

PERFORMANCE OF THE FUND DURING THE PERIOD FROM 1 JANUARY TO 31 AUGUST 2025

9.13%

Open capital to the sectors, which set the direction.





Market value of managed real estate assets

EUR 1.01 billion

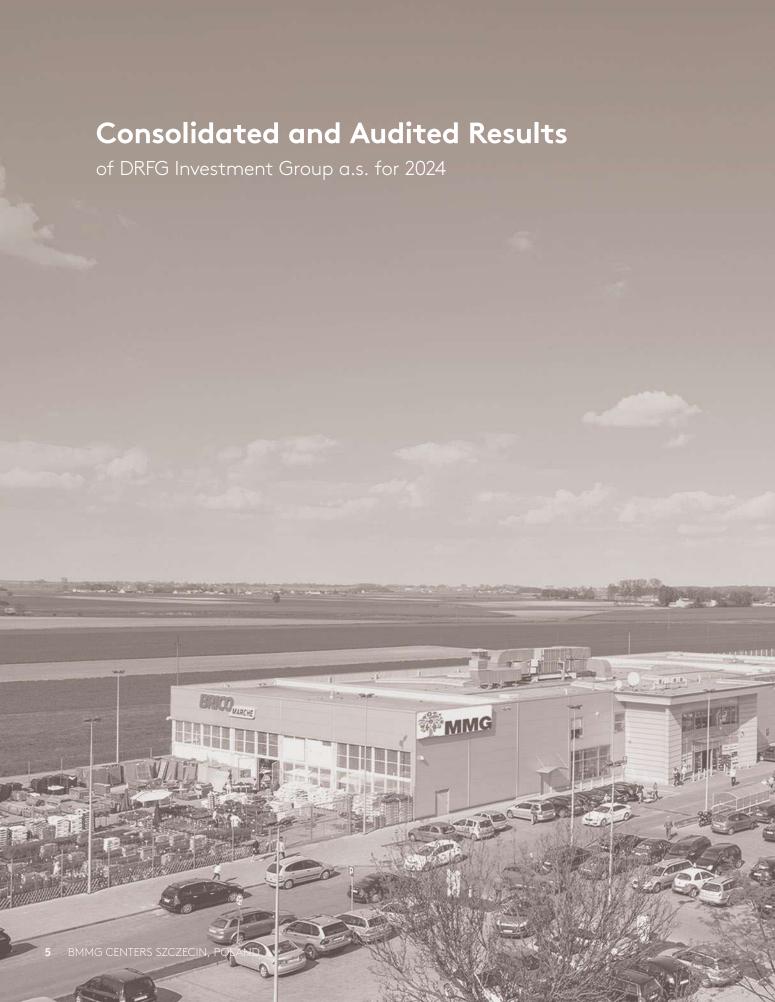
Length of optical network

1,700+ km

Number of financial advisors and investment specialists

#### DRFG is an international investment group founded in 2011 in Brno.

It currently operates in **eight European markets**, focusing on sectors where its teams possess deep know-how and expertise. As a result, the group has long concentrated on real estate, telecommunications, and financial services. Within these industries, it actively seeks opportunities for strategic acquisitions across Europe, targeting assets with long-term growth potential and stable returns.



ASSETS

389,438

REVENUES

146,876

50,667

46,384



# **Business Pillars**

Real Estate

Retail parks and shopping centers	Distribution	Telecommunications network construction		
Logistics	Broker pool	Service and maintenance of telecommunications networks		
Residential housing	Online platforms	Fiber optic infrastructure		
Development	□ efekta Brokerpool	Data centers		
Rental housing	ASSETIO	Energy sector		
	proforza.			
	DRFG FINANCE	Suntel		
DRFG REAL ESTATE	ROYAL VISION	FibreNet		
REAL ESTATE FACILITY MANAGEMENT	FINEST INVEST	Progres		
TriGranit	EFEKTA INVEST	DRFG ENERGY		
CZECH_ HOME CAPITAL	CLEAR INVESTMENT	DRFG ENERGY BALANCING SERVICES		

Financial Services

**Telecommunications** 



DRFG Investment Fund SICAV a.s. is intended for qualified investors who seek attractive returns on their capital through shares in companies with the highest profitability and potential within the DRFG Investment Group.





