



**DRFG INVESTMENT
FUND SICAV**

PERFORMANCE OF THE CZK CUMULATIVE SHARE CLASS
1 JAN – 31 OCT 2025

11.06%

Open your capital to the sectors
shaping the future.

"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.



Roman Řezníček

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

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+

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.

Consolidated and Audited Results in 2024

DRFG Investment Group a.s.



ASSETS

389,438

REVENUES

146,876

EQUITY

50,667

EBITDA

46,384

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



Business Pillars

Real Estate

Retail parks
and shopping centers

Logistics

Residential real estate

Development

Rental housing

 DRFG
REAL ESTATE

 REAL ESTATE FACILITY
MANAGEMENT

TRIGRANIT


CZECH
HOME CAPITAL

Financial Services


Distribution

Broker pool

Online platforms

 efekta
Brokerpool

ASSETIO

 proforza
FINANCE

 DRFG
FINANCE

 ROYAL
VISION

 FINEST
INVEST

 EFEKTA
INVEST

 CLEAR
INVESTMENT

Telecommunications

Telecommunications
network construction


Service and maintenance
of telecommunications
networks

Fiber optic
infrastructure

Data centers

Energy sector

 suntel
GROUP

 FibreNet



 Progres

 DRFG
ENERGY

 DRFG ENERGY
BALANCING SERVICES



We operate in 8 European countries

 Czech Republic	 Slovakia	 Germany	 Switzerland
 Poland	 Austria	 Hungary	 Croatia

The DRFG Investment Fund SICAV a.s.
is designed for qualified investors seeking
attractive returns through participation
in companies with the highest
profitability and growth potential within
the DRFG Investment Group.

Abo

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 equity holdings in companies and sectors targeted by the DRFG Group, either independently or alongside the Group, including by acquiring equity from the Group itself. In addition, the Fund will provide loans and borrowings. The primary sources of the Fund's investment returns will be capital appreciation, dividends, and interest income. The investment objectives and strategy are described in greater detail 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 capital alongside the DRFG Investment Group and its shareholders. It invests in real estate, telecommunications, and financial services—sectors in which DRFG has extensive expertise and a long-standing track record.

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.



The main shareholders of the DRFG Investment Group are also the owners of EFEKTA obchodník s cennými papíry and EFEKTA investiční společnost, which are the distributor and manager of the Fund.



Fund Activity

March 31

End of share
subscription for
one CZK

May 20–30

Publication of the
new share price
for April

June 20–30

Publication of the
new 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 is motivated to deliver strong performance through a surplus return redistribution mechanism. Any annual return exceeding 9% is shared equally, with 50% allocated to investors and 50% retained by the manager. Within the fiscal year, the manager's portion of the surplus return is used as a reserve to support the achievement of the target annual return of 9% for investors.

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.

