

Silverline
Real Estate



**BUILDING
WEALTH ON
SOLID
FOUNDATIONS.**

ABOUT THE FOUNDERS

The founders of the Silverline Real Estate investment fund are former advisors to private equity fund management, who met at a global consulting firm.

Years of experience working with top management of leading foreign and Czech funds, as well as previous entrepreneurial activities, have shaped the common traits of all three founders: high ambition, emphasis on analytics and rigor in analysis, and the ability and willingness to work in an international environment.

These traits have gradually become part of the DNA of the Silverline Real Estate investment fund and will also shape its future path.



FUND INTRODUCTION



SILVERLINE REAL ESTATE is an international investment fund implementing residential property development projects. The fund's goal is to offer investors a safe product with a protective mechanism, providing a stable double-digit yield.

The fund has a unique approach: its investment team evaluates dozens of investment opportunities monthly to invest only in exceptional opportunities with known and reasonable risks and exceptional margins. The investment team also directly manages all development projects, fully controlling budgets and timelines.

The group's history dates back to 2015 when residential property investment activities began and grew over the years. In 2020, the company focused exclusively on residential development, and in 2021 and 2022, the fund for qualified investors was established.

The group's medium-term goal is to become one of the leading developers in the Czech market and subsequently build a fully diversified portfolio of projects in the capitals of Central Europe and possibly the USA. The long-term vision of Silverline also includes launching a private equity fund focused on value creation and value generation in small to medium-sized companies across industries.

INVESTMENT STRATEGY PILLARS



Vysoký Újezd Villas



CONSTRUCTION AND REDEVELOPMENT OF RESIDENTIAL BUILDINGS

We seek suitable properties for building modern residential apartments in city centers of large cities in the Central European region.

Ideal properties include older residential buildings in central locations or secondary offices, which we fully renovate, as well as vacant urban plots where we carry out greenfield development of new residential buildings.

For each project, we design construction tailored to the location. We seek opportunities to add value by significantly increasing the original floor area, e.g., by extensions or additional construction on adjacent land, and by improving building energy efficiency.



NEW DEVELOPMENT NEAR GROWING METROPOLISES

We look for land plots approved for residential development in the urban planning. We focus on areas around Prague and other Czech and foreign metropolises with growing populations and limited construction opportunities within city limits.

After acquisition in the initial development phase, we obtain necessary zoning decisions and building permits, and we implement technical and transportation infrastructure development. This results in land plots ready for final construction of family homes. In a potential second phase, we undertake the actual construction of family or apartment buildings.

WHY INVEST IN RESIDENTIAL PROPERTY DEVELOPMENT

01

HIGH RETURNS

Developers on growth markets driven by demand can systematically achieve returns towards their own capital of around 25% p.a. before taxes, which ensures significantly higher returns than rental properties or other asset classes.

The Czech market will remain highly attractive for residential development at least until 2030 due to historically low construction intensity in the previous decade, which has led to a significant shortage of new properties.

02

LOW RISK

Due to the long-term limited supply and strong demand driven by population growth and declining average household size, the commercial risk is low.

Additionally, developers primarily hold building land on their balance sheets, which even in crises belong to the most attractive types of assets. Risks arising from the development process can be systematically managed to minimize them.

03

STRONG SOCIAL IMPACT

Residential development addresses local as well as societal issues related to low housing availability. Few other activities have such a direct and broad impact on society or your region.

In addition to housing availability, development also addresses the energy inefficiency of older buildings. For example, in general renovations of apartment buildings, we always aim for at least PENB C, even for older buildings that are extremely energy inefficient and limited by heritage conservation.

PORTFOLIO OF PROJECTS

Diversified portfolio from segment and region perspectives



Villas Kolodějská

Development of 14 building plots with subsequent construction of stand-alone detached houses or villas on Prague's eastern border

PLANNED COMPLETION
2026

GROSS DEVELOPMENT
VALUE **280 mil. CZK**



Urban Oasis Holešovice

Greenfield development of two apartment buildings and redevelopment of one building including an extension in Prague 7

PLANNED COMPLETION
2028

GROSS DEVELOPMENT
VALUE **390 mil. CZK**



Královice Grove

Land development of building plots with the possible construction of up to 20 villas in the Prague-Královice Metropolitan District

PLANNED COMPLETION
2026

GROSS DEVELOPMENT
VALUE **450 mil. CZK**



Residences Cardinal Beran

Complete renovation and extension of an apartment building in the center of Pilsen, resulting in 23 residential units and a restaurant

PLANNED COMPLETION
2025

GROSS DEVELOPMENT
VALUE **160 mil. CZK**



Struhařov Gardens

Land development of building plots with the possible construction of 8 family houses in Struhařov near Prague

PLANNED COMPLETION
2025

GROSS DEVELOPMENT
VALUE **145 mil. CZK**



Dock Libeň

Greenfield construction of an apartment building with luxury apartment units in premium location of Libeňské docks

