



# RESIDENTIAL DEVELOPMENT

Silverline Real Estate is an Accredited (Qualified) Investor Fund focused on residential development with headquarters in the Czech Republic. The fund identifies and implements high-margin development projects primarily in the Czech Republic.

The 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

### KEY FIGURES

**10-12 %** p.a.

Targeted and historical return

**~31** mil EUR

fund capital

**~45** mil EUR

Assets under management

**7.5** mil EUR

Value of founders capital in the fund

**11**

Years in the residential development market

**14**

Portfolio projects

**~600**

Accredited investors

**<40 %**

LTV of Silverline group

LIBČICE NAD VLTAVOU

JOSEFŮV DŮL

PRAHA-LIBEŇ



PRAHA-KRÁLOVICE

PRAHA-KOLODĚJE

STRUHAŘOV

VYSOKÝ ÚJEZD



BRNO-ZÁBRDOVICE

PRAHA-HOLEŠOVICE

OSTRAVA

PLZEŇ



# SILVERLINE MANAGEMENT TEAM

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



**MARTIN BENROTH**  
INVESTMENT DIRECTOR

Is primarily focused on the acquisition of land and buildings for redevelopment, from identifying opportunities to accepting the property into portfolio.

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

**DAN VAŠKO**  
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.

**VOJTECH BRIX**  
INVESTMENT MANAGER

Together with the project team, he manages investment projects, specifically in the segment of reconstruction and expansion of apartment buildings, greenfield construction of apartment buildings and land development. He also participates in managing the fund's financial agenda.

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

## INVESTMENT TERMS

Investment stock class	Stock class A (CZK)	Stock class B (CZK)	Stock class E (EUR)	Stock class I (CZK)
<b>Proposition</b>	10 % p.a. preferred return <sup>2</sup>	7 % p.a. preferred return <sup>2</sup> + 50 % performance bonus	9 % p.a. preferred return <sup>2</sup>	7.5 % p.a. preferred return <sup>2</sup>
<b>Exit fee<sup>3</sup></b>	Year 1. – 8 %, Year 2. – 6 %, Year 3. – 4 %, after 36 months – 0 %			Year 1 – 4 %, after 12 months – 0 %
<b>Legal form</b>	Acredited (Qualified) Investor Fund; legal form "SICAV"			
<b>Minimum investment</b>	1,000,000 CZK or equivalent in EUR (or as low as 100,000 CZK or equivalent in EUR, subject to total investment of CZK 1 mil. or its EUR equivalent to funds under same Fund manager) <sup>1</sup>			
<b>Entry fee</b>	Max. 5 % of the investment			
<b>Management fee</b>	Max. 1.6 % p.a. <sup>4</sup>			
<b>Frequency of investment rounds and appraisals</b>	Monthly basis			
<b>Liquidity</b>	~8 weeks from the end of the month in which the redemption request was submitted (under standard circumstances; excluding the audited period) <sup>5</sup>			
<b>Risk indicator (SRI)</b>	6			
<b>Total expense ratio (TER)</b>	2.16 % 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 5. According to the statute, the possibility of withholding redemption payments in the event of a crisis situation for up to 6 months from the end of the month in which the redemption request was submitted.

### 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).

### WEB



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