



**Schönfeld & Co**  
PRÉMIOVÉ NEMOVITOSTI

SCHÖNFELD & CO NEMOVITOSTI SICAV, A.S., SUBFUND

# PRÉMIOVÉ NEMOVITOSTI

(PREMIUM PROPERTIES)



# INVEST WITH A TOP PLAYER ON THE CZECH MARKET

Schönfeld & Co Nemovitosti SICAV, a.s., Subfund Prémiové nemovitosti (Premium Properties) is a specialized real estate fund focused on investments in residential and commercial properties. The fund's objective is to build a high-quality and stable premium portfolio of income-generating real estate. Through regular rental income and the appreciation of property market value, the fund offers investors attractive long-term real returns on their invested capital.

# 8.6%

Average Annual Return Since Inception (07/2020 – 12/2024)

# 45.8%

Total Return Since Inception (07/2020 – 12/2024)

# CZK 2.3 bn

Portfolio Market Value

The value of the investment and the income derived from it may fluctuate over the investment period, therefore the return of the invested capital is not guaranteed. Past performance does not guarantee future results.

## HOW WE SELECT POTENTIAL ASSETS?

### Location

We focus on premium locations with high added value. Attractive urban districts, excellent transportation accessibility, civic amenities, etc.

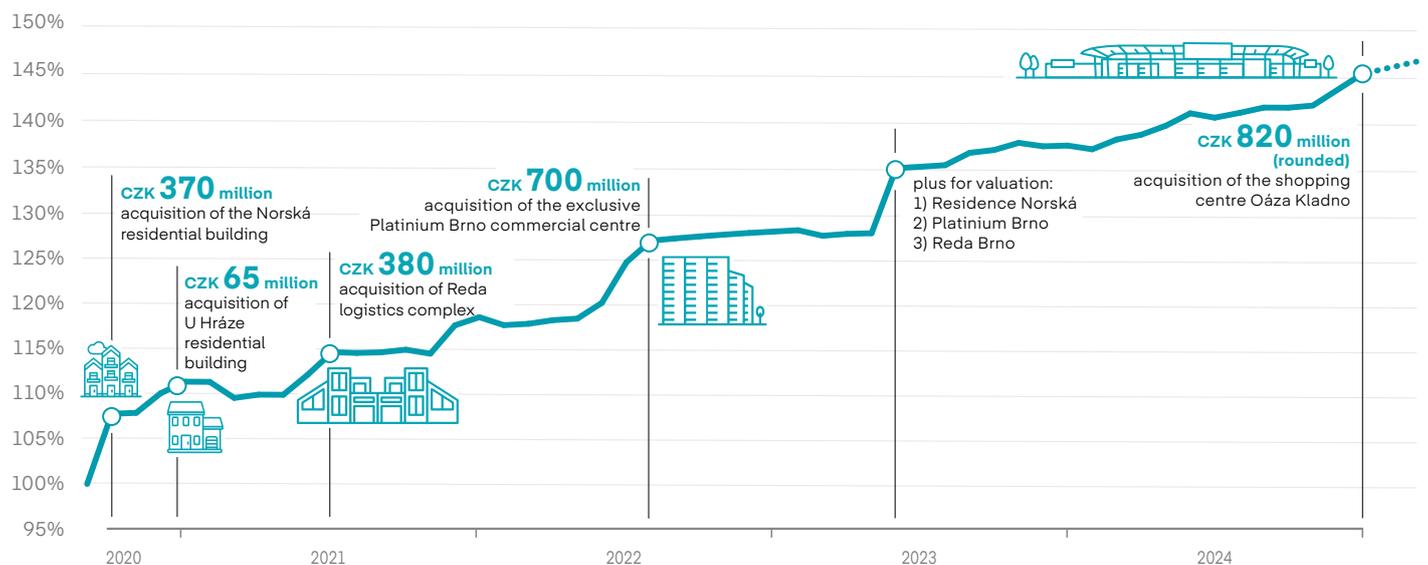
### Stable Tenants

We maintain long-term contracts with stable tenants (banks, insurance companies, international corporations, etc.). The average lease term is 5 years. Our portfolio has an occupancy rate of up to 98%.

### RE Market Segment

We are constantly seeking the optimal balance between commercial potential and property attractiveness. Focusing mainly on increasing the value of properties.

## STOCK VALUE CHART



Initial value at fund establishment = 100%, data from the period 07/2020–12/2024



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## CURRENT PORTFOLIO



### REDA LOGISTICS PARK (BRNO)

A logistics park with excellent transportation accessibility and connection to highway networks. Usable area of 17,000 m<sup>2</sup>. In 2023, the lease agreement with the tenant was extended for another 6.5 years.



