



Silverline
Real Estate

Introducing: Silverline Real Estate

2023

This is a promotional communication and not an offer or call for investment.

Only a qualified investor within the meaning of Section 272 of Act No. 240/2013 of the Civil Code, may become an investor. Before making any final investment decision, please read the fund's Articles of Association (fund's statute) and Key Information Document (KID), which are available in Czech at www.amista.cz (in some cases available only after logging into client access).

Investments in investment instruments are risky and may result in losses under unfavorable circumstances. Value of investment instruments changes over time and historical results are not an indication or guarantee of future results. Returns and yields on investments are not guaranteed. Return for an investor in foreign currency may increase or decrease due to fluctuations in currency exchange rates. Specific risks and details thereof, as well as details of investor rights, can be found in the fund's Articles of Association (fund's statute), KID, or fund's articles of incorporation (fund's regulations).

Toto je propagační sdělení, nejedná se o nabídku ani výzvu k upisování.

Investorem se může stát pouze kvalifikovaný investor ve smyslu § 272 zákona č. 240/2013 Sb. Než provedete jakékoli konečné investiční rozhodnutí, přečtěte si, prosím, statut a sdělení klíčových informací fondu (KID), které jsou (v některých případech pouze po přihlášení do klientského vstupu) v českém jazyce k dispozici na www.amista.cz.

Investice do investičních nástrojů jsou rizikové, při nepříznivých okolnostech mohou být i ztrátové. Hodnota investičních nástrojů se v čase mění a historické výsledky nejsou indikací ani zárukou výsledků budoucích. Návratnost ani výnos investované částky nejsou zaručeny. Výnos pro investora v cizí měně se může zvýšit nebo snížit v důsledku kolísání měnových kurzů. Konkrétní rizika a podrobnosti o nich, jakož i podrobnosti o právech investora lze v českém jazyce nalézt ve statutu a KID fondu, případně ve stanovách fondu.



Silverline
Real Estate



Silverline Real Estate is an international investment fund that runs residential real estate development projects in-house

Our fund strives to identify opportunities that deliver maximum returns to investors while creating positive value for broader society

Silverline Real Estate is a fully regulated fund (“SICAV” legal form) focused on residential development. We target and deliver double-digit returns.

Three founders and managers

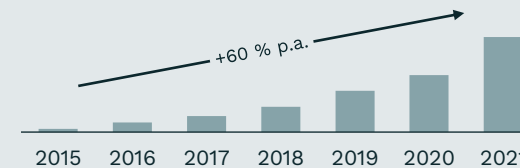


Investments solely into fully-owned projects

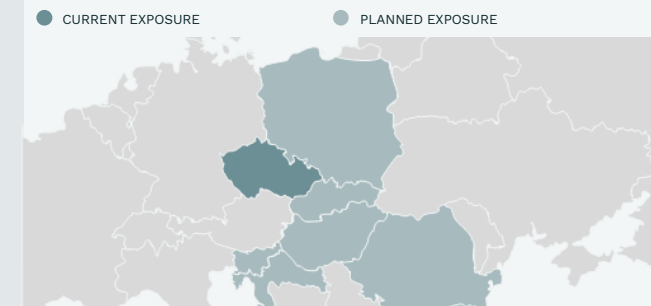


Development activities since 2015

NET ASSET VALUE OF REAL ESTATE



Regionally diversified portfolio



High return since fund foundation

10 % p.a.¹

Strong protection mechanism for investors

Redistribution of profit generated from founders' capital to investors in case target return is not reached²

High capital engagement of founders

CZK 75 mn
(EUR ~3 mn)³

Renowned partners

CONSEQ

DISTRIBUTION PARTNER

AMISTA

MANAGER AND ADMINISTRATOR



Silverline
Real Estate

1. Annualized return of investment stock class A since foundation of Silverline Real Estate

2. In case return of investment stock class does not reach target value (10 % for stock class A), as per fund statute approved by Czech National Bank, all current available profit (generated since foundation of the fund) in stock class of founders will be redistributed to investors until i) target return is reached ii) all profit was used for redistribution

3. So far, founders have deposited CZK >50 mn, rest of capital will be deposited over 2023

Source: Silverline Real Estate

Our activities in residential development stretch back to 2015. Since then, we have completed lower tens of projects of continuously growing size.