June 30

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

October 31

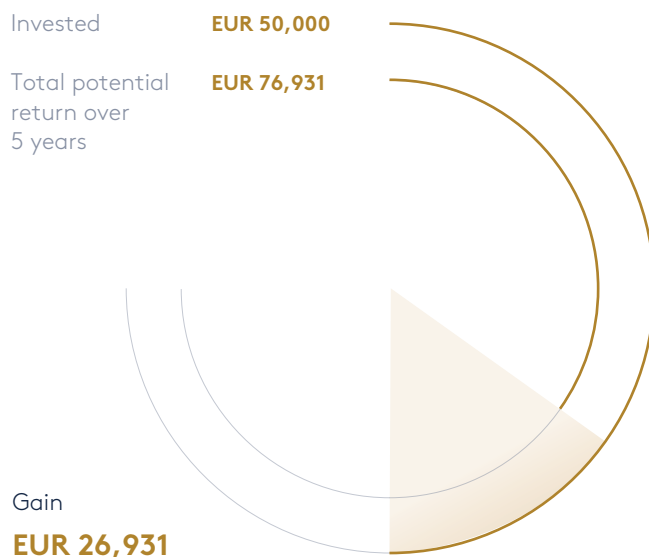
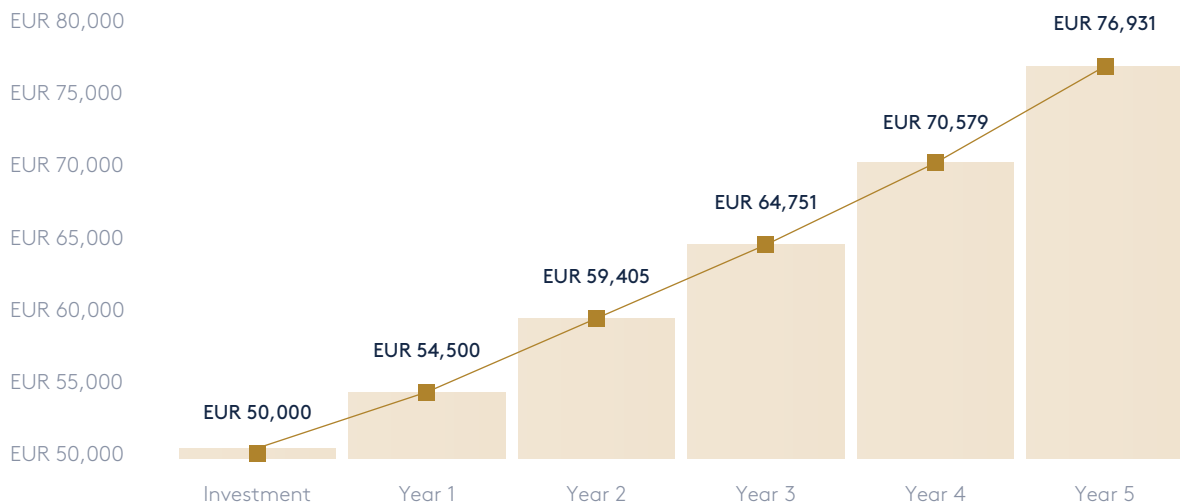
Audit completion, final calculation of the June share price

December 1

Launch of the subscription for the dividend share class at a price of CZK 1 / EUR 1 per share

Model Return of the Cumulative Share Class

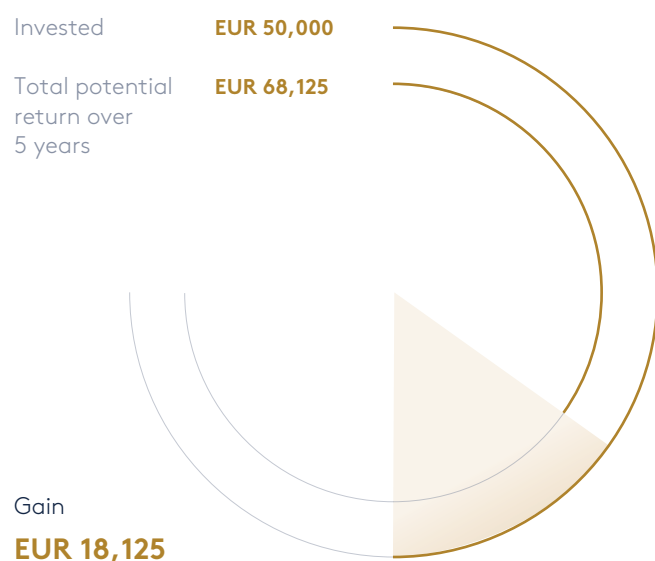
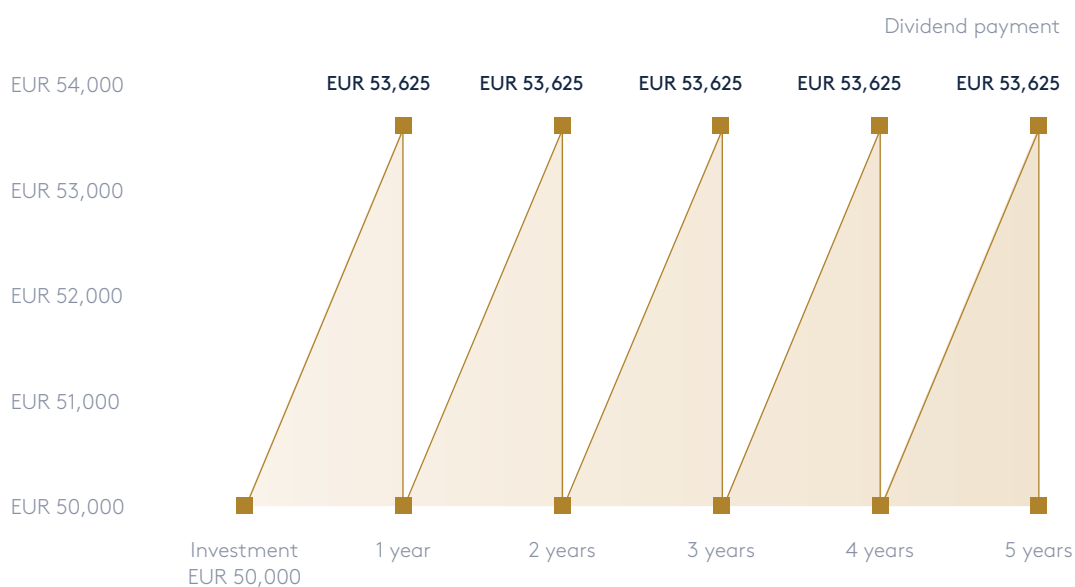
Initial investment EUR 50,000



