ZDR Investments

JUNE 2026

We know how to grow your capital

ZDR QIF

Invest in an International Retail Park Portfolio

Turn your everyday shopping into an investment.

4,900+ INVESTORS

The first half of the year confirmed that ZDR QIF is on the right trajectory. As part of our ongoing partnership with the developer Rutter Immobilien, we strengthened the fund with further retail park acquisitions in Austria. Our international presence is also helping us bring new, attractive tenants to the Czech market.

David Čubr
CEO

46 properties in 6 European countries

46.0%
LTV

EUR 614.3 million
Property value

99.8%
Occupancy rate

EUR 37.7 million
Annual rental income

7.4 years
WALE

4,920
Investors

8 years
On the market

30.1%
Grocery stores (area)

ZDR QIF

ZDR QIF is intended for qualified investors seeking a reliable vehicle for long-term capital appreciation. Investors can choose between growth and dividend share classes, denominated in both Czech koruna and euro. While growth classes reinvest the returns achieved, dividend classes allow for their regular annual distribution. The fund has demonstrated stability through consistent performance over more than eight years.

Returns are generated through an investment strategy focused on rental income from a diversified portfolio of commercial real estate, primarily retail parks with a strong representation of grocery operators. The portfolio is diversified both geographically and across its tenant base.

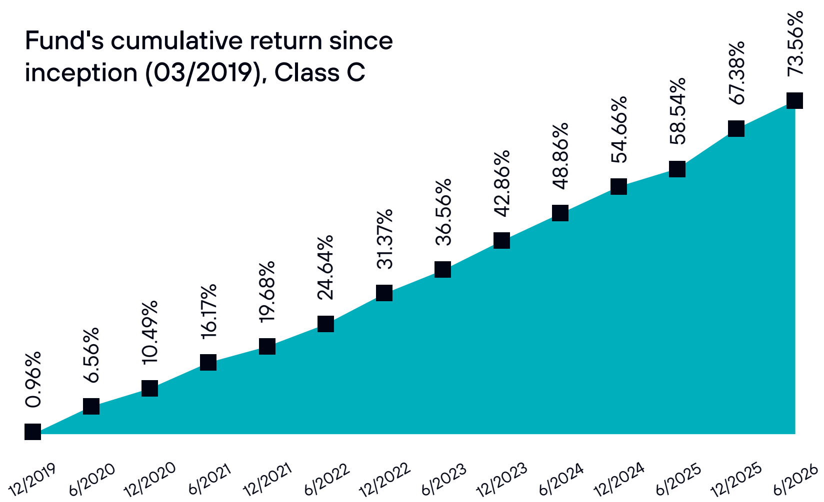
Conservative Strategy

A high share of grocery chains and discount retailers, supported by long-term lease agreements, provides a solid foundation for resilient and sustainable returns. This segment, largely composed of established international brands, ranks among the most defensive areas of the retail market.

8.00%

Class C return from
1 July 2025 to 30 June 2026

Fund's cumulative return since inception (03/2019), Class C



SHARE RETURNS	CLASS A CZK GROWTH	CLASS C EUR GROWTH
2025	↗ 8.10%	↗ 8.22%
2024	↗ 8.15%	↗ 8.26%
2023	↗ 8.71%	↗ 8.75%
2022	↗ 9.49%	↗ 9.77%
2021	↗ 8.38%	↗ 8.32%
2020	↗ 8.16%	↗ 9.44%
2019	↗ 8.23%	
2018	↗ 7.84%	

Portfolio Sample

A diversified portfolio of ZDR QIF retail parks across six European countries.

Jihlava

4.1 years	99.8%	53
WALE	OCCUPANCY	TENANTS

Amstetten

6.0 years	100%	5
WALE	OCCUPANCY	TENANTS

Rijeka

6.2 years	100%	30
WALE	OCCUPANCY	TENANTS

Wolfsberg

21.4 years	100%	14
WALE	OCCUPANCY	TENANTS

Slovenj Gradec

6.2 years	100%	9
WALE	OCCUPANCY	TENANTS

Hradec Králové

7.5 years	100%	38
WALE	OCCUPANCY	TENANTS

Eugendorf

9.6 years	100%	8
WALE	OCCUPANCY	TENANTS

Komárno

4.4 years	100%	14
WALE	OCCUPANCY	TENANTS

Pula

4.1 years	100%	59
WALE	OCCUPANCY	TENANTS

Key tenants

albert, BILLA, TESCO, PENNY, LIDL, INTERSPAR, Harvey Norman, dm, Müller, teta, pepco, WOOLWORTH, ACTION, TEDi, super zoo, IKEA, JYSK, DECATHLON, kik, DEICHMANN, C&A, McDonald's

ZDR QIF

Fund's name	ZDR Investments SICAV a.s.
Sub-fund's name	ZDR, Sub-fund Real Estate
Type of fund	Qualified Investor Fund
Fund manager	ZDR Investments investiční společnost a.s.
Fund administrator	CODYA investiční společnost, a.s.
Asset valuation	Grant Thornton Appraisal services a.s.
Depositary	Česká spořitelna, a.s.
Investment shares valuation frequency	Monthly
Trading day	Last business day of the month
Minimum investment	CZK 1,000,000, subsequent investment CZK 100,000 (or equivalent in EUR)
Target return	7–9% p.a.* (net of fees)
ISIN	Growth shares: CZK CZ0008042892 EUR CZ0008043833 Dividend shares: CZK CZ0008042967 EUR CZ0008043841
Recommended investment horizon	5 years and more
Entry fee	max. 3.1%
Exit fee	0% after 3 years from acquisition of investment shares (within 3 years 40%)
Management fee	1.5% p.a.
Performance fee	30% of fund's capital appreciation exceeding 5% p.a.

ZDR Investments

zdrinvestments.cz/fund/fki

ZDR Investments SICAV a.s.
Jungmannova 750/34, 110 00 Prague 1

ZDR Investments focuses on investments in long-term leased commercial real estate. Over the past eight years, we have built a portfolio of more than 80 properties in 6 European countries across 3 funds, with a total value of EUR 870 million. Thanks to our defensively oriented strategy delivering long-term results, we have earned the trust of nearly 24,000 investors.

* 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.