



Silverline
Real Estate

CNB CZECH
NATIONAL BANK
REGULATOR

CODYA
INVESTIČNÍ SPOLEČNOST
FUND MANAGER AND
ADMINISTRATOR

CONSEQ
BROKER

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

Years in the
residential
development
market

12

Portfolio
projects

10-12%_{p.a.}

Targeted
and historical
return

~32_{mil EUR}

Assets under
management

<40%

LTV of
Silverline
group

LIBČICE NAD VLTAVOU

JOSEFŮV DŮL

PRAHA-LIBEŇ



PRAHA-KRÁLOVICE

PRAHA-KOLODĚJE

STRUHAŘOV

VYSOKÝ ÚJEZD

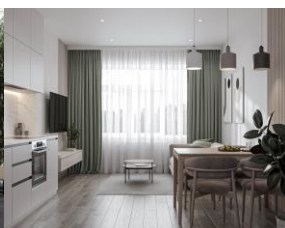


BRNO-ZÁBRDOVICE

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

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 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.

VOJTĚCH BRIX
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 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) ¹
Investment horizon	5 years (zero exit fee after 3 years)
Stock class A	Preferred ² return 10 % p.a. , already net of management fee
Stock class B	Preferred ² return 7 % p.a. + 50 % p.a. from return over 7% p.a., all already net of management fee
Stock class E	Preferred ² return 9 % p.a. , already net of management fee
Entry fee	Max. 5 % of the investment
Exit fee ³	Year 1: 8 %, Year 2: 6 %, Year 3: 4 %; After 36 months: 0 %
Management fee	Max. 1,6 % p.a. ⁴
Frequency of investment rounds and appraisals:	Monthly basis
Risk indicator (SRI)	6
Total expense ratio (TER)	2,6% 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 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).

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 (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

