ZDR Investments SG VCC

Appreciate Your Capital in European Real Estate

Diversification into Europe's Resilient Food Shopping & Daily Necessities Sector



Annualized Return Since Inception (as of 31 July 2026)

8.12% p.a.

ZDR INVESTMENTS SICAV (MASTER FUND, C-CLASS)

PROPERTIES	ASSET VALUE	WALE
46	EUR 614.3 m	7.4 years
LOAN-TO-VALUE	**PORTFOLIO YIELD**	**INVESTORS**
46.0%	6.5%	4,920
LEASE CONTRACTS	**LEASABLE AREA**	**OCCUPANCY RATE**
500	300,721 sqm	99.8%

Investment Options

C-CLASS

Capital (Growth) Class

D-CLASS

Distribution (Dividend) Class

Book a call with our team

Scan the QR code to choose a date and time that suits you.

ZDR Investments SG VCC

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APREA

ZDR Investments SG VCC is a member of Asia Pacific Real Assets Association (APREA)

The content in this document is restricted to "Accredited Investors" only. Only "Accredited Investors" as defined in our Fund's relevant offering materials may subscribe to or hold Participating Shares in Euro Asia Investment Products. "Accredited Investors" must also meet the requirements as defined in the Securities and Futures Act (Chapter 289) of Singapore. Before investing in the Fund, potential investors are requested to refer to relevant offering materials to determine if they satisfy the requirements of an Accredited Investor.

ZDR Investments

We are a European real estate investor focusing on daily-needs-based retail parks (also known as strip malls) in politically and economically stable areas in Central and Western Europe. Thanks to the two-level structure (master-feeder fund), Southeast Asian investors can also benefit from a proven European investment concept.

Long-term leases

Our tenants commit for the long term, providing predictable and stable income.

Diversified risk

Six countries, hundreds of tenants and a broad range of retail properties ensure a well-diversified portfolio.

Responsible approach

We integrate ESG principles across our portfolios, focusing on energy efficiency and responsible asset management.

Income-producing acquisitions

Our income does not come from development, but from the acquisition of completed, income-producing properties.

Resilient segment

Grocery-anchored tenants, often international chains, form the core of the portfolio.

In-house management

We manage our assets internally, allowing us to respond quickly and flexibly to tenant needs.

What is a Retail Park?

Retail parks are a popular shopping format across Europe and in markets such as the United States and Australia. They feature ground-floor retail units focused on daily-needs-based goods such as groceries and essential services. Retail parks are easily accessible and usually include large car parks, allowing customers to park close to individual stores for a convenient shopping experience. Each store has its own entrance and does not share common indoor areas, helping tenants maintain lower operating costs.

From a sustainability perspective, retail parks offer strong opportunities to implement ESG measures. Their large roof areas are well suited for photovoltaic panels, enabling clean energy generation and reducing environmental impact.

- EASY CAR ACCESS
- LARGE OUTDOOR PARKING
- GROCERIES AND DAILY ESSENTIALS
- CONVENIENT ONE-STOP SHOPPING
- SOLAR-FRIENDLY ROOFTOPS
- BUILDING WITHOUT COMMON AREAS



Portfolio Sample

Wolfsberg



21.4 years	100%	14
WALE	OCCUPANCY	TENANTS

Amstetten



6.0 years	100%	5
WALE	OCCUPANCY	TENANTS

Rijeka



6.2 years	100%	30
WALE	OCCUPANCY	TENANTS

Hradec Králové



7.5 years	100%	38
WALE	OCCUPANCY	TENANTS

Komárno



4.4 years	100%	14
WALE	OCCUPANCY	TENANTS

Slovenj Gradec



6.2 years	100%	9
WALE	OCCUPANCY	TENANTS