2015-2016

Renovations of individual apartments



2017-2019

Conversions and renovations of tranches of apartments, e.g. 8 apartments from a former hotel)

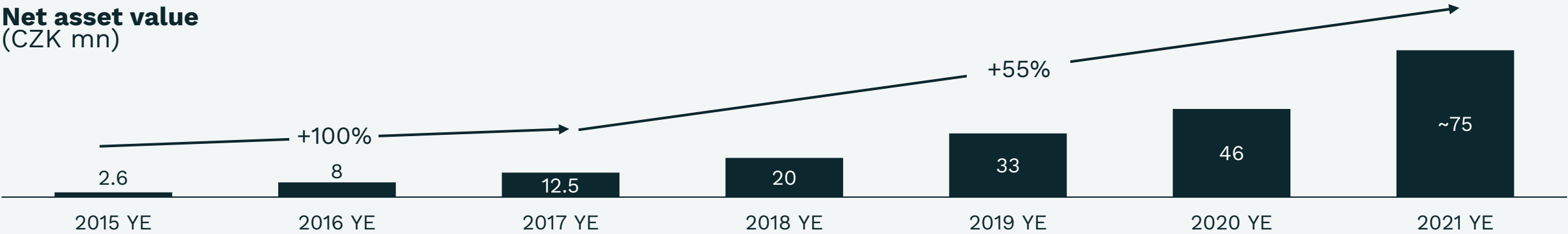


2020 →

Fully-fledged greenfield and brownfield residential development



Net asset value
(CZK mn)



Currently, we focus on two strategic segments, first of which being greenfield development of tranches of villas in proximity to large and growing cities...

Project portfolio (1/2): Greenfield development of tranches of houses



VILLAS VYSOKÝ ÚJEZD (PRAGUE AREA)

Development of building plots and two luxury & energy-efficient villas in immediate proximity to most prominent golf course in the Czech Republic and good proximity to Prague (~20 min drive).

PLANNED COMPLETION	GROSS DEVELOPMENT VALUE
2023	~70 mn CZK



VILLAS STRUHAŘOV (PRAGUE AREA)

Development of building plots and eight energy-efficient villas in solid proximity to Prague (~25 min drive).

PLANNED COMPLETION	GROSS DEVELOPMENT VALUE
2024	~145 mn CZK

Second strategic segment is complete renovation and significant extension of apartment houses in very downtowns of selected regional capitals.

Project portfolio (2/2): Renovation and expansion of apartment houses



APARTMENT HOUSE OSTRAVA

Conversion of a semi-functional house to sole residential usage, with complete renovation and addition of a new floor. Result will be 18 apartments and 2 retail spaces.

PLANNED COMPLETION	GROSS DEVELOPMENT VALUE
2024	~85 mn CZK

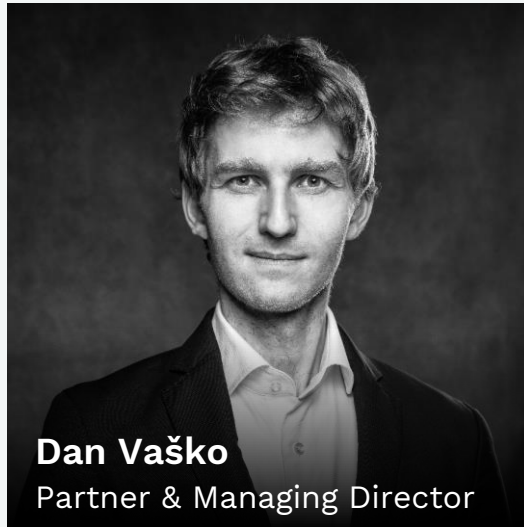


APARTMENT HOUSE PILSEN

Complete renovation of an apartment house in heart of Pilsen city. Addition of two new floors which will extend number of units from 12 to 22.

PLANNED COMPLETION	GROSS DEVELOPMENT VALUE
2024	~150 mn CZK

Both fund and development projects are managed by three founders on day-to-day basis.



Dan sets firm strategy, develops relations with partners and oversees internal processes.

