

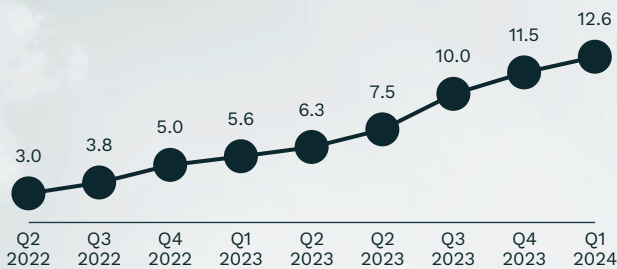
## RESIDENTIAL DEVELOPMENT IN CEE REGION

Silverline Real Estate is an Accredited (Qualified) Investor Fund focused on residential development with headquarters in the Czech Republic. Fund identifies and implements high-margin development projects in Central and Eastern Europe (with Czech Republic as its home market).

Fund focuses on smaller to mid-sized projects with shorter turnaround cycles and in locations with high market liquidity.

## WITH STABLE DOUBLE-DIGIT NET RETURNS

ASSETS UNDER MANAGEMENT, EUR MIL.



KEY FIGURES, Q1 2024

10 % p.a. Annualized net return in stock class A

12.6 % p.a. Annualized net return in stock class B

~13 mil. EUR Assets under Management (AuM)

“ In the Czech Republic and many other CEE countries, residential development is a highly attractive opportunity for investors due to long-term deep deficit of housing supply. In these respective markets, it also solves an acute social problem. Thanks to our highly analytical approach, we identify hidden gems among the multitude of opportunities in the market and as a result of our in-house project management, we systematically complete our projects on time and budget. ”

Dan Vaško, Partner and Managing Director

## AND UNIQUE PROJECTS

Selection of currently running residential projects



VILLAS VYSOKÝ ÚJEZD



VILLAS STRUHAŘOV



RESIDENCES OSTRAVA



RESIDENCES PILSEN

# SILVERLINE MANAGEMENT TEAM

Silverline Real Estate is managed by its three founders, who run the business on day-to-day basis.



## MARTIN

INVESTMENT DIRECTOR

Martin manages projects mainly in the segment of residential villas and heads Marketing activities of the fund.

Prior to joining Silverline, Martin was a management consultant with focus on Private Equity, Telecommunications and Energy.

## DAN

MANAGING DIRECTOR

Dan sets the fund's strategy, develops relations with fund's partners and oversees all internal processes.

Prior to fund foundation, Dan was a management consultant with focus on Private Equity and Financial Services and an entrepreneur in Real Estate.

## VOJTĚCH

INVESTMENT MANAGER

Vojtěch manages projects mainly in the segment of apartment buildings and heads Financial management of the fund.

Prior to joining Silverline, Vojtěch gained experience in Venture Capital and Transaction Advisory.

## INVESTMENT TERMS

Legal form	Accredited (Qualified) Investor Fund; legal form "SICAV"
Minimum investment	1,000,000 CZK (or as low as 100,000 CZK, subject to total investment of CZK 1 mil. to funds under same Fund manager) <sup>1</sup>
Investment horizon	5 years (zero exit fee after 3 years)
Stock class A	Preferred <sup>2</sup> return <b>10 % p.a.</b> , already net of management fee
Stock class B	Preferred <sup>2</sup> return <b>7 % p.a. + 50 % p.a.</b> from return over 7% p.a., all already net of management fee
Stock class E	Preferred <sup>2</sup> return <b>9 % p.a.</b> , already net of management fee
Entry fee	Max. 5 % of the investment
Exit fee <sup>3</sup>	Year 1: 8 %, Year 2: 6 %, Year 3: 4 %; After 36 months: 0 %
Management fee	Max. 1,6 % p.a. <sup>4</sup>
Frequency of investment rounds and appraisals:	Quarterly basis
Risk indicator (SRI)	6
Total expense ratio (TER)	1.6% p.a.

1. Investment as low as 100,000 CZK is possible if investment of CZK 1 mil. is spread among multiple Accredited Investor Funds overseen by same Fund Manager (Codya IS in case of Silverline Real Estate) 2. Preferred return is a form of guarantee for investors: any profit gained in the fund since its foundation can be distributed among founders only after target returns for investors are fulfilled 3. Calculated based on actual value of investment stock; 4. Management fee max. 1,6 % p.a. as per fund statute is applied on gross return of the fund and thus does not lower the preferred return for investors

### LINKEDIN



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.codyainvest.cz](http://www.codyainvest.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).

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### WEB

