EBM
REAL ESTATE SICAV

EBM
RESIDENTIAL PODFOND

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 ENTIRE EBM GROUP



Years in development:
15 years



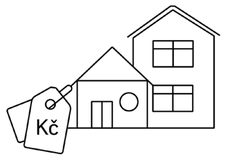
Focus of development:
apartments and houses



Number of units sold:
697



Number of projects realised:
14



Total realised sale value of completed projects:
CZK 4.000 m



ESG activities - housing centre for seniors:
5 realised

SELECTED DATA RELATING EXCLUSIVELY TO THE FUND



Fund type:
qualified investors fund



Active fund projects:
3



Number of units in fund:
151



Total fund assets:
CZK 547 m
results for the year ending 31th December 2025



Number of completed projects in fund:
4



Total sale value of fund projects:
CZK 1.591 m

all information is valid as of 30.9.2026

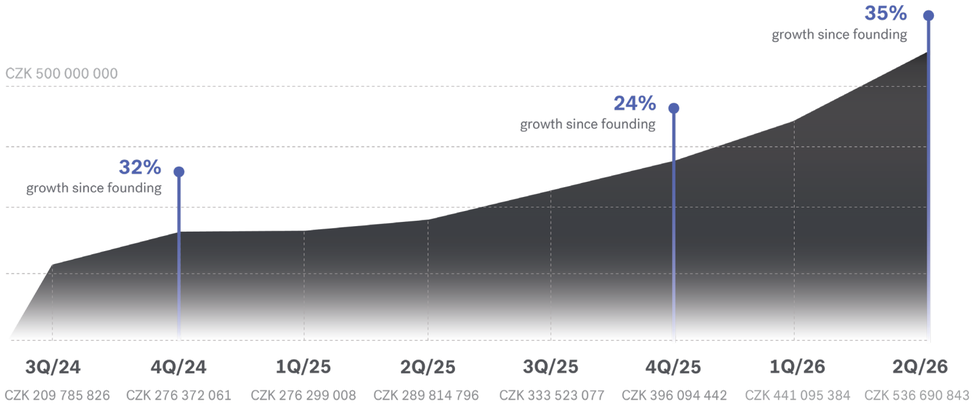
FUND'S ECONOMIC INDICATORS

	Difference from the founding	Founding 9/2024	12/31/2024	7/31/2025	12/31/2025	6/30/2026
Total Assets	CZK 337 675 601	CZK 210 157 000	CZK 279 622 000	CZK 333 371 643	CZK 593 075 717	CZK 547 832 601
Equity	CZK 326 905 017	CZK 209 785 826	CZK 276 785 826	CZK 318 745 740	CZK 396 094 442	CZK 536 690 843
Value of PIA Assets	CZK 221 983 475	n/a	CZK 36 843 204	CZK 62 180 281	CZK 92 310 538	CZK 221 983 475
Value of PRIA Assets	CZK 68 590 578	CZK 117 000 000	CZK 119 903 558	CZK 130 357 643	CZK 168 824 814	CZK 185 590 578
Value of VIA Assets	CZK 35 959 790	CZK 93 157 000	CZK 119 625 299	CZK 126 207 817	CZK 134 959 089	CZK 129 116 790
PIA Course	17,50 %	n/a	CZK 1,0102	CZK 1,0807	CZK 1,1301	CZK 1,1750
PRIA Course	20,55 %	CZK 1	CZK 1,0249	CZK 1,1005	CZK 1,1595	CZK 1,2055
VIA Course	40,37 %	CZK 1	CZK 1,2841	CZK 1,3721	CZK 1,4672	CZK 1,4037

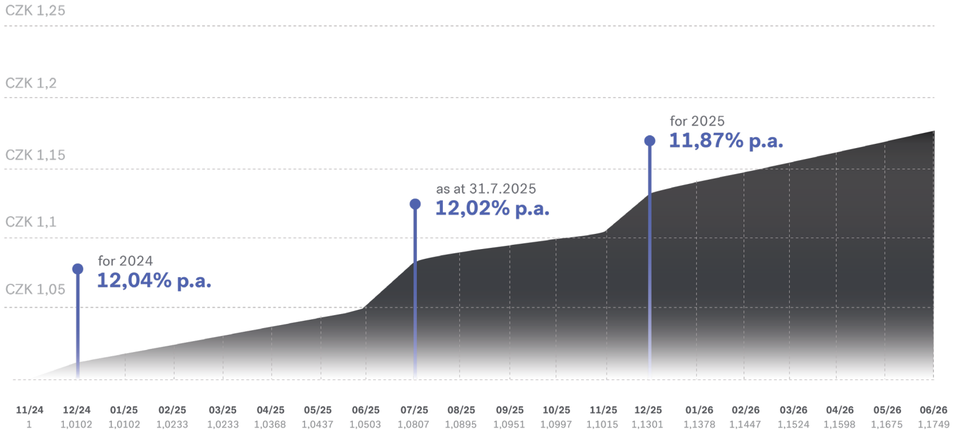
APPRECIATION OF PIA p.a.		12,04 %	12,02 %	11,87 %	

results for the year ending 30th June 2026

DEVELOPMENT OF FUND EQUITY



DEVELOPMENT OF PREMIUM IS CLASS



BENEFITS OF INVESTING IN THE FUND

EXPERIENCE AND POTENTIAL

Invest 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.

FOUNDERS' INVOLVEMENT AND INDIVIDUAL APPROACH

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.

REAL VALUE AND DIVERSIFICATION

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.