PLANNED COMPLETION
2029

GROSS DEVELOPMENT
VALUE **až 700 mil. CZK**



Riverside Libčice

Greenfield development of 117 residential units within 39 family houses, complemented by a park of approximately 4 hectares

PLANNED COMPLETION
2030

GROSS DEVELOPMENT
VALUE **1.3 mld CZK**



Apartments Josefův Důl

Greenfield construction of two apartment buildings with 12 residential units (mountain apartments) in Josefův Důl

PLANNED COMPLETION
2029

GROSS DEVELOPMENT
VALUE **100 mil. CZK**

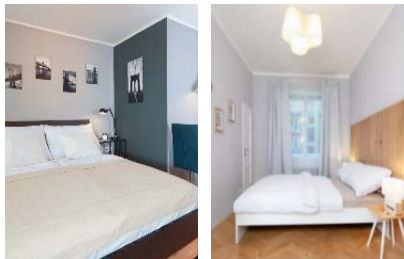
HISTORY OF THE GROUP

Over 10 years in the residential development market



2015-2017

Reconstruction of individual apartments
Gradual growth to dozens of units



Net Value of Real Estate Assets

3 mil. CZK

2018-2020

Conversion and reconstruction of apartment complexes
Initiation of development projects



Net Value of Real Estate Assets

30 mil. CZK

2022

Establishment of QIF
Launch of 2 new projects worth hundreds of millions of CZK
Investor Yield 10% p.a.



Net Value of Real Estate Assets

80 mil. CZK

CURRENT SITUATION AND FUTURE DIRECTION



2023-24

Increase in implemented projects from 2 to 9
Significant diversification by location and project type



Net Value of Real Estate Assets

Growth of 200+ mil. CZK annually

2025

Expansion of the project portfolio to 10–12 projects
Significant increase in average project size
Commencement of international diversification
Targeted returns of 10–12% p.a.



Net Value of Real Estate Assets

500–1000 mil. CZK

2026+

International fund implementing medium-sized projects in Europe and North America



Net Value of Real Estate Assets

>1 mld. CZK

OUR *MISSION* & *VISION*

We strive to find investment opportunities that maximize returns for investors while also bringing positive value to society at large.

The Silverline Real Estate sub-fund is part of the broader vision of the Silverline investment fund: to become a leading international investment group with assets under management exceeding 500 million EUR, diversified across real estate, private companies, and startups.

BASIC *PRINCIPLES* *OF OPERATION*

01

VALUE ENHANCEMENT & PROTECTION OF INVESTED FUNDS

Target fund return of 10–12% p.a. Conservative investment strategy based on rigorous portfolio diversification across various project types / multiple geographic locations
Prudent leverage management to ensure stability even during potential crisis periods - maximum LTV: 40–50%

02

HIGH FOUNDER ENGAGEMENT

Invest only in projects under direct managerial control

Each project is managed by one of the founders

Founders have a high capital engagement and are rewarded only after achieving the target return for investors

03

PERFECT MARKET OVERVIEW AND BUSINESS MODEL FLEXIBILITY

Thoroughly mapped market segments through regular and high-quality analysis

Short investment cycles and high flexibility for rapid reactions to market situations and the ability to seize emerging opportunities

INVESTOR PROPOSITION

Investment stock class	Stock class A (CZK)	Stock class B (CZK)	Stock class E (EUR)	Stock class I (CZK)
Proposition	10 % p.a. preferred return ²	7 % p.a. preferred return ² + 50 % performance bonus	9 % p.a. preferred return ²	7.5 % p.a. preferred return ²
Exit fee ³	Year 1 – 8 %, Year 2 – 6 %, Year 3 – 4 %, after 36 months – 0 %			Year 1 – 4%, after 12 months – 0 %
Legal form	Acredited (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			
Entry fee	Max. 5 % of the investment			
Management fee	Max. 1.6 % p.a. ⁴			
Frequency of investment rounds and appraisals	Monthly basis			
Liquidity	~8 weeks from the end of the month in which the redemption request was submitted (under standard circumstances; excluding the audited period) ⁵			
Risk indicator (SRI)	6			
Total expense ratio (TER)	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.

SUPERVISION AND PARTNERS



REGULATOR



FUND MANAGER & ADMINISTRATOR



FUND DEPOSITARY



AUDITOR



DISTRIBUTION PARTNERS



EXPERT VALUATION SERVICES

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This is a promotional communication, not an offer or solicitation to subscribe.

Only a qualified investor can become an investor in the sense of § 272 of Act No. 240/2013 Coll. Before you make any final investment decision, please read the fund's statute and key information statement (KID), which are (in some cases only after logging into the client login) available in Czech at www.amista.cz.

Investments in investment instruments are risky, in unfavorable circumstances they can also be loss-making. The value of investment instruments changes over time and historical results are not an indication or guarantee of future results. The return or return on the invested amount is not guaranteed. The return for a foreign currency investor may increase or decrease as a result of exchange rate fluctuations. Specific risks and details about them, as well as details about the investor's rights, can be found in the Czech language in the fund's statute and KID, or in the fund's articles of association.



