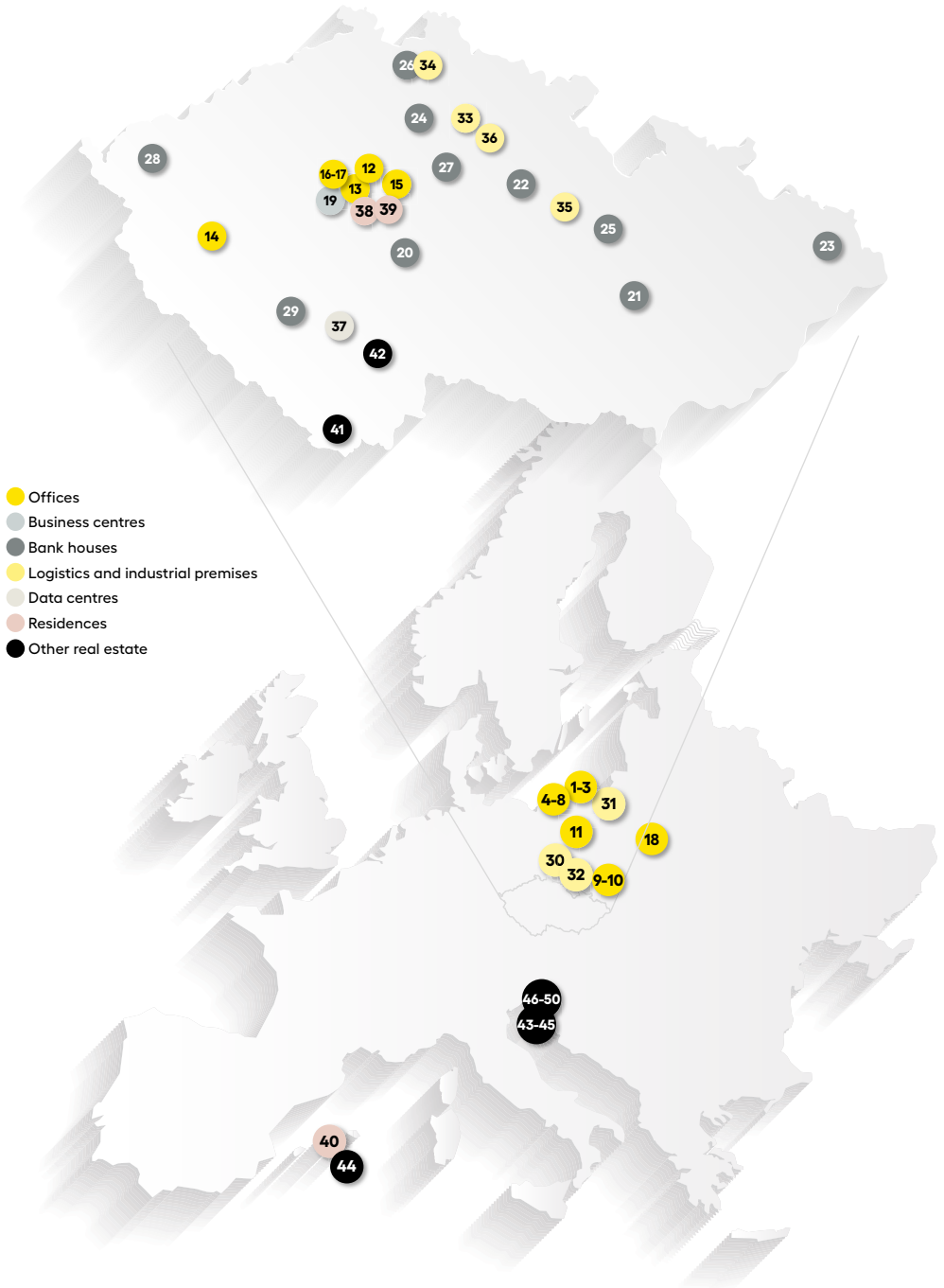
## Grand Sea Villas

A collection of five sensitively renovated luxury villas in the seaside resort of Grand Sea Villas, close to the border with Slovenia and Villa Bašnije located south of the resort. Each building, located just a few metres from the beach, offers breathtaking views of the Adriatic Sea and is fully equipped. For INVESTIKA real estate fund, this acquisition represents a portfolio addition bringing geographic diversification in the stable segment of luxury residences.

Location	Istria (Croatia)
Plocha nemovitosti	3 006 m <sup>2</sup>
Purpose of holding	Rental income

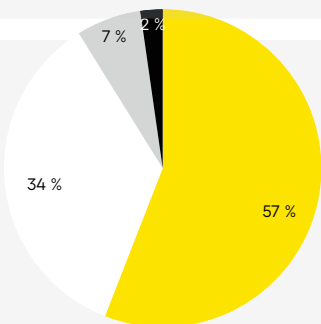
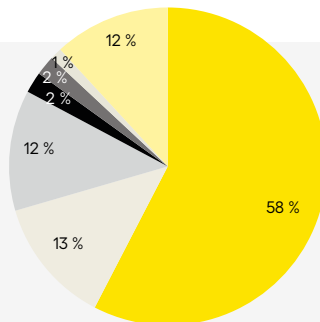






## Sectoral diversification

- 58 %** Offices
- 13 %** Logistics
- 12 %** Retail
- 2 %** Data Centre
- 2 %** Portfolio of banking houses
- 1 %** Residences
- 12 %** Other

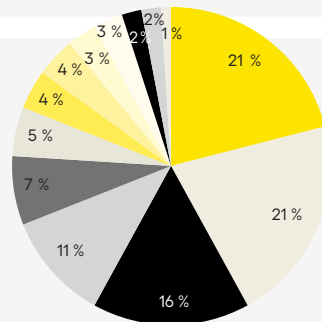


## Geographic diversification

- 57 %** Poland
- 34 %** Czech Republic
- 7 %** Croatia
- 2 %** Spain

## Industry diversification

- |                                  |  |
|----------------------------------|--|
| <b>21 %</b> IT                   | <b>4 %</b> Real estate activity                |
| <b>21 %</b> Logistics            | <b>3 %</b> Sale of food                        |
| <b>16 %</b> Banking, finance     | <b>3 %</b> Furniture sales                     |
| <b>11 %</b> Other services       | <b>2 %</b> Accommodation and catering services |
| <b>7 %</b> Manufacture           | <b>2 %</b> Pharmacy and Healthcare             |
| <b>5 %</b> Other retail          | <b>1 %</b> Automotive                          |
| <b>4 %</b> Public administration |  |



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