

We know how to grow your capital

 **ZDR Industrial**

Invest in an Industrial Real Estate Portfolio

Stable long-term appreciation in the suburban logistics and light manufacturing sectors.

2,900+ INVESTORS

Logatec, SI

Consistent returns come from active asset management, and the first half of the year gave us several chances to prove it. In Logatec, Slovenia, we signed a new tenant, BOX NOW, part of the Czech private equity group EMMA Capital, and construction of a photovoltaic plant will start on the site before the end of the year. We are also preparing an extension of the manufacturing facility in Vrable. Light manufacturing and suburban logistics remain among the most promising segments of the Central European real estate market, and they are exactly where ZDR Industrial invests.



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

The first retail fund in the Czech Republic dedicated exclusively to light manufacturing and suburban logistics – segments that form the backbone of the European economy.

High-potential segment

ZDR Industrial benefits from persistently low vacancy rates and growing demand for industrial properties.

Accessible investing

The fund can be accessed with a relatively small initial investment. Investors can also invest through the Long-Term Investment Product (DIP), benefiting from tax-efficient treatment.

Return from 1 July 2025 to 30 June 2026

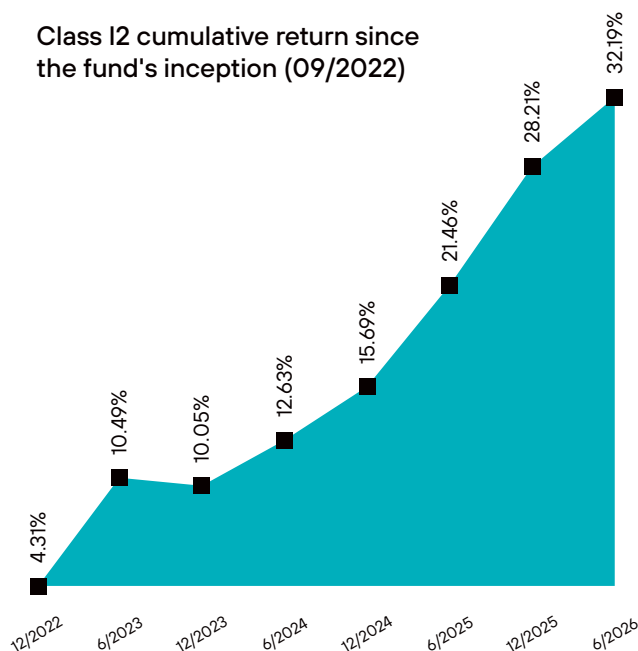
8.83%

Class I2 (EUR)

6.68%

Class I1 (CZK)

Class I2 cumulative return since the fund's inception (09/2022)



100%

Occupancy rate

EUR 53.6 million

Property value

7.4 years

WALE

EUR 4.1 million

Annual rental income

2,930

Investors

From EUR 8

Minimum monthly investment

Portfolio



LOGspot Logatec



LOGspot Logatec is a modern Class A logistics park and the first ZDR Industrial 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, which makes it an important link between Central and South-Eastern Europe. The tenant roster includes Cargo Partner, part of the Nippon Express Group and active in more than 50 countries; Milšped, a regional logistics leader with over thirty years in the market; and, most recently, BOX NOW, part of the Czech private equity group EMMA Capital. Built to high standards of quality, sustainability and energy efficiency, the property is certified BREEAM New Construction at the Very Good level and equipped with heat pumps for heating and cooling and charging points for electric vehicles.

6.0 years	EUR 2.3 million	54.8%
WALE	ANNUAL RENTAL INCOME	LTV



Bytča



The ERIKS Group, the 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.

5.0 years	EUR 0.5 million	50.0%
WALE	ANNUAL RENTAL INCOME	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.

19.5 years	EUR 0.6 million	41.6%
WALE	ANNUAL RENTAL INCOME	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.

3.2 years	EUR 0.6 million	34.7%
WALE	ANNUAL RENTAL INCOME	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.

