



**DRFG INVESTMENT
FUND SICAV**

Open your capital
to the sectors
shaping the future.



11.06%

performance of the CZK cumulative share class
from January 1 to October 31, 2025

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.

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**.

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

750+

ABOUT THE FOUNDER

The Fund was established by the DRFG, an international investment group operating across eight European markets. As a strategic investor, the Group has a long-term focus on real estate, telecommunications, and financial services.

→ More about the Group
www.drfg.cz/en



Consolidated and Audited Results in 2024

DRFG Investment Group a.s.

* Values are presented in EUR thousand.
Data as of 31 December 2024,
in accordance with IFRS standards.

389,438

ASSETS

146,876

REVENUES

50,667

EQUITY

46,384

EBITDA



"We established the DRFG Investment Fund as a platform that allows investors to participate in a wide range of our Group's activities. We want each share in this fund to serve as a gateway to the world of strategic opportunities that DRFG offers."

David Rusňák

Founder and Chairman of the Board of DRFG Investment Group a.s.

Fund's 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 Articles of Association.



Cumulative Share Class

This share class is structured as an accumulation investment. Returns are not distributed in the form of dividends but are instead reinvested, increasing the value of the investment. The entry fee is up to 3%, while the exit fee is 0% after a holding period of four years from the date of investment. The redemption period ranges from 5 to 9 months. The recommended investment horizon is five years. The investment is available to investors who meet the definition of a qualified investor.

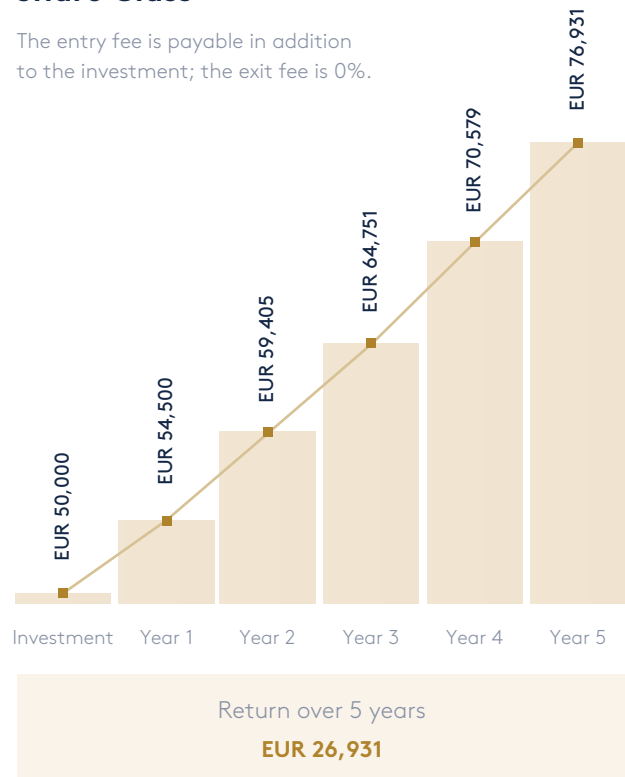


Dividend Share Class

Returns are distributed once per year in the form of a dividend, following the completion of the annual audit. The record date for determining entitlement to the dividend is 30 June of the relevant year. If the annual return exceeds 6% p.a., EFEKTA investiční společnost is entitled to a performance fee of up to 1.75% p.a. of the achieved return, applied only to the extent that the net performance does not fall below 6% p.a. Dividend payments are made after the June valuation of the Fund has been determined in the same year.

Model Return of the Cumulative Share Class

The entry fee is payable in addition to the investment; the exit fee is 0%.



Model Return of the Dividend Share Class

Figures are stated net of the 1.75% fee and prior to the application of personal income withholding tax.



The graphical illustration of model returns is provided solely as an example of an investment of EUR 50,000 and a potential 9% return over a 5-year investment horizon.

OUR PORTFOLIO



Suntel Group is an international telecommunications service provider operating in Switzerland, Germany, Austria, the Czech Republic, and Slovakia. For more than 25 years, the company has been building and managing networks for leading global operators such as Cellnex, Swisscom, Vodafone, T-Mobile, Ericsson, Huawei, and others. It cooperates with more than 700 specialists who ensure 24/7 standby services. Through its merger with Enkom, Backbone, Suntel Czech, and Arbor, the company has significantly strengthened both its capacities and service portfolio. Today, in addition to the construction of telecommunications sites, Suntel Group is focusing on the development of fiber-optic networks and FTTH connections. The company is also active in the field of data centers and renewable energy sources, while seeking further opportunities brought by new technologies.



FibreNet

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.

650 km

of optical network

18 years

on the market

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.

Progres

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

FTTH connections

29 years

on the market



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.

EUR 1.01 billion

market value of managed real estate assets

EUR 2.6+ billion

value of completed real estate transactions *

234,000 m²

leasable area in the Czech Republic and Poland *

* Projects in which DRFG Real Estate has participated or is currently involved.



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.

EUR 24+ million

commission turnover *

750+

investment advisors and brokers *

270,000

satisfied clients *

* Results of EFEKTA Brokerpool (formerly Chytrý Honza a.s.) for 2024.

TRI GRANIT

TriGranit is one of the largest development platforms in Central Europe, with a number of successful real estate projects completed. Its impressive portfolio has brought the company more than 50 prestigious international awards, placing it among the market leaders in international development. The strategic focus of TriGranit is on the construction of multifunctional "City Center" projects, together with office and retail spaces in premium urban locations.

EUR 2.5 billion

value of completed projects

1.7 million m²

built-up area over 20 years

50 projects

completed in 7 European countries



FUND	DISTRIBUTOR	FUND MANAGER AND ADMINISTRATOR
DRFG Investment Fund SICAV a.s.	EFEKTA obchodník s cennými papíry a.s.	EFEKTA investiční společnost a.s
Vinařská 460/3 603 00 Brno +420 545 218 972 drfg@fund.cz www.drfg-fund.cz/en	Náměstí Svobody 91/20 602 00 Brno +420 545 218 972 frontoffice@efekta.cz www.efekta.cz	Náměstí Svobody 91/20 602 00 Brno info@efekta-is.cz www.efekta-is.cz

FUND INFORMATION

Fund name	DRFG Investment Fund SICAV a.s.	Investment horizon	Minimum of 5 years
Legal form	Investment company with variable capital (SICAV)	Investment currency	CZK, EUR
Type of fund	Qualified investor fund	Calculation of net asset value (NAV)	Monthly
Share classes	A-CZK (in CZK), B-EUR (in EUR) C-CZK (in CZK), D-EUR (in EUR)	Redemption period	5–9 months 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.
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 redeemed shares if the redemption request is submitted within one year of the investor's first investment; 12% if submitted between one and two years; 8% if submitted between two and three years; 4% if submitted between three and four years; 0% after four years have elapsed.		
Performance fee	Any return exceeding 9% p.a. is shared equally (50/50) between the investor and the investment company as a performance fee. If the annual return falls below 9% p.a., this performance fee is used to top up the return to the target level of 9% p.a. In the case of the dividend share class, if the annual return exceeds 6% p.a., EFEKTA investiční společnost is entitled to a performance fee of up to 1.75% p.a. of the achieved return, applied only to the extent that the net performance does not fall below 6% p.a.		

BASIC INFORMATION FOR INVESTORS

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 offer 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.



website link

www.drfg-fund.cz/en