### NC OÁZA Kladno

A well-established shopping center with 16,500 m<sup>2</sup> of retail space and a large catchment area. 98% occupancy with creditworthy tenants and an average lease term of 5 years.



### PLATINIUM BRNO

An office building in an attractive business district in Brno. Total area of 9,340 m<sup>2</sup>. Long-term occupancy exceeds 95%.



### REZIDENCE NORSKÁ (PRAGUE)

Development of an Art Nouveau residential building in a premium area of Prague. 38 luxury apartments, 2 commercial units. Total area of 2,888 m<sup>2</sup>. Project completion in Q4 2024.



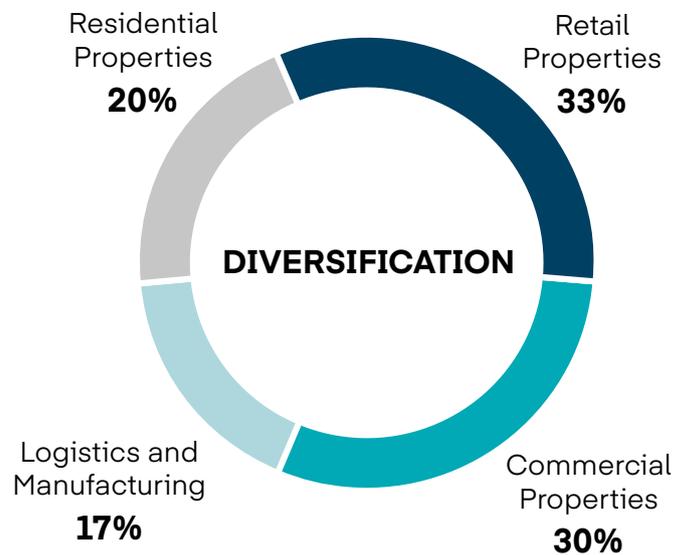
### REZIDENCE U HRÁZE (PRAGUE)

An apartment building in a quiet part of Prague's Strašnice district. Following partial renovation in 2025, it will offer 14 rental apartments, a garden seating area, and new parking spaces.

## STABLE PORTFOLIO OF TENANTS IN PREMIUM PROPERTIES

### FUND INVESTMENT STRATEGY:

We acquire premium residential and commercial properties in prestigious locations where people will want to live or work in the future.



### KEY TENANTS



## FUND PARAMETERS

FUND	Schönfeld & Co Nemovitosti SICAV, a.s., subfund Prémiové nemovitosti
FUND TYPE	Specialized Real Estate Fund
INVESTMENT STRATEGY	Investments in real estate and participation in real estate companies
INVESTMENT HORIZON	Minimum 5 years
CURRENCY	CZK
SECURITY TYPE	Investment shares, Class I
ISIN INVESTMENT SHARES, CLASS I	CZ0008045127
MINIMUM INVESTMENT	CZK 500 regularly or CZK 10,000 one-time
MINIMUM REDEMPTION AMOUNT	Not defined / 1 share of investment
ENTRY FEE	Up to 5.0% of the value of issued investment shares
EXIT FEE	0%
MANAGEMENT FEE, CLASS I	Max. 1.5% per annum of the average value of the fund's capital
MANAGEMENT FEES (TER)	Up to 2.01% per annum of the average value of the fund's capital
RISK INDICATOR	SRRI: 2 (ON A SCALE OF 7), SRI: 6 (ON A SCALE OF 7)*
FUND MANAGER AND ADMINISTRATOR	Conseq Funds investiční společnost, a.s.
REGULATORY AUTHORITY	Česká národní banka (Czech National Bank)
DEPOSITORY	UniCredit Bank Czech Republic and Slovakia, a.s.
AUDITOR	BDO Audit s.r.o.

\* The Premium Real Estate Fund has been assigned a risk class of 6 under the overall risk indicator (SRI) due to the fund's operating history criterion (minimum 5 years), without assessing the actual risk profile of the fund. Once the required minimum history is achieved, the fund will be assigned a risk class based on calculations reflecting the actual risk profile of the fund over a 5-year period, starting from July 1, 2025. Based on calculations from the available history as of June 1, 2023, the fund's risk level corresponds to risk class 3.

## NOTICE

For detailed information, including information on fees and risks, please refer to the Key Information Document and/or the prospectus of the relevant fund and subfund, which are available electronically on the website [schonfeldfondy.cz](http://schonfeldfondy.cz) in Czech. These documents are also available in paper form at the headquarters of the investment fund manager, Conseq, and are also available from contractual partners.

The depository agreement does not contain provisions that would allow the transfer or further use of the subfund's assets by the Depository. Furthermore, the fund has not granted any investor any special advantage or right to such an advantage.



### MILOŠ FILIP, CFA

Chief Investment Director  
RSBC investiční společnost a.s.

## KONTAKTY

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