# Investment Strategy



#### Stable Absolute Returns

The Fund's investment objective is to consistently achieve stable absolute returns on capital contributed by investors. This is primarily pursued through equity holdings in companies operating in the real estate and capital markets, investments in securities of investment funds managed by an investment company, and, to a lesser extent, other securities and money market instruments.



# Investment Returns From Dividends and Interest

The Fund will also invest in holdings in companies and sectors where DRFG is active, either independently or in partnership with the Group, including through the acquisition of holdings from the Group. Additionally, the Fund will provide loans and credit. The Fund's investment returns will primarily be generated from the appreciation of investments in equity holdings, dividends, and interest. The investment objectives and strategies are detailed in the Fund's statute.



Shares in companies
with the highest
profitability and potential



Qualified investor fund



#### **Diversification and Attractiveness of Sectors**

The Fund offers external investors the opportunity to grow their investment alongside the DRFG Investment Group and its shareholders. The Fund invests in real estate, telecommunications and financial services sectors, where DRFG has long-standing expertise.

#### Fund auditor

PricewaterhouseCoopers Audit s.r.o.



#### Fund depository

Československá obchodní banka a. s.



#### Asset valuation

Grant Thornton Appraisal Services a.s.



Fund administrator and manager

EFEKTA investiční společnost a.s.



# Fund Activity March 31 May 20-30 June 20-30 End of share subscription Publication of the new Publication of the new for 1 CZK share price for April share price for May

#### **MINIMUM INVESTMENT**

Investment shares may be acquired by a person who invests at least: (a) EUR 125,000 or the equivalent in another currency, provided that the person meets the conditions set out in Section 272(1)(a)-(g) or (i)(1) of the ZISIF; (b) CZK 1,000,000 or the equivalent in a foreign currency, provided that the person meets the conditions under Section 272(1)(i)(2) of the ZISIF; (c) CZK 100,000 or the equivalent in a foreign currency, provided that the person meets the conditions under Section 272(1)(h)(1) or (2) of the ZISIF.

#### **MANAGER'S INCENTIVE**

The manager's motivation to achieve a high return is determined by the principle of redistribution of excess returns (for returns above 9 percent yearly), where 50 percent of the excess return goes to the investor and the remaining 50 percent goes to the investment company, with this portion of the excess return serving as a reserve to achieve the 9 percent yearly target return for investors during the fiscal year.

#### June 30

End of the Fund's accounting period, start of the audit

#### October 31

Expected completion of the audit, final calculation of the June share price

## **Model Return on Investment**

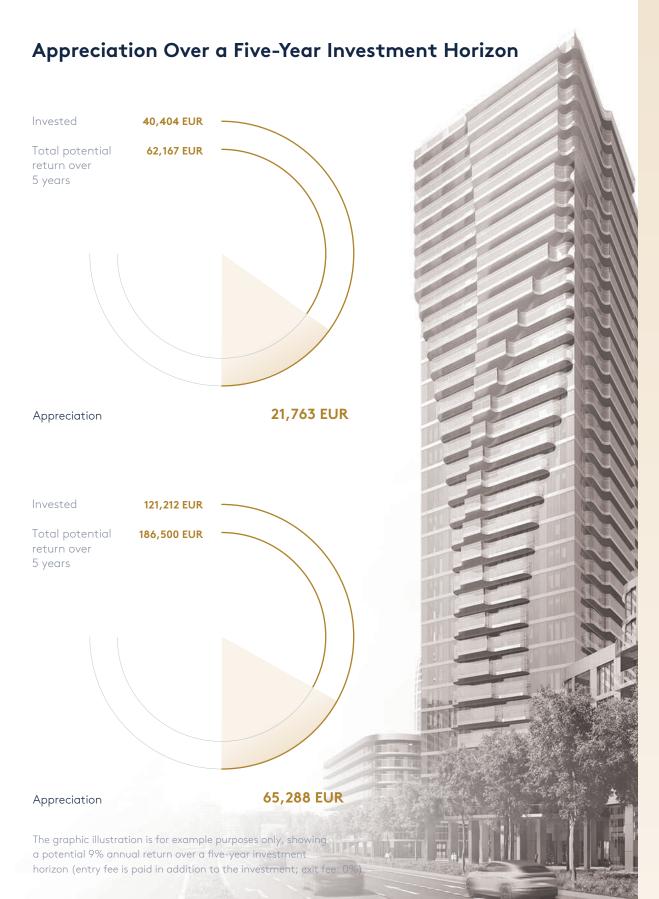
#### Initial investment 40,404 EUR



#### Initial investment 121,212 EUR



Calculated on the basis of an annual return of 9%. The entry fee is payable in addition to the investment.



