

We know how to grow your capital

 **ZDR Industrial**

## Invest in an Industrial Real Estate Portfolio

Stable long-term appreciation in the sector of suburban logistics and manufacturing.

2,400+ INVESTORS

Logatec, SI



In 2025, ZDR Industrial continued its growth trajectory while further diversifying its portfolio. The acquisition of a modern logistics centre in Logatec, Slovenia pushed assets under management above EUR 50 million and enhanced both sector and geographic diversification. Following three consecutive years of stable performance, the fund has firmly established itself as a focused industrial strategy targeting light manufacturing and logistics assets.

**David Čubr**  
CEO



ZDR Industrial provides retail investors with access to the industrial real estate segment. These assets form a vital part of Europe's manufacturing infrastructure, supporting regional production, distribution networks and supply chain resilience. Manufacturing and logistics companies – the core focus of ZDR Industrial – are placing increasing emphasis on supply chain stability, workforce availability and the technical standards of their operating premises. These structural drivers underpin sustained demand for modern industrial properties, particularly across Central Europe.

The portfolio consists of properties leased to established companies with international operations. Long-term lease agreements enhance income visibility and stability, supported by an above-average WALE (weighted average lease expiry).

### Unique focus

ZDR Industrial was the first retail fund in the Czech Republic dedicated exclusively to light manufacturing and suburban logistics – a segment characterised by long-term growth potential and structurally low vacancy rates.

### Strong performance

ZDR Industrial ranks among the best-performing retail funds in the Czech Republic, delivering consistent capital growth supported by favourable structural market trends.

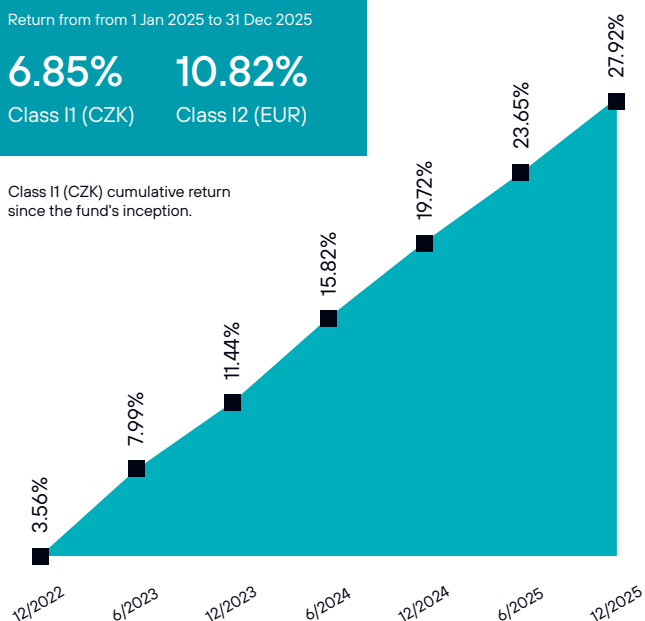
### Accessible investing

The fund is available from relatively small investment amounts. Investors can also invest through the Long-Term Investment Product (DIP), benefiting from tax-efficient treatment.

Return from from 1 Jan 2025 to 31 Dec 2025

**6.85%**    **10.82%**  
Class I1 (CZK)    Class I2 (EUR)

Class I1 (CZK) cumulative return since the fund's inception.



**100%**  
Occupancy

**EUR 52 million**  
Property value

**7.9 years**  
WALE

**EUR 4.0 million**  
Annual rental income

**2,481**  
Investors

**From EUR 8**  
Minimum monthly investment

# Portfolio sample



## LOGspot Logatec

LOGspot Logatec is a modern Class A logistics park and the first ZDR Industrial fund property in Slovenia. The asset is located in the town of Logatec, approximately 25 kilometres from Ljubljana and 75 kilometres from the Port of Koper, with direct access to the main motorway corridor. This strategic location positions the property as an important logistics hub connecting Central and South-Eastern Europe. Tenants include leading international logistics provider Cargo Partner, part of the Nippon Express Group operating in more than 50 countries worldwide, and regional logistics leader Milšped, a company with over thirty years of market presence. The project meets high standards of construction quality, sustainability and energy efficiency. The building is certified under the BREEAM New Construction scheme at the Very Good level and is equipped with heat pumps for heating and cooling, as well as electric vehicle charging infrastructure.

**6.6 years**

WALE

**EUR 2.3 million**

ANNUAL RENTAL INCOME

**53.9%**

LTV



## Bytča

The ERIKS Group, tenant of the manufacturing facility in Bytča, is a specialised industrial service provider supplying technical products and engineering solutions to sectors including mechanical engineering, energy, chemicals, food processing and automotive manufacturing.

**5.5 years**

WALE

**EUR 0.5 million**

ANNUAL RENTAL INCOME

**51.1%**

LTV



## Vráble

The manufacturing facility leased to Semecs, s.r.o. in Vráble, Slovakia, is a modern, energy-neutral plant comprising nearly 9,000 sqm of leasable area. Semecs is a leading European company in the electrical engineering industry, specialising in the production of printed circuit boards.

**20.0 years**

WALE

**EUR 0.6 million**

ANNUAL RENTAL INCOME

**46.6%**

LTV



## Komárno

The industrial facility in Komárno underwent a comprehensive refurbishment in 2017 in line with the requirements of its long-term tenant, ZF Slovakia a.s. In 2024, additional upgrades were completed to further improve energy efficiency. ZF Group is a German technology and innovation leader supplying advanced systems for the automotive industry. The Komárno plant specialises in the assembly of clutches for passenger vehicles.

**3.7 years**

WALE

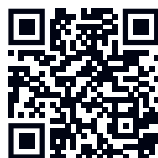
**EUR 0.6 million**

ANNUAL RENTAL INCOME

**34.5%**

LTV

Fund's name	ZDR Investments Industrial SICAV a.s.
Sub-fund's name	ZDR Industrial, 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 % p.a.* (net of fees)
ISIN	Growth shares: CZK CZ0008049111 EUR CZ0008049129
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.


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\* 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.