



We create  
**BEAUTIFUL PLACES TO LIVE.**

Our clients' trust and interest in our residential housing projects are proof that we bring to the market attractive and precisely designed projects in which it is good to live.

# IN OUR PROJECTS WE ALWAYS STRIVE TO OFFER SOMETHING EXTRAORDINARY.

## ORIGINAL ARCHITECTURE, INNOVATIVE CONCEPTS FOR LIVING, INGENIOUS AND GENEROUS USE.

Our objective is to create beautiful places to live. Thanks to this approach, EBM has earned recognition among professionals, investors and clients as a developer that places emphasis on permanent values and long-term benefits. We also offer attractive investment opportunities that attract capable and creative individuals, people with passion and determination to achieve great results.

**Ing. Ľubomír Vais & Mgr. Jakub Vais**  
owners of the EBM Group and founders of EBM REAL ESTATE





# FUND'S PHILOSOPHY

Through its subsidiaries, the investment fund EBM REAL ESTATE SICAV focuses on the construction of residential projects with a unique visual appearance, high utility value and superior quality.

Architectural originality and utility value of its projects are the EBM group's main priorities. For this reason, it has long been working with selected architects, who can give their designs a distinctive and modern appearance, while maintaining maximum functionality and comfort for the final residents. Experience and long-term relationships guarantee the creation of modern buildings meeting the requirements for high-quality and happy living. Last but not least, they guarantee originality and distinctive execution of individual projects.

# INFORMATION ABOUT THE EBM GROUP



Years in  
development:  
**14 years**



Focus of  
development:  
**apartments and houses**



Number of  
units sold:  
**606**



Number of projects  
realised:  
**11**



Total realised sale value  
of completed projects:  
**CZK 2,653 m**



ESG activities -  
housing centre  
for seniors:  
**5 realised**

# CURRENT FUND DATA



Fund type:  
**qualified  
investors fund**



Fund projects:  
**5**



Number of  
units in fund:  
**214**



Total fund  
assents:  
**CZK 279,6 m**  
as at 31 December 2024



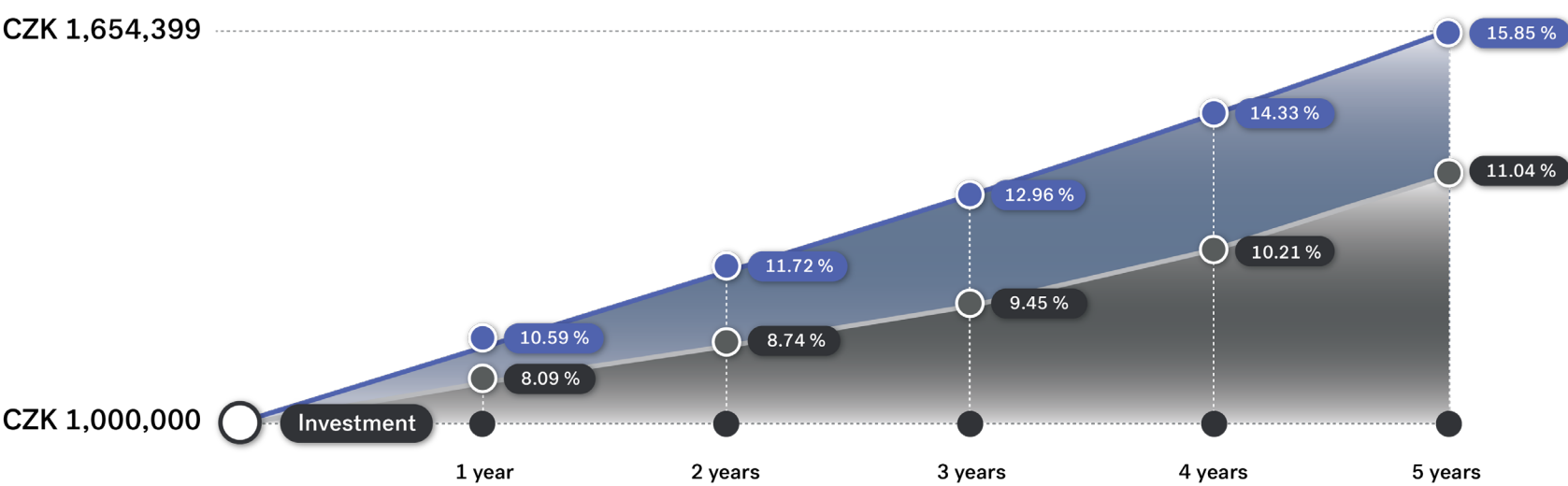
Minimum  
investment:  
**CZK 1 m**  
or at least CZK 100,000 in the  
case of the AVANT FLEX product