Fund name	DRFG Investment Fund SICAV a.s.			
Legal form	Investment Company with Variable Capital (SICAV)			
Fund type	Qualified investor fund			
Share classes	A-CZK (in CZK), B-EUR (in EUR)			
LEI code	315700HZWMEOA0DTXW47			
Founder	DRFG Investment Group a.s.			
Manager	EFEKTA investiční společnost a.s.			
Administrator	EFEKTA investiční společnost a.s.			
Supervisory authority	Czech National Bank			
Auditor	PricewaterhouseCoopers Audit, s.r.o.			
Depository	Československá obchodní banka, a. s.			
Valuator	Grant Thornton Appraisal services a.s.			
Minimum investment	Investment shares may be acquired by a person who invests at least: (a) EUR 125,000 (or equivalent) and meets the conditions under Section 272(1)(a)–(g) or (i)(1) of the ZISIF; (b) CZK 1,000,000 (or equivalent) and meets the conditions under Section 272(1)(i)(2) of the ZISIF; (c) CZK 100,000 (or equivalent) and meets the conditions under Section 272(1)(h)(1) or (2) of the ZISIF.			
Exit fee	15% of the total current value of the investment shares to be redeemed at the time of the redemption request if the request is made before the expiration of 1 year from the investor's first investment in the fund; 12% between 1 and 2 years, 8% between 2 and 3 years, 4% between 3 and 4 years, 0% after the 4-year period.			
Expected return	9 % p.a., with any surplus above 9 % shared equally (50 % to the investment company and 50 % to the investor).			
Investment horizon	Minimum 5 years			
Currency	CZK, EUR			
NAV calculation frequency	Monthly			
Redemption maturity	5 - 9 months			
	A request to radiom Investment Shares may be submitted for the first time and refer 10 (sighteen)			

A request to redeem Investment Shares may be submitted for the first time only after 18 (eighteen) months have elapsed since the launch of the Investment Shares and thereafter at any time.

#### **INVESTMENT RISKS**

#### Market Risk

Arises from the impact of market and economic developments on the prices and values of assets held by the Fund.

#### Conflict of Interest Risk

David Rusňák and Roman Řezníček are the principal shareholders of the DRFG Group, as well as shareholders in the Fund's manager and distributor, which gives rise to a potential conflict of interest.

#### Risk of Suspension of Share Redemptions

Under the conditions set out in the Fund's statute, the manager is entitled to suspend redemptions of investment shares, which may result in a change to the current share value at which redemption requests are settled.

#### Risk of Insufficient Asset Liquidity

Occurs when assets designated for sale may not find a buyer within the required timeframe.

#### Risk of Inability to Repay Borrowed Loans

If the Fund, its real estate companies, or any other companies whose shares form part of the Fund's assets are unable to service their debts properly and on time, those debts may become immediately due and payable.

Complete details of all risks are provided in the Fund's statute on the website www.drfg-fund.cz/en/about-the-fund. The disclosures contained in this brochure may fall outside the investor's target market, and the investor may find themselves in a negative target market.

#### **INVESTOR NOTICE**

DRFG Investment Fund SICAV a.s. is a qualified investor fund according to Act No. 240/2013 Coll., on investment companies and investment funds. Its shareholder or investor may only be a qualified investor as defined in Section 272 of this Act. In the case of an investment ranging from CZK 1,000,000 to EUR 125,000, the suitability of such an investment for the investor is assessed by the fund manager or administrator of the fund. EFEKTA investiční společnost a.s. is the fund manager of the qualified investor fund pursuant to Act No. 240/2013 Coll. The manager notifies investors that the value of an investment in the fund may fluctuate and the return of the originally invested amount is not guaranteed. The past performance of the fund does not guarantee the same or higher returns in the future. An investment in the Fund is intended to achieve returns over the medium to long term and is therefore not suitable for short-term speculation. Prospective investors should particularly consider the specific risks arising from the fund's investment objectives as outlined in its statutes.