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

Model Return of the Dividend Share Class

Initial investment EUR 50,000



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

Fund name	DRFG Investment Fund SICAV a.s.
Legal form	Investment company with variable capital (SICAV)
Fund type	Qualified investor fund
Investment share classes	A-CZK (in CZK), B-EUR (in EUR) C-CZK (in CZK), D-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 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.
Investment horizon	Minimum of 5 years
Investment currency	CZK, EUR
Calculation of net asset value (NAV)	Monthly
Redemption period	5–9 months An application for the redemption of Investment Shares may be submitted for the first time after the lapse of 18 (eighteen) months from the commencement of the issuance of investment shares, and subsequently 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.

Risk of Insufficient Asset Liquidity

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

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 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.

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.

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.

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.



Fund Portfolio

Telecom

Telecommunications



Steady growth and demand
for connectivity



Investment in future
technologies



Presence in a lucrative
European market

comr



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 inception. It now partners with leading global telecom operators 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 GROUP



Suntel



Suntel Switzerland



TeleDat



Suntel



Enkom Switzerland



Lukromtel



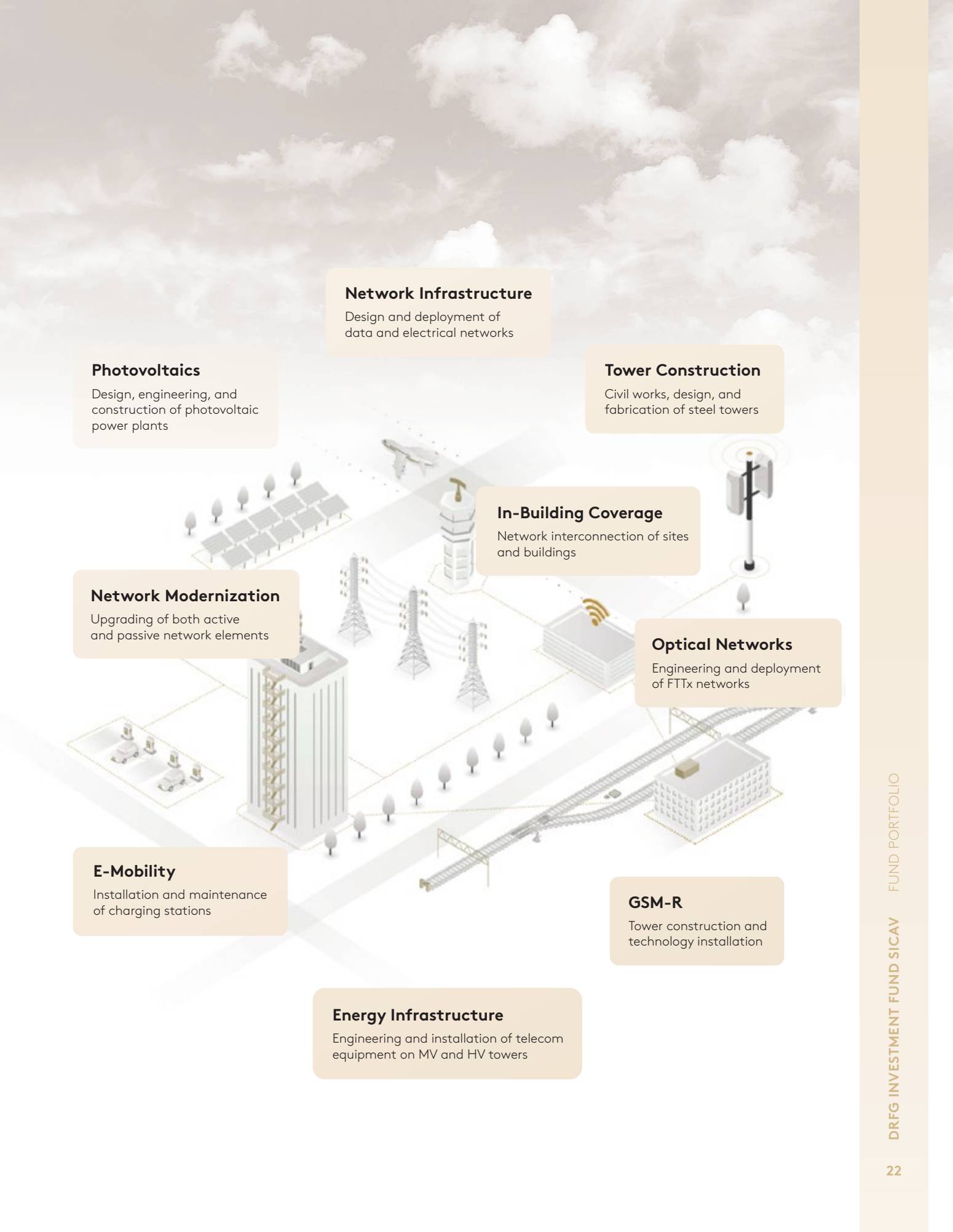
Suntel Germany



Suntel Slovakia



FibreNet



Network Infrastructure

Design and deployment of data and electrical networks

Photovoltaics

Design, engineering, and construction of photovoltaic power plants

Tower Construction

Civil works, design, and fabrication 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 of charging stations

GSM-R

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 Jelínek is responsible for managing transactions, negotiating contracts, and other key areas of investment management. He brings extensive experience in investment strategies 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 gained experience as a Data Protection Law Consultant at IBM.



Slavomír Slanina

CEO Suntel Group

Slavomír Slanina 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).



David Vank

CEO Suntel s.r.o.

David Vank is responsible for the management and development of technology projects across telecommunications and IT infrastructure. He brings more than 25 years of experience gained in Europe and within international groups, where he has held senior engineering and leadership positions. David began his career at Eurotel, overseeing the deployment of transmission and data networks. He later joined Telefónica O2, where he led the consolidation of core network technologies following the merger with Český Telecom. David was involved in key telecommunications projects within the PPF Group, including the launch of new operators, major process transformations, and the establishment of infrastructure companies such as CETIN. At Home Credit International, he was responsible for the global network infrastructure.



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

CEO Suntel Slovakia

Peter Žitňan 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.