Total sale value  
of fund projects:  
**CZK 2,080 m**

# INVESTOR’S MODEL PROFIT

## PREFERENCE INVESTMENT SHARES (PREFIS)



● FUND PERFORMANCE ..... 7 %    ● FUND PERFORMANCE ..... 15 %

Average investor’s appreciation compared to original investment

**9.51 %**                      **13.09 %**

Investor’s total appreciation in 5 years

**47.54 %**                      **65.44 %**

### NOTE

Assumptions for calculation of appreciation: CZK 300 m of stable fund capital

Ratio of share classes as a %

PREFIS.....30 %    PREMIS.....39 %    PERFIS\* .....31 %

# FUND’S ECONOMIC INDICATORS\*\*

Total assets in CZK ‘000	279 622
Equity in CZK ‘000	276 372

Value of assets associated with investment shares		Interest as a %
PREFIS IN CZK ‘000	36 843	13%
PREMIS IN CZK ‘000	119 904	43%
PERFIS IN CZK ‘000	119 625	43%
	276 372	100%

Prices of individual classes of investment shares	
Value of PREFIS	1,0102
Value of PREMIS	1,0249
Value of PERFIS	1,2841

APPRECIATION OF PREFIS p.a.	12,04 %
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\* performance investment shares (PERFIS)

\*\* results for the year ending 31<sup>th</sup> December 2024

# BENEFITS OF INVESTING IN THE FUND

<div>EXPERIENCE AND POTENTIAL</div> <div>Invest with certainty in exclusive projects of the EBM Group — a developer with a wealth of experience and expertise in residential development. Our long-term successes are proof of our thorough analysis of each opportunity. All projects undergo a careful financial and procedural check prior to inclusion in our portfolio.</div>	<div>FOUNDERS’ INVOLVEMENT AND INDIVIDUAL APPROACH</div> <div>The fund’s founders have invested their own money in the project, which shows their high trust in our activities and projects. Their conviction it will be successful is so strong that they accepted a position after the holders of preference investment shares in the preferential yield system. For existing and potential investors there are detailed data and reports that provide the opportunity for individual meetings with our team, which ensures full transparency.</div>	<div>REAL VALUE AND DIVERSIFICATION</div> <div>Invest in real property assets with land, bricks and concrete behind them. Carefully selected locations and high professionalism in project management bring interesting appreciation. The fund provides diversification of investments across different types of property projects, locations and life cycle stages, making it resilient to market fluctuations.</div>
<div>SUPERIOR YIELD OF PREFIS</div> <div>We offer holders of PREFIS a guarantee of a minimum yield*** of 7.0% p.a. during the first 24 months after the fund’s establishment, which ensures a great start to your investment. After this period, you can benefit from a preferential yield of 3M PRIBOR + 1%, if the value of 3M PRIBOR + 1% falls under 5.5%, then a yield of 5.5%. If the fund’s performance is even better, your yields could reach up to 12% p.a., which makes your investment even more attractive.</div>	<div>EXCLUSIVE CLASS OF INVESTMENT SHARES</div> <div>Long-term strategic partners can use the Premium Class of Investment Shares, which can only be purchased after the fund’s supervisory board approves an investor (partner). This class uses the Premium IS guarantee of minimum yield*** totalling 7.0% p.a. in the first 24 months after the fund’s establishment. After this period, a preferential yield of 3M PRIBOR + 1 % is used for shares in this class, if the value falls under 5.5%, then a yield of 5.5%. If the fund’s performance is even better, your Premium shares could reach a yield of to 18% p.a.</div>	<div>TRUSTWORTHY ADMINISTRATION AND SAFETY</div> <div>The fund is managed by the management company AVANT, which is the largest manager of qualified investors funds in the Czech Republic. The part of the fund capital attributable to the founders’ performance shares is at least 25% of the total fund capital, as a guarantee of the minimum yield on preference and premium investment shares. Our financial transactions are under the careful control of the fund’s depositary and are subject to regular audits, which ensures maximum transparency of your investments.</div>

\*\*\* even in the event the fund makes a lower profit or a loss. The guarantee takes the form of a redistribution of fund capital from the holders of performance investment shares (the fund's founders) to the holders of preference investment shares (external investors), up to the amount of fund capital attributable to performance investment shares.