The investment objectives are reflected both in the recommended investment horizon and in the fees and expenses of the fund. Detailed information is contained in the fund's or sub-fund's statutes, which can be obtained upon request at the head office of EFEKTA investiční společnost a.s. or by sending a request to info@efekta-is.cz. Further important information for investors can be found at www.efekta-is.cz or in the Key Information Notice, which is available on the website or can be obtained by sending a request to info@efekta-is.cz. In paper form, the information can be obtained from the offices of EFEKTA investiční společnost a.s., nám. Svobody 91/20, 602 00 Brno. The information provided is for informational purposes only and does not constitute a proposal to conclude a contract or a public o er under the provisions of the Civil Code. Information on the processing of personal data relating to Act No. 110/2019 Coll., on the processing of personal data, can be found on the website of EFEKTA investiční společnost a.s.: www.efekta-is.cz.

# Fund Portfolio

# **Telecommunications**

- Steady growth and demand for connectivity
- lnvestment in future technologies
- Presence in a lucrative
  European market





#### Suntel Group is an international telecommunications service provider operating in Switzerland, Germany, Austria, the Czech Republic, and Slovakia.

Founded over a quarter of a century ago by today's DRFG co-shareholder Roman Řezníček, the company has come a long way since its beginnings. It now partners with leading global telecommunication companies such as Cellnex, Swisscom, Vodafone, Salt, Ericsson, Nokia, Huawei, CETIN, T-Mobile, O2, and others. Its network of more than 700 specialized professionals ensures 24/7 operational readiness.

In October 2019, Suntel Group expanded with the acquisition of Swiss firm Enkom, significantly boosting its network planning and deployment capabilities. In 2024, Suntel Group successfully merged with Backbone, Suntel Czech, and Arbor, further strengthening its market position and broadening its service portfolio. Today, alongside the construction of telecommunications sites, Suntel Group is also expanding fiber-optic and FTTH networks, developing data-center solutions, investing in renewable energy, and pursuing new opportunities enabled by emerging technologies.

# Suntel Suntel Suntel Slovakia Suntel Germany TeleDat Suntel Switzerland Lukromtel Enkom Switzerland Fibrenet

### **Network Infrastructure** Design and deployment of data and electrical networks **Photovoltaics Tower Construction** Design, engineering, and construction Design and construction of photovoltaic power plants of steel towers **In-Building Coverage** Network interconnection of sites and buildings **Network Modernization** Upgrading of both active and passive network elements **Optical Networks** Engineering and deployment of FTTx networks **E-Mobility** Installation and maintenance GSM-R of charging stations Tower construction and technology installation **Energy Infrastructure** Engineering and installation of telecom equipment on MV and HV towers

#### **People at Suntel Group**



#### Jan Jelínek

#### **Investment Director**

Jan is responsible for managing transactions, negotiating contracts, and supervising other key areas of investment management. He brings extensive experience in investment and financial analysis and has been with the Group for over six years. Previously, Jan worked as a senior business analyst focusing on real estate transactions and private equity financial analysis. He also has experience as a data protection law consultant at IBM.



#### Slavomír Slanina

#### **CEO Suntel Group**

Slavomír is the Chief Executive Officer of Suntel Group. He spent nearly twenty-four years at Vodafone Czech Republic, where, since 2020, he has held the position of Network Development Director and led key projects. Under his leadership, extensive modernization of both mobile and fixed networks was carried out, and the company achieved one of the fastest 5G rollouts in Europe. Thanks to his positive and innovative approach, Vodafone consistently ranked at the top in independent network benchmarks (Umlaut, OOKLA, Open Signal).



#### Michal Mrázek

#### **CEO Suntel Czech & Germany**

Michal Mrázek is the Chief Executive Officer of Suntel Czech and Suntel Germany. Previously, he held the position of Technical Director at Backbone. He has also worked for Motorola and Huawei as a RAN Product Trainer across Northern and Eastern Europe. On international projects in Scandinavia, he focused on radio-network configuration and vendor coordination on major network swap initiatives.



#### Marcus Flashar

#### **CEO Suntel Switzerland**

Marcus Flashar is the General and Financial Director of Enkom AG and Suntel Switzerland. He has spent over 15 years in managerial roles across the telecommunications, construction, retail, logistics, and automotive industries. Today, he focuses on the strategic development of Enkom and Suntel, and on pursuing new growth opportunities both in Switzerland and abroad.



