ZDR Investments

JUNE 2026

We know how to grow your capital

Znojmo, CZ

ZDR Public

Invest in a Retail Park Portfolio

Turn your everyday shopping into an investment.

16,100+ INVESTORS

Last year's strong investment activity continued into the first half of 2026, with a number of notable transactions on the Czech and wider Central European market, where domestic capital still prevails. Alongside the Czech Republic, the ZDR Public fund again strengthened its Austrian holdings, adding two retail centres anchored by Dehner. Austria remains a market defined by long-term stability and reliable tenants.

David Čubr
CEO

31 properties in 3 European countries

45.0%
LTV

EUR 202 million
Property value

98.1%
Occupancy

EUR 14.8 million
Annual rental income

6.5 years
WALE

16,133
Investors

From EUR 8
Minimum monthly investment

2019
Founded

6.52%

Return from 1 July 2025 to 30 June 2026

ZDR Public

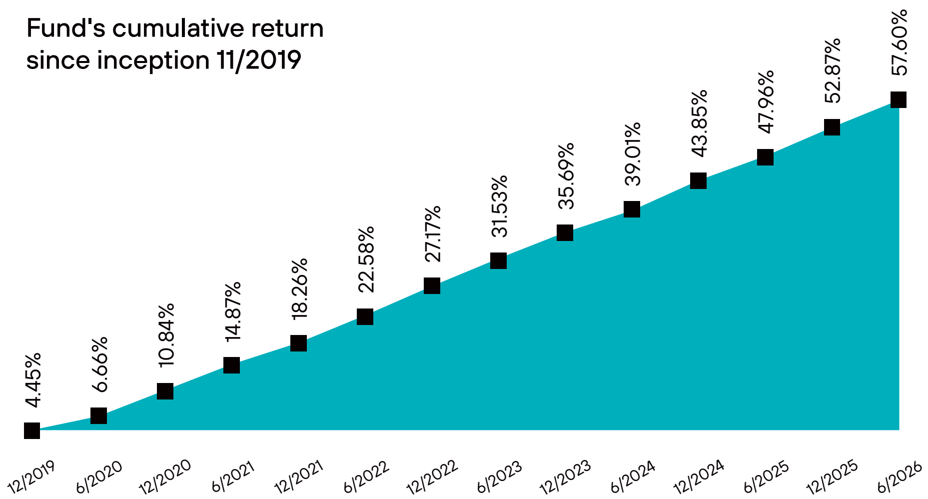
The ZDR Public fund is designed for retail investors seeking a long-term, stable way to grow their capital and looking to invest in commercial real estate easily and without complexity. It focuses on grocery stores and daily-needs retail — a segment that has consistently demonstrated resilience to economic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

These properties are not only places for everyday shopping but also functional investment assets. Long-term lease agreements with creditworthy tenants, high occupancy, 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.

Fund's cumulative return since inception 11/2019



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

Dehner Klagenfurt and Dehner Villach

The ZDR Public fund has expanded its portfolio with two fully occupied retail centres in the Austrian cities of Klagenfurt and Villach. Both are anchored by Dehner, Europe's largest garden centre group.

Dehner operates more than 130 stores in Germany and Austria, selling gardening goods, pet supplies, and equipment for the home and garden. Both leases have an exceptionally long remaining term, which underpins a stable income for the fund.

10.3 years
WALE

100%
OCCUPANCY

20%
AUSTRIAN SHARE OF THE FUND PORTFOLIO

Jablonné v Podještědí

9.9 years
WALE

100%
OCCUPANCY

8
TENANTS

Znojmo

5.4 years
WALE

100%
OCCUPANCY

34
TENANTS

Prague–Chodov

7.7 years
WALE

100%
OCCUPANCY

5
TENANTS

Zeltweg

7.4 years
WALE

100%
OCCUPANCY

6
TENANTS

Velké Meziříčí

6.6 years
WALE

100%
OCCUPANCY

10
TENANTS

Topoľčany

5.3 years
WALE

100%
OCCUPANCY

24
TENANTS

Key tenants

albert, BILLA, LIDL, TESCO, PENNY, dm, teta, Dr.Max, pepco, TEDi, ACTION, JYSK, super zoo, DECATHLON, SPORTISIMO, HECHT, DATART, PLANEO, kik, TAKKO FASHION, sinsay, ORLEN

ZDR Public

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
Depositary	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%, not charged
Management fee	1.5% p.a.
Performance fee	30% of fund capital appreciation exceeding 4% p.a.

ZDR Investments

zdrinvestments.cz/fund/public

ZDR Investments Public SICAV a.s.
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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.