Naďa Macičáková

CEO FibreNet

At FibreNet, Naďa Macičáková is responsible for the company's strategic direction, the development of optical infrastructure, and the growth of the customer base. She brings more than 20 years of experience in the telecommunications sector, including over a decade in senior executive roles in the United Kingdom and Mexico. Naďa has led key commercial and strategic projects valued at several billion British pounds, contributing to the successful transformation of the companies she has worked for. In 2025, Naďa became a finalist for the prestigious Women in AI North America award in recognition of her contribution to innovation and digital technologies.

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



ABOUT THE OPTICAL NETWORK

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.

WHAT ARE FTTH CONNECTIONS?

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 telecom 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

of optical network



18 years

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 connections.



10,000

FTTH connections



29 years

on the market

Fund Portfolio

Real

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

Estad



DRFG REAL ESTATE

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



**DRFG
REAL ESTATE**

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 of commercial
properties

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



SC HANA, OLOMOUC

People at 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 at DRFG Real Estate

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.



SMETANKA PARK, OLOMOUC

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

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



MILLENIUM GARDENS, BUDAPEST: Developed by TriGranit. Investor: Revetas Capital

Fund Portfolio

Find

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

ncial

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.

270,000

Clients *

500,000

Contracts *

EUR 24+ million

Commission turnover *

50

Partners *

750+

Contracted representatives *

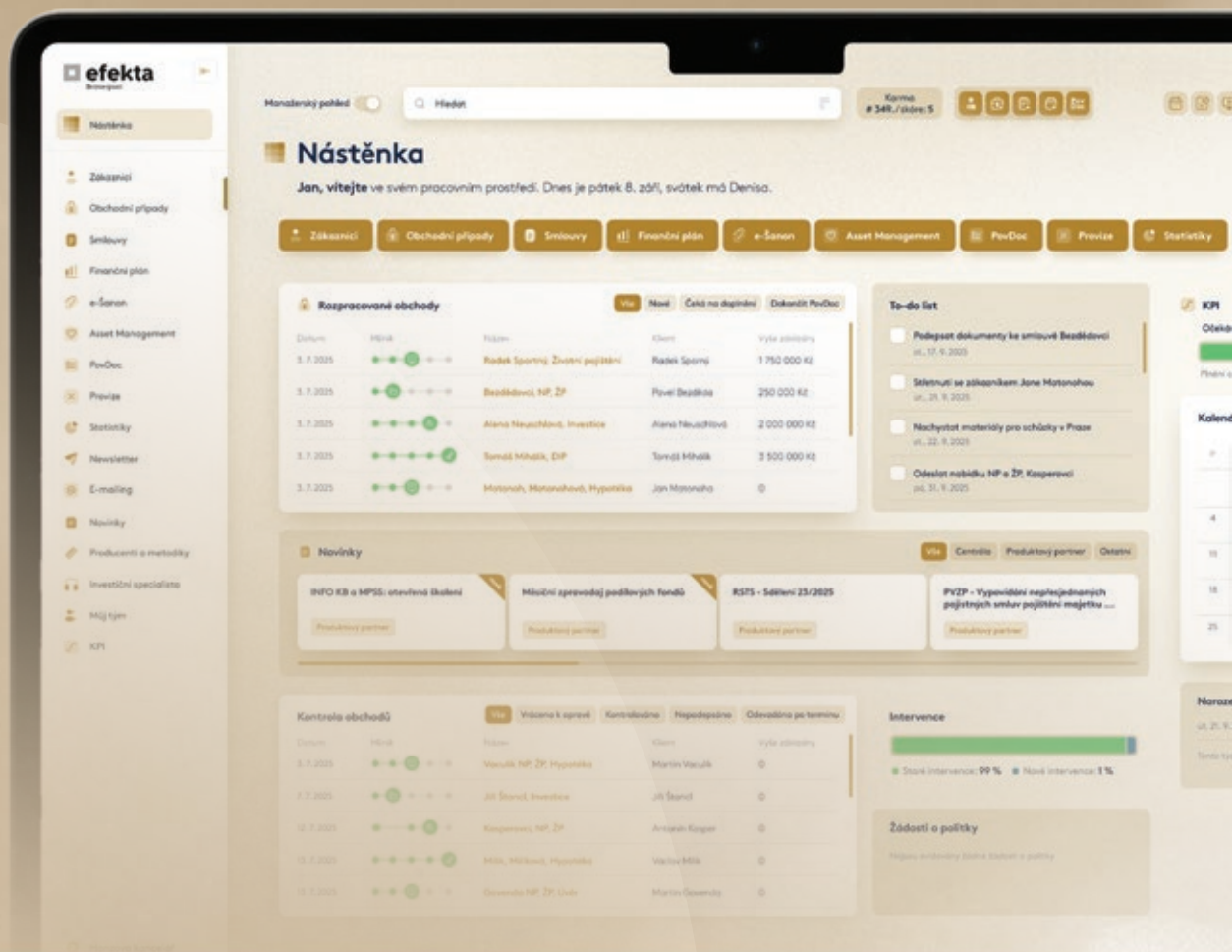
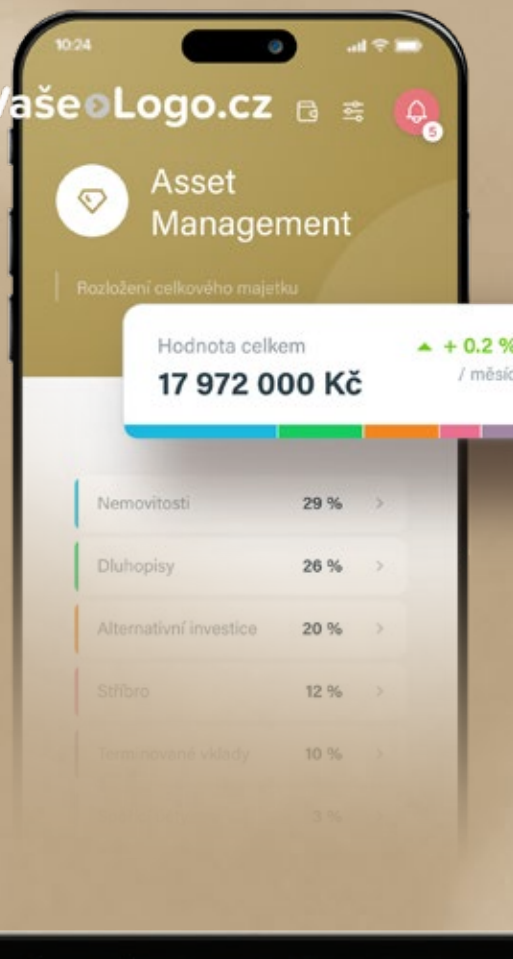
2009