#### Peter Žitňan

#### CFO Suntel Slovakia

Peter Žitnan leads Suntel Slovakia. He brings extensive experience in corporate leadership and international trade. Previously, he worked at CATUS Slovakia, where he focused primarily on expanding into foreign markets. He founded and managed the company's U.S. branch, overseeing the export of products developed in Slovakia to the countries of European Union, Turkey, South America, South Africa, and the United States.



# DRFG Fiber Infrastructure

Telecommunication networks are now considered part of critical infrastructure. They are an essential part of everyday life, allowing us to stay connected virtually anytime and anywhere.

Thanks to its deep understanding of the telecommunications market and long-term presence in the sector, DRFG Fiber Infrastructure continues to invest in the development and expansion of optical networks that offer the fastest and most reliable connectivity. In addition to its FibreNet backbone network, the company is also investing in FTTH infrastructure and end-user connections.



"I have been working in the telecommunications and technology sector for 25 years, which is why I believe in investments that bring long-term growth and genuine value. The DRFG Investment Fund offers investors the opportunity to become part of the Group's entire portfolio and benefit from our experience and expertise."

#### Roman Řezníček

CEO and shareholder of DRFG Investment Group a.s., Founder of the Suntel Group telecommunications group



An optical network operates on the principle of data transmission using light signals that travel through optical fibers. These fibers are made from ultra-pure glass or plastic and enable high-speed data transfer over long distances with minimal signal loss. As a result, optical networks provide fast and reliable internet connectivity, which is essential for modern communication, business, and education. They also open up opportunities for the development of new technologies that can significantly enhance efficiency and quality of life.

FTTH (Fiber to the Home) connections are a type of optical connection that brings a fiber-optic cable directly into the home or just outside its entrance. This type of connection provides extremely high internet speeds, making it ideal for modern households with multiple connected devices. FTTH provides stable and fast connectivity, suitable for video streaming, online gaming, video conferencing, and other demanding internet activities. With FTTH, users can enjoy internet speeds of up to several gigabits per second.



FibreNet is the owner and operator of passive telecommunications infrastructure for data transmission in Slovakia. The company currently operates more than 650 kilometers of optical routes and several metropolitan networks, with the possibility of direct interconnection to the Czech Republic, Austria, Hungary, and Ukraine.

This enables any operator or company to connect to its infrastructure, significantly reducing the cost of building their own network or greatly accelerating the process. FibreNet's infrastructure and services are used by national and international telecommunications operators, regional providers, and public institutions.

The company's strategic development focuses on building its own infrastructure and acquiring local providers, with the goal of reaching 100,000 active connections in Slovakia. These activities will allow FibreNet to target a broader range of B2B customers and offer them comprehensive solutions.





650 km



18 years

of optical network

on the market



The portfolio of companies in which the fund holds an equity stake has been expanded through the acquisition of Progres TS, a company that owns an optical and cable TV network in the Bratislava area. Progres TS was founded in 1996 and currently operates a so-called hybrid network in the Bratislava region. This network consists of an optical fiber network and a cable television (CATV) network. Within its optical infrastructure, the company includes 10,000 FTTH (Fibre to the Home) connections.



10,000



29 years

FTTH connections

on the market

# Fund Portfolio



# Real Estate

- Stable financial performance driven by profitable transactions
- Strong team of professionals operating in 4 countries
- Diversified portfolio of activities
- Trading and management of standing assets



Real estate represents the most profitable business pillar of the DRFG Investment Group. Its activities are based on both residential and non-residential development, as well as investments in logistics, retail, office properties, and attractive development land. The strategy is to acquire real estate projects with value growth potential — whether in the zoning stage or with a building permit — and then manage both the preparatory and implementation phases.

DRFG Real Estate cooperates with major partners in the industry. For example, it has completed several projects in Poland and the Czech Republic in partnership with Panattoni. DRFG Real Estate primarily operates as a transactional entity. The team focuses on actively identifying new acquisition opportunities, executing transactions, managing properties, and eventually selling them on the market. In addition, the company is involved in development projects, drawing on nearly 30 years of tradition and experience of the TriGranit company.