Prior to establishment of the fund, Dan was a management consultant with focus on Private Equity and Financial Services. Also, Dan was an entrepreneur in residential development.



Martin manages development projects, namely segment of villa tranches. Martin also heads all Marketing activities.

Prior to establishment of the fund, Martin was a management consultant focused on Private Equity, Energy and Telecommunications.



Vojtěch manages development projects, namely segment of apartment houses. Vojtěch also run Finance & Accounting of the fund.

Vojtěch's background lies in Venture Capital and Management Consulting, also with focus on Private Equity sector.

Silverline Real Estate is overseen and co-operates with reputable entities in the Czech market.

Selection of entities in our ecosystem

Regulator



Depositor



Distributor



Financing partners



TRINITY BANK

Manager and administrator



Auditor



Architectural and design studios

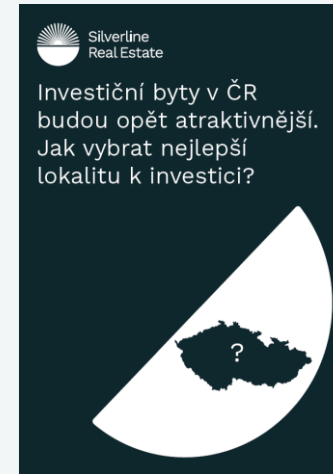


Law office



We are also an expert group that publishes already well-recognized market studies and contributes to leading Real Estate conferences.

Selected studies



Silverline studies are regularly cited in the media:

HOSPODÁŘSKÉ NOVINY



WEALTH
magazín

HYPINDEX

realitáci-sobě.cz

CZECHCRUNCH

ekonom



KURZYCZ

Silverline experts are often invited as speakers to key real estate conferences:



INVESTMENT TERMS

Legal form	Qualified Investor Fund (legal form “SICAV”)
Minimum investment	1,000,000 CZK
Investment horizon	5 years
Stock class A	Preferred return 10 % p.a., already net of management fee ¹
Stock class B	Preferred return 7 % p.a. + 50 % from performance beyond 7% p.a., already net of management fee ¹
Entry fee	0-5 % from investment ²
Exit fee ³	Year 1 – 30 %, Year 2 – 15 %, Year 3 – 10 %, After 36 months – 0 %
Management fee	1.6 % ⁴
Entry and appraisal frequency:	Quarterly
Public trading	No

1. Preferred return acts as protection of investors; founders are remunerated only after the stated return for investors is achieved; 2. 0 % if investment is made directly via founders; up to 5% if investment is made via intermediaries; 3. Calculated from up-to-date value of the investment stock; 4. Management fee 1,6 % p.a. is as per fund statute subtracted from gross yield of the fund and thus is not relevant for the preferred return for the investor (i.e. preferred returns of 10% p.a. or 7% p.a. are already netted of the management fee)
Source: Silverline Real Estate

WHY RESIDENTIAL DEVELOPMENT IN THE CZECH MARKET?

“In the Czech market, residential development will be a very attractive business segment at least until 2030, due to its huge accumulated deficit of supply over 2010-2021”