Established

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.

VašeLogo.cz



People at DRFG Financial Services



Jan Bartušek

Managing Director

Jan brings over fifteen years of experience in the financial sector. As Managing Director of DRFG's financial services division, he leads the coordination and strategic direction of several companies and supports their growth in the fintech space.



Marek Slouk

Commercial Director

Marek has been active in the field of financial advisory services for over fourteen years. At EFEKTA Brokerpool, he focuses on expanding our network of advisors and strengthening relationships with business partners.



Jan Hutira

Financial Director

Jan oversees the financial operations of the entire company, with a strong focus on budget discipline and ensuring that investments are directed in the right strategic direction.



Matěj Čermák

Product Director

Matěj brings extensive experience from the banking sector. He is responsible for ensuring the highest quality of EFEKTA Brokerpool's product offering, with a strong focus on developing 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, with 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 investment group DRFG, 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 EFEKTA Real Estate Fund and Czech Development Fund SICAV a.s. 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.

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 Brno

drfg@fund.cz

www.drfg-fund.cz/en



**DRFG INVESTMENT
FUND SICAV**



DISTRIBUTOR

EFEKTA obchodník s cennými papíry a.s.

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www.efekta.cz



FUND MANAGER AND ADMINISTRATOR

EFEKTA investiční společnost a.s.

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