SUPERIOR YIELD OF PREFIS

We offer PIA shareholders preferential distribution of returns of up to 8.0% p.a., with a guaranteed minimum return*** of 8.0% p.a. through December 31, 2030. The amount of the guaranteed minimum return for the period beginning January 1, 2031, will be determined no later than at the general meeting to be held in 2030. If the fund performs better, returns may reach up to 12% p.a., allowing investors to participate in the fund's further growth in value.

EXCLUSIVE CLASS OF INVESTMENT SHARES

The Premium Class of Investment Shares (PRIA) is intended for long-term strategic partners; investment in this class is permitted only after the investor has been approved by the fund's supervisory board. We offer PRIA shareholders priority distribution of returns of up to 8.0% p.a., with a guaranteed minimum return*** of 8.0% p.a. through December 31, 2030. The amount of the guaranteed minimum return for the period beginning January 1, 2031, will be determined no later than at the general meeting held in 2030. In the event of higher fund performance, returns for this premium class may reach up to 18% p.a., allowing investors to participate in the fund's above-average return potential.

TRUSTWORTHY ADMINISTRATION AND SAFETY

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.

*** 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.



ACTIVE PROJECTS







MEANDER KBELY

In the attractive location of Prague's Kbely district, we are preparing the Meander Kbely modern development project, which will offer almost 100 comfortable residential units set in a unique environment inspired by the proximity of a natural meander of a nearby stream.

This project combines a high standard of living with natural harmony and offers an ideal place for a quiet life in the heart of one of the greenest parts of the capital. The location in Prague 19 also means the project has excellent transport links and a wide range of services in the area.

PROJECT TYPE	**APARTMENT BUILDINGS**
LOCATION	**KBELY, PRAGUE 19**
REALISATION	**2026–2028**
NUMBER OF UNITS	**96**
SALE VALUE	**CZK 926.000.000**

VILLA RESORT KBELY

In the attractive location of Prague's Kbely district, we are preparing the exclusive Villa Resort Kbely project, which will bring 16 modern houses to the market with an emphasis on a high standard of living. This residential complex will be located in a quiet environment surrounded by the countryside, which guarantees not only pleasant living, but also ideal conditions for relaxation and family life.

Villa Resort Kbely will comprise houses designed with the highest quality and comfort in mind, meeting the high demands of contemporary family living. The location also provides excellent access to services and transport links.

PROJECT TYPE	**HOUSES**
LOCATION	**KBELY, PRAGUE 19**
REALISATION	**2026–2028**
NUMBER OF UNITS	**16**
SALE VALUE	**CZK 290.000.000**













REZIDENCE MEČÍKOVA

Rezidence 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 TYPE	**APARTMENT BUILDINGS**
LOCATION	**PRAGUE 10**
REALISATION	**2027-2028**
NUMBER OF UNITS	**39**
SALE VALUE	**CZK 375.000.000**



COMPLETED PROJECTS

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 TYPE	**HOUSES**
LOCATION	**BEROUN**
REALISATION	**2020–2024**
NUMBER OF UNITS	**44**
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 TYPE	**PREMIUM APARTMENT BUILDING**
LOCATION	**PRAGUE 4**
REALISATION	**2023–2025**
NUMBER OF UNITS	**30**
SALE VALUE	**CZK 460.000.000**

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 TYPE	**APARTMENT BUILDINGS**
LOCATION	**KLADNO - OSTROVEC**
REALISATION	**2024–2026**
NUMBER OF UNITS	**93**
SALE VALUE	**CZK 583. 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 TYPE	**LUXURY APARTMENTS**
LOCATION	**STARÉ SPLAVY**
REALISATION	**2025–2027**
NUMBER OF UNITS	**8**
SALE VALUE	**CZK 148.000.000**


PROJECTS IN
THE PREPARATION

NOVÁ JESENICE

Nová Jesenice brings modern urban living right to the heart of the dynamically developing town of Jesenice. The project will offer a total of 131 apartments, ranging from 1+kk to spacious 4+kk family units.

The project includes a new town square with a water feature, high-quality street furniture, and greenery, creating a natural space for socializing, relaxation, and community life.

Retail spaces for shops, cafés, and services will be created on the ground floors of the buildings, enlivening everyday life and complementing the offerings of the city center. The project builds on the strategic plan to revitalize three town squares and organically develops Jesenice's urban structure into a contemporary, vibrant, and welcoming urban environment.

PROJECT TYPE	**APARTMENT BUILDINGS**
LOCATION	**JESENICE**
REALISATION	**2027–2029**
NUMBER OF UNITS	**260**
SALE VALUE	**CZK 2 200 000.000**













REZIDENCE VITERA

A modern residential project featuring 60 apartment units is being developed in the quiet neighborhood of Šestajovice near Prague.

Its well-thought-out architecture, green courtyard, and proximity to nature create a pleasant environment for everyday life, with easy access to the capital.

PROJECT TYPE	**APARTMENT BUILDINGS**
LOCATION	**ŠESTAJOVICE**
REALISATION	**2027-2029**
NUMBER OF UNITS	**60**
SALE VALUE	**CZK 593.000.000**

BUILDING LOTS IN ŠESTAJOVICE

In the immediate vicinity of the Klánovice Forest, the EBM Group is developing 12 building lots that offer a unique opportunity for the construction of custom single-family homes.

This peaceful location, surrounded by nature, combines privacy and the freedom to design your own home with easy access to Prague.

PROJECT TYPE	**BUILDING LOTS**
LOCATION	**ŠESTAJOVICE**
REALISATION	**2027–2028**
NUMBER OF LOTS	**12**
SALE VALUE	**CZK 110.000.000**







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	**PREFIS, PREMIS:** 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.

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Member of the Supervisory Board
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Data valid as of 30.9.2026

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