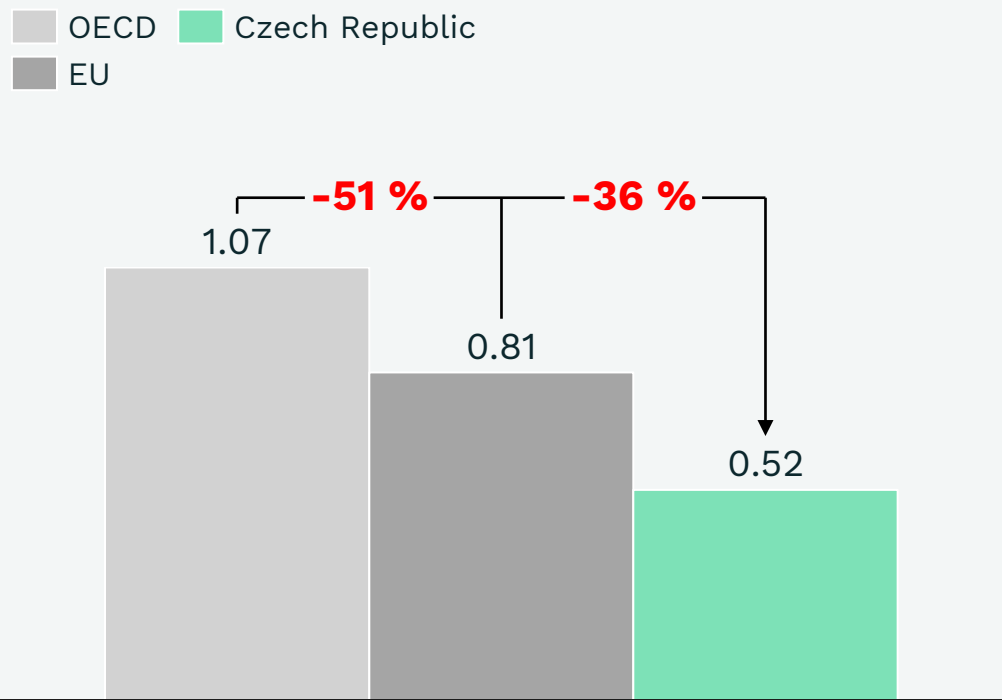
Villas Vysoký Újezd



Due to very low historical and current intensity of residential development, it has become an attractive business segment and will remain so at least until 2030.

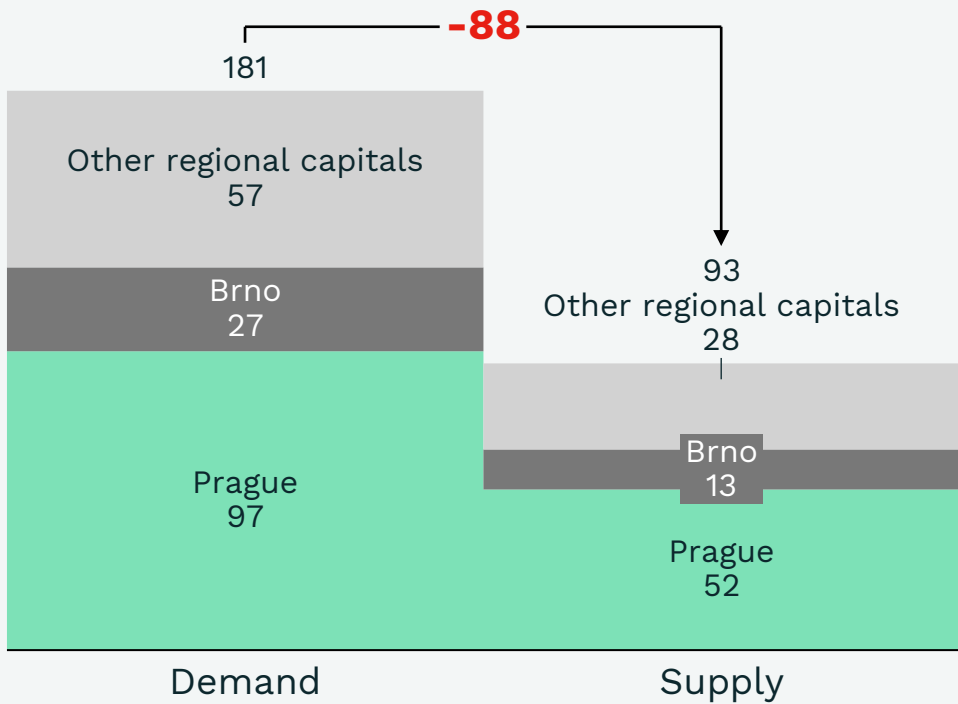
Residential development intensity

Share of newly constructed units on total housing stock
example of 2021¹ (%)



Demand and supply, new apartments

Number of demanded and supplied newly constructed apartments in regional capitals of Czech Republic 2012-21 (ths.)



WHAT HAS BEEN OUR PERFORMNACE SO FAR?

“Since fund foundation, we delivered to our investors net return of 10% p.a.. We only enter projects with exceptional margins; investment decisions are based on rigorous analyses and our thesis is always aligned with all project stakeholders upfront.”