	2021	2022	2023	2024
EBT	19.71	14.38	6.22	11.51

Profit before tax by year, in millions of EUR.

STRUCTURE AND OPERATIONS
OF THE COMPANY

TRIGRANIT

STANDING ASSETS

REAL ESTATE TRADING



## EUR 1.01 billion

## EUR 2.6+ billion

239,000 m<sup>2</sup>



#### People in Real Estate



#### Jan Pelíšek

#### **Managing Director of DRFG Real Estate**

At the DRFG Investment Group, he is responsible for managing the portfolio of development projects within the real estate division of the DRFG Group. He oversees all markets in which DRFG Real Estate operates. Before joining DRFG, he spent three years as Vice Chairman of the Board at a financial institution, having previously worked for eight years in international trade.



#### Tomasz Lisiecki

#### **Chief Executive Officer of TriGranit**

Tomasz is the CEO of TriGranit. He has extensive experience in development and investment. After graduating in economics and finance from the University of Toronto, he joined TriGranit Polska in 2004. He holds an MBA from the University of Toronto and an Executive MBA from the Kellogg School of Management and WHU.



#### Otakar Souček

#### **Investment Director**

He is responsible for the group's logistics projects and divestments, leveraging his extensive experience in finance and investment banking. His previous positions include Chief Financial Officer and Vice Chairman of the Board at Česká spořitelna Real Estate Company, Director of Commercial and Investment Banking at Česká spořitelna, and Finance Director in a finance group.



## TRIGRANIT

TriGranit is one of the largest privately owned development platforms in Central Europe, founded in Hungary in 1997. In its real estate activities, the company focuses on investment management, acquisitions, development and construction.

Since its foundation, TriGranit has delivered 50 projects across seven Central and Eastern European countries, representing 1.7 million square meters of GLA. This impressive portfolio has garnered the company more than 50 prestigious international awards, firmly establishing it as a market leader in international development. Its strategic emphasis lies in the creation of multifunctional "City Center" projects, seamlessly integrating office, retail and residential spaces.

**PORTFOLIO OF SERVICES** 



Development of real estate projects



Construction management



Asset management



**Acquisitions & investments** 

50



### Fund Portfolio

# Finama

### **Financial Services**

- Scalability of financial services
- Comprehensiveness of provided services and their macroeconomic stability
- Adaptability through the use of technology
- Market consolidation in financial intermediation

# idlsen

## DRFG Financial Services

Financial services represent one of the most important areas of DRFG Group's operations. In this segment, the company collaborates with over 750 specialists in insurance, mortgages, and investments. DRFG Financial Services is one of the entities that oversees a significant portion of the activities within this pillar. It comprises the EFEKTA Brokerpool, investments via the Investown crowdfunding platform, and both internal and external distribution.

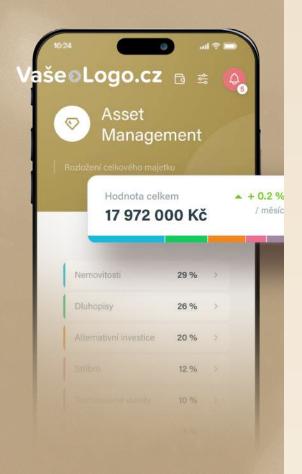


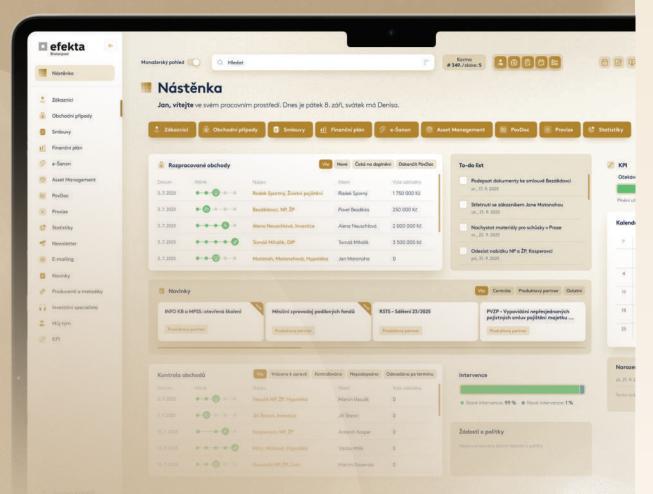
The company EFEKTA Brokerpool joined the DRFG Investment Group at the turn of 2018 and 2019.