# VILLA RESORT BEROUN

Villa Resort Beroun is a modern residential project that combines top-quality architectural design with a high standard of workmanship, all set above the Berounka River valley, next to a golf course. This project is designed to meet all the requirements for comfortable family living, not only thanks to the ingenious interiors and selected materials, but also thanks to the energy-efficient solution.

The location offers not only the advantages of being close to all civic amenities in the town of Beroun, but also excellent transport accessibility for the city of Prague, which makes it an ideal place for modern family life.

PROJECT STATUS	COMPLETED
PROJECT TYPE	HOUSES
LOCATION	BEROUN
REALISATION	2020-2024
NUMBER OF UNITS	44
SOLD	91%
SALE VALUE	CZK 540,000,000



# KRČSKÁ ZAHRADA

This intimately designed and premium residential project in Prague’s Krč district provides quiet and comfortable living in a gated community with only 30 residential units in a high standard of design. It offers a harmonious combination of urban comfort and a natural environment. It includes a green garden with a barbecue area, which is an ideal place to meet neighbours and friends, relax or for the children to have fun.

The location in which Krčská zahrada is situated is a jewel in the wider centre of Prague. It offers a rare combination of lots of green space and privacy with excellent transport accessibility. Places with this combination are a genuine rarity today, and all cultural and social opportunities in the big city are literally at your fingertips.

PROJECT STATUS	IN CONSTRUCTION
PROJECT TYPE	PREMIUM APARTMENT BUILDING
LOCATION	PRAGUE 4
REALISATION	2023-2025
NUMBER OF UNITS	30
SOLD	93%
SALE VALUE	CZK 480,000,000

# REZIDENCE ENGERTH

Rezidence Engerth is a project that offers a combination of generous space and timeless architecture, with an emphasis on harmony with the surrounding forests. This residential complex comprises 93 residential units spread out over an area of 8,000 m². Every detail here has been thought out to offer a wide range of options for every lifestyle, both in terms of the layout and the materials used.

The residence is located in a quiet part of Kladno, where the dynamism of urban life mixes with the peaceful atmosphere of the surrounding countryside.

PROJECT STATUS	IN PREPARATION
PROJECT TYPE	APARTMENT BUILDINGS
LOCATION	KLADNO - OSTROVEC
REALISATION	2024-2026
NUMBER OF UNITS	93
SOLD	84%
SALE VALUE	CZK 570,000,000



# VALMONT

Valmont is an exclusive project with eight luxury apartments with a lake view that will offer its residents uncountable panoramic views of the romantic landscape. The apartments are designed for those who know how to enjoy life with all their senses. A distinctive and unmistakable style was imprinted on the interiors by the renowned architectural studio Morix. Designs with emphasis on using natural materials were created with the goal of evoking a wonderful atmosphere in harmony with the surrounding countryside.

The project takes its name from the free and unchained hero of the film Valmont by Miloš Forman, who had personal links to the area of Lake Mácha, where the apartments are located.

PROJECT STATUS	IN PREPARATION
PROJECT TYPE	LUXURY APARTMENTS
LOCATION	STARÉ SPLAVY
REALISATION	2024-2026
NUMBER OF UNITS	8
SOLD	50%
SALE VALUE	CZK 180,000,000

# REZIDENCE MEČÍKOVA

Residence Mečíkova is a modern six-storey apartment building that will contain 39 residential units with layouts from studio to three-bedroom apartment. The project is an ideal place for those who are looking for modern living with all the comforts and conveniences of urban life. It places great emphasis on a distinctive approach and meeting the needs of every future owner.

This project is situated in the attractive location of Zahradní Město, where there is lots of green space, as well as excellent transport links and all civic amenities in the vicinity.