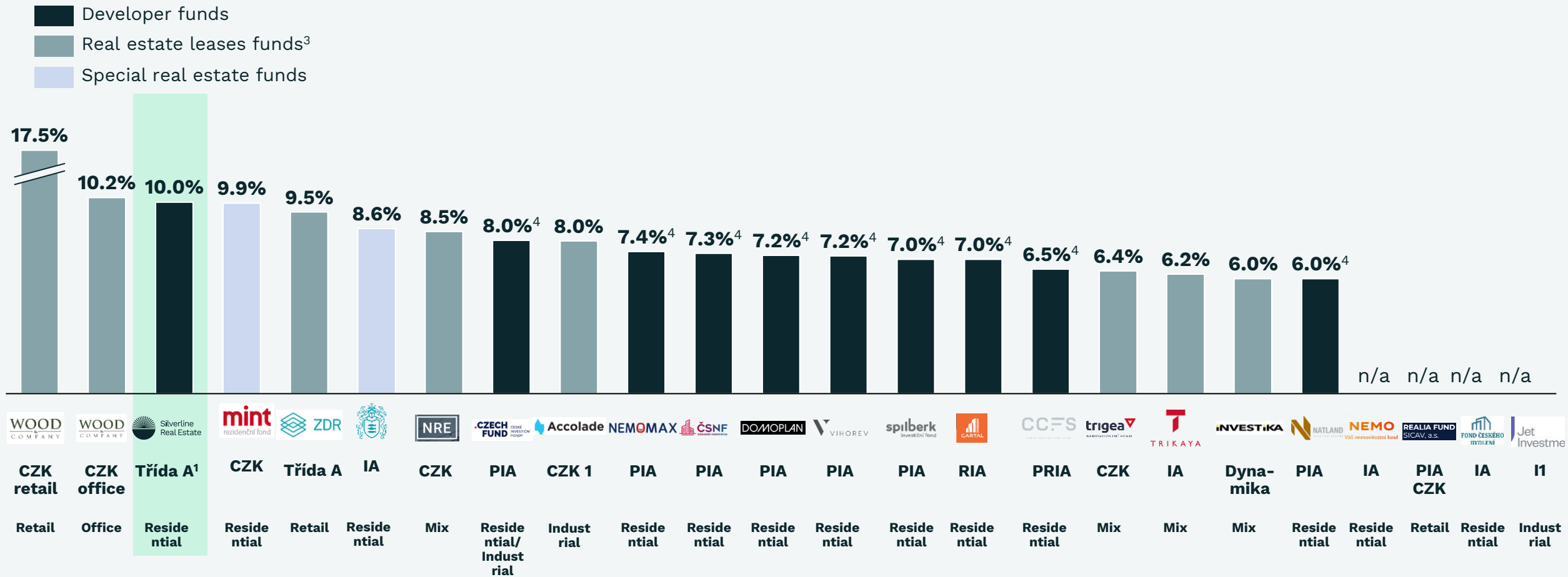
Residence Ostrava Tower



Of the Real Estate focused QIFs in the Czech Republic, Silverline Real Estate has reached one of highest returns².

