

We know how to grow your capital

 ZDR Public

Invest in a Retail Park Portfolio

Turn your everyday shopping
into an investment.

15,000+ INVESTORS

Znojmo, CZ



In 2025, the ZDR Public fund completed two strategically significant acquisitions. The retail park in Zeltweg increased the Austrian share of the portfolio to nearly 10%, while the acquisition of Aventin Shopping Znojmo, with a transaction value of EUR 30.2 million, marked the largest transaction in the fund's history. Six consecutive years of consistent performance and more than 50% cumulative appreciation were also reflected in a record growth in the number of investors.

David Čubr
CEO



The ZDR Public fund is designed for retail investors seeking a long-term, stable way to grow their capital and looking to invest in commercial real estate easily and without complexity. It focuses on grocery stores and daily-needs retail – a segment that has consistently demonstrated resilience to economic fluctuations.

These properties are not only places for everyday shopping but also functional investment assets. Long-term lease agreements with creditworthy tenants, high occupancy rate, and conservative financing create a solid foundation for stable returns. The portfolio consists primarily of regional retail parks in the Czech Republic, Slovakia, and Austria.

Affordable Investment

You can invest in the fund starting from small amounts. Through a Long-Term Investment Product (DIP), you can also benefit from potential tax advantages.

**28 properties in
3 European countries**

44.0%
LTV

EUR 181.8 million
Property value

97.8%
Occupancy

EUR 12.3 million
Annual rental income

6.0 years
WALE

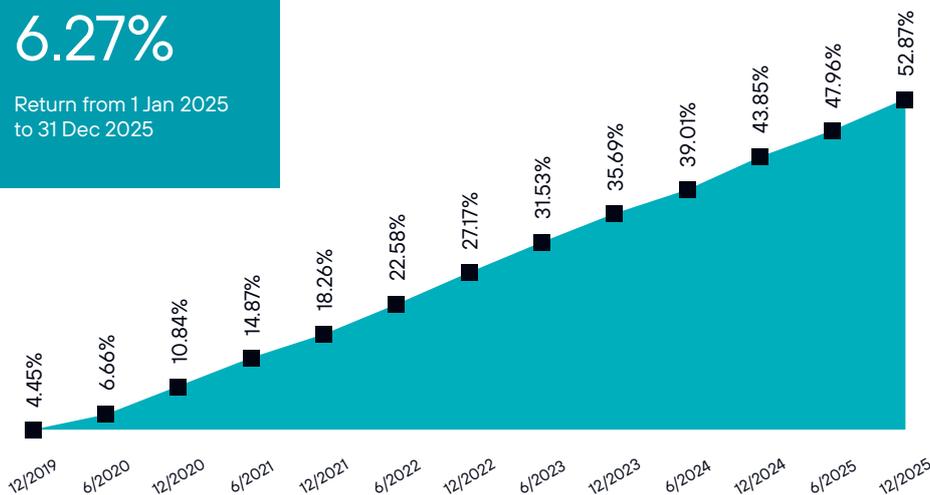
15,018
Investors

From EUR 8
Minimum monthly investment

2019
Founded

6.27%

Return from 1 Jan 2025
to 31 Dec 2025



Performance

2025	↗ 6.27%
2024	↗ 6.01%
2023	↗ 6.70%
2022	↗ 7.53%
2021	↗ 6.69%
2020	↗ 6.12%
2019, 11–12	↗ 4.45%

Portfolio Sample



Aventin Shopping Znojmo



Aventin Shopping Znojmo is one of the largest retail parks in the South Moravia region and a key property in the ZDR Public portfolio. Thanks to its prime location near a major transport corridor, the retail park benefits from a broad catchment area and sustained high visitor traffic. The retail park offers a proven tenant mix, including BILLA, dm drogerie, Super zoo, Sinsay, C&A, CCC, Dr. Max, Datart, and McDonald's.

The project meets the highest standards not only in construction quality but also in sustainability and energy efficiency. The building holds an A-rated energy performance certificate (PENB A). A rooftop photovoltaic power plant with a capacity of 496 kWp is installed, and EV charging stations are available in the parking area.

4.5 years
WALE

100%
OCCUPANCY

24
TENANTS

Prague-Chodov



8.2 years **100 %** **2**
WALE OCCUPANCY TENANTS

Netolice



9.9 years **100 %** **2**
WALE OCCUPANCY TENANTS

Zeltweg



8.0 years **100 %** **5**
WALE OCCUPANCY TENANTS

Villach



5.5 years **100 %** **4**
WALE OCCUPANCY TENANTS

Velké Meziříčí



7.1 years **100 %** **6**
WALE OCCUPANCY TENANTS

Světlá nad Sázavou



9.7 years **100 %** **5**
WALE OCCUPANCY TENANTS

Key tenants



Fund's name	ZDR Investments Public SICAV a.s.
Sub-fund's name	ZDR Public, Sub-fund Real Estate
Type of fund	Special real estate fund
Fund manager	ZDR Investments investiční společnost a.s.
Fund administrator	QI investiční společnost, a.s.
Asset valuation	Expert Committee
Depository	Česká spořitelna, a.s.
Investment shares valuation frequency	Monthly
Trading day	Last business day of the month
Minimum investment	CZK 10,000 on a one-off, or CZK 200 on a regular basis (or equivalent in EUR)
Target return	5–7% annually* (net of fees)
ISIN	Growth shares CZ0008044658
Recommended investment horizon	5 years and more
Entry fee	max. 5%
Exit fee	0%, is not charged
Management fee	1.5% p.a.
Performance fee	30% of fund capital appreciation exceeding 4% p.a.



Disclaimer

This document is for informational and promotional purposes only. It does not constitute an offer, invitation, or recommendation to invest. Before making any investment decision, investors should read the fund's and sub-fund's Articles of Association. Investing involves risks, including potential capital loss and fluctuations in investment value. Investments in the funds are subject to the risks outlined in the Articles of Association. While this document has been prepared with the utmost care, its content may change or be updated, and neither the funds nor the fund manager guarantees its accuracy or completeness. The taxation of the funds is subject to applicable laws and may change if the law is amended.

* The expected return is an estimate. The value of investment shares fluctuates over time, and past fund performance is not indicative of or a guarantee of future results.