PROJECT STATUS	IN PREPARATION
PROJECT TYPE	APARTMENT BUILDINGS
LOCATION	PRAGUE 10
REALISATION	2026-2027
NUMBER OF UNITS	39
SALE VALUE	CZK 350,000,000



# BASIC PARAMETERS

FUND'S LEGAL FORM	JOINT STOCK COMPANY WITH VARIABLE CAPITAL (SICAV)
FUND TYPE	QUALIFIED INVESTORS FUND
UNDERLYING FUND ASSET	PROPERTIES, DEVELOPMENT OF APARTMENTS AND HOUSES
SECURITY ISSUED	PREFERENCE INVESTMENT SHARES (PREFIS) PREMIUM INVESTMENT SHARES (PREMIS)
PUBLICLY TRADABLE	NO
FREQUENCY OF SUBSCRIPTION OF INVESTMENT SHARES	MONTHLY
MINIMUM INVESTMENT	CZK 1 M, IN CASE OF AVANT FLEX PRODUCT, CZK 100,00
ENTRY FEE	UP TO 3%
INVESTMENT HORIZON	MEDIUM TERM, 3-5 YEARS (PREFIS, PREMIS)
FREQUENCY OF REDEMPTIONS OF INVESTMENT SHARES	QUARTERLY (PREFIS, PREMIS)
MATURITY OF REDEMPTIONS OF INVESTMENT SHARES	WITHIN 6 MONTHS OF THE END OF THE QUARTER FOLLOWING SUBMISSION OF A REDEMPTION REQUEST (PREFIS, PREMIS)
EXIT FEE	<b>PREFIS, PREMIS:</b> 20% IN CASE OF REDEMPTION WITHIN 24 MONTHS 10% IN CASE OF REDEMPTION AFTER 24 MONTHS 0% IN CASE OF REDEMPTION AFTER 36 MONTHS
TAXATION OF FUND'S YIELDS	5% OF FUND'S PROFIT
TAXATION OF SHARESHOLDERS — NATURAL PERSONS	15% IN CASE OF REDEMPTION WITHIN 3 YEARS, 0% IN CASE OF REDEMPTION AFTER 3 YEARS
FUND MANAGER	AVANT INVESTIČNÍ SPOLEČNOST, A.S.
FUND ADMINISTRATOR	AVANT INVESTIČNÍ SPOLEČNOST, A.S.
FUND DEPOSITARY	UNICREDIT BANK CZECH REPUBLIC AND SLOVAKIA, A.S.
FUND AUDITOR	PKF APOGEO AUDIT, S.R.O.

The fund is a qualified investors fund in accordance with Act No. 240/2013 Coll., as amended, on management companies and investment funds; only a qualified investor in accordance with Section 272 of this act can become a shareholder. The administrator notifies investors that the value of an investment in the fund may go down as well as up and the return of the originally invested amount is not guaranteed. The fund's performance in previous periods does not guarantee the same or better performance in the future.

The fund's key information document (KID) is available at <http://www.avantfunds.cz/informacni-povinnost/>. The stated information can be obtained in paper form at the registered office of AVANT investiční společnost, a.s., City Tower, Hvězdova 1716/2b, 140 00 Prague 4 - Nusle. The stated information is for information purposes only and does not constitute a proposal to conclude a contract or a public offer in accordance with the provisions of the Civil Code.

**EBM Real Estate Sicav, a.s.**  
**EBM Residential podfond**  
Ing. Petr Illetško  
Chief Financial Officer and  
Member of the Supervisory Board  
EBM REAL ESTATE SICAV  
+420 605 222 972  
[pilletsko@ebmgroup.cz](mailto:pilletsko@ebmgroup.cz)

Building FIVE  
Na Valentince 3336/4  
150 00 Prague 5 – Smíchov  
**[www.fondebmgroup.cz](http://www.fondebmgroup.cz)**

**AVANT investiční společnost, a.s.**  
Ing. Michal Brothánek  
Chief Sales Officer and  
Member of the Board of Directors  
+420 777 455 171  
[michal.brothanek@avantfunds.cz](mailto:michal.brothanek@avantfunds.cz)

City Tower  
Hvězdova 1716/2b  
140 00 Prague 4 - Nusle  
**[www.avantfunds.cz](http://www.avantfunds.cz)**



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