Investment stock performance of Czech QIFs focused on Real Estate, Q1-Q4 2022

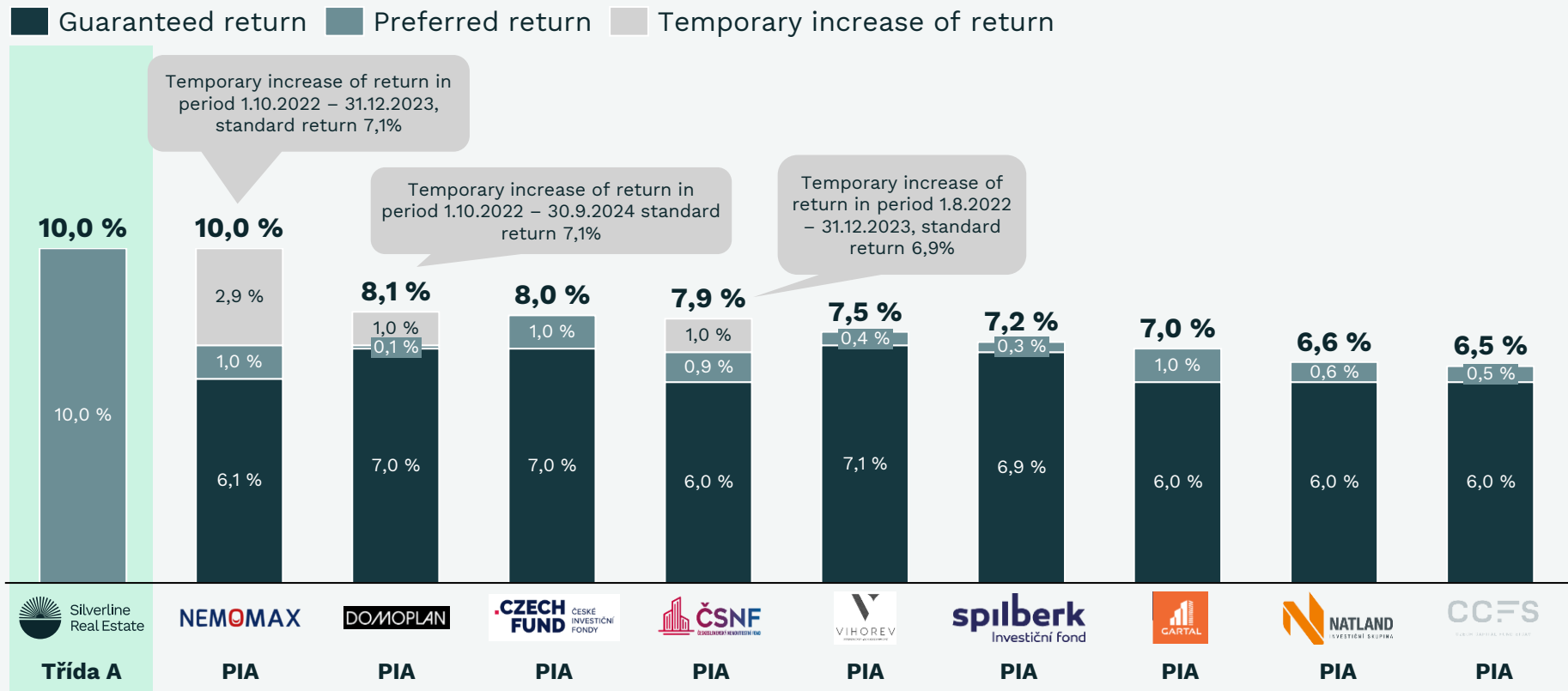
As of 03.03.2023



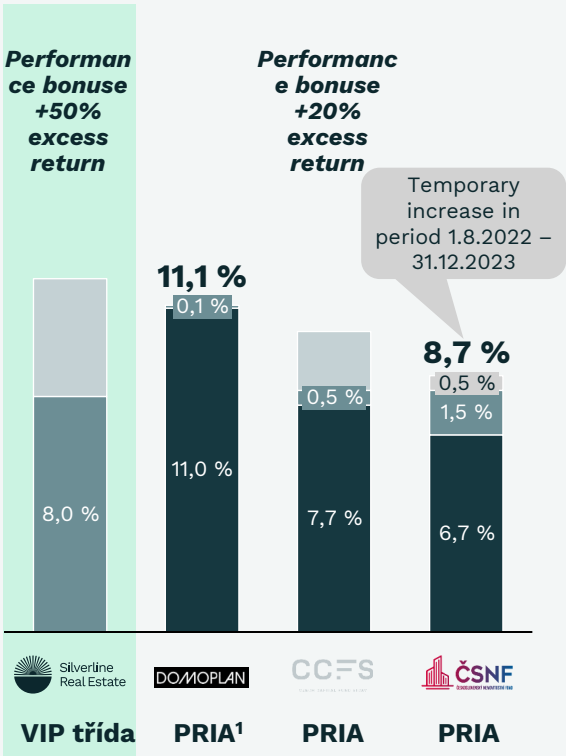
Of the Czech QIFs focused on residential real estate development, Silverline offers and delivers highest return in the market.

Expected returns of Czech residential real estate development QIFs, 2023, %

Investment stock without performance bonus



VIP investment stock with min. investment of CZK 10 mn



Do not hesitate to reach out in case of any questions:



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