500,000	270,000
Contracts *	Clients *
<b>50</b> Partners *	EUR 24+ million  Commission turnover *
2009 Established	<b>750</b> Contracted representatives *

#### Efektivní finance Mobile Application

The Efektivní finance mobile application is designed specifically for our clients and their financial advisors. It offers simple and effective tools for managing assets, investments, and providing a comprehensive overview of the client's financial products. The application also includes an interface for advisors, offering a complete overview of all their clients as well as integration with the headquarters and business partners.





#### **People in DRFG Financial Services**



Jan Bartušek Managing Director

Jan brings over fifteen years of expertise in the financial sector. As Managing Director of DRFG's financial services division, he spearheads the coordination and strategic development of multiple fintech companies within the Group, driving innovation and growth across their service offerings.



**Marek Slouk** 

**Commercial Director** 

With fourteen years of experience in financial advisory, Marek holds the position of Commercial Director at Chytrý Honza, where he focuses on expanding our network of advisors and cultivating relationships with business partners.



Jan Hutira

**Financial Director** 

Jan oversees the company's financial operations, placing strong emphasis on adhering to budgets and ensuring that investments are directed appropriately.



#### Matěj Čermák

#### **Product Director**

Matěj brings extensive, long-standing experience from the banking sector. He is responsible for ensuring the highest possible quality of Chytrý Honza's product range, with a strong focus on cultivating and maintaining relationships with business partners.





#### Why invest in DRFG Investment Fund SICAV a.s.?

The investor acquires a share in the most profitable companies within the DRFG group, which has extensive expertise and international experience in promising sectors such as telecommunications, real estate, and financial services. The DRFG Group is also an experienced creator of financial fund products. Another attractive feature is the redistribution of excess returns (for returns above 9%), whereby 50% of the excess returns remain in the investment company as a potential reserve throughout the year to ensure a 9% return for investors, wit the remaining 50% going to the investor.

#### How can I follow the fund's performance and news?

Investors are informed about the current performance of the fund through regular updates and reports. The Fund will also publish an annual report that reflects its performance. These and other materials are also available on the Fund's website and the website of the fund manager.

#### How often and how are the Fund's assets valued?

The value of the Fund's capital attributed to each class of investment shares is determined on a monthly basis. An external valuation of the assets is conducted at least during their acquisition, as part of the audit, and when the assets are sold.

#### What is the recommended investment period?

Given the focus of the fund, the recommended investment horizon is at least five years, during which the investor's deposit is expected to grow.

#### Who is the founder of the fund?

The founder of the fund is the DRFG Investment Group, which was established in Brno in 2011. As a strategic investor, it has been actively involved in real estate, telecommunications, and financial services for many years. Through its investment activities, it operates across several European markets. The DRFG Group manages real estate and development projects worth over CZK 25 billion in the Czech Republic, Poland, and Slovakia. It is also active in telecommunications across five European countries. The DRFG Group is the founder and manager of real estate investment funds under the CZECH FUND brand. More information is available at www.drfg.cz/en.

#### Who manages the fund?

The fund is managed by the investment company EFEKTA investiční společnost a.s., and DRFG Investment Fund SICAV a.s. is regulated by the Czech National Bank.

#### What is the minimum investment in the fund?

The minimum investment in the Fund is CZK 1,000,000 or the equivalent amount in EUR. This allows experienced and qualified investors to invest in higher-yielding assets. Subsequent investments can be made from CZK 100,000.

#### What fees are associated with the investment?

Investments in the Fund are subject to an entry fee, which ranges from 0% to 3% of the invested amount, depending on the size of the investment. An exit fee is charged if a redemption request is made before the 4-year period from the investor's first investment in the Fund has expired. Exit fees are 15% of the total current value of the investment shares to be redeemed at the time of the redemption request if the request is made before the expiration of 1 year from the investor's first investment in the fund; 12% between 1 and 2 years, 8% between 2 and 3 years, 4% between 3 and 4 years, and 0% after the 4-year period.

#### CONTACT

DRFG Investment Fund SICAV a.s.

Vinařská 460/3, 603 00 Brnc drfg@fund.cz www.drfg-fund.cz/en/









www.drfg-fund.cz/en