

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



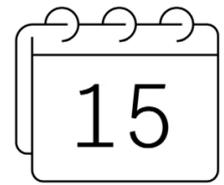


# FUND'S PHILOSOPHY

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:  
**15 let**



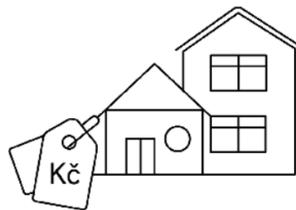
Focus of development:  
**apartments and houses**



Number of units sold:  
**666**



Number of projects realised:  
**13**



Total realised sale value of completed projects:  
**CZK 3,177 m**



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

# CURRENT FUND DATA



Fund type:  
**qualified investors fund**



Active fund projects:  
**5**



Number of units in fund:  
**252**



Total fund assets:  
**CZK 602,2 m**  
as at 30 November 2025



Number of completed projects in fund:  
**2**



Total sale value of fund projects:  
**CZK 2,265 m**

# FUND'S ECONOMIC INDICATORS

<b>Total assets</b>	<b>CZK 602.2 m</b>
Equity	CZK 367.9 m

<b>Value of assets associated with investment shares</b>	<b>Interest as a %</b>
Value of PREFIS	22%
Value of PREMIS	44%
Value of PERFIS	34%

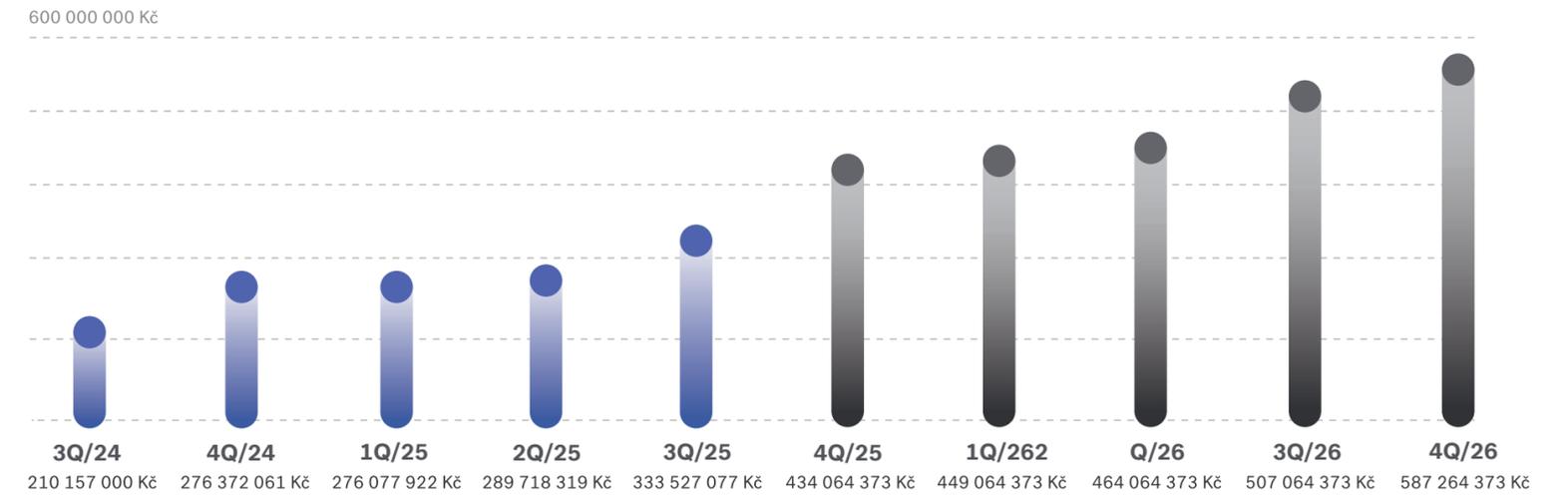
## Prices of individual classes of investment shares

Value of PREFIS	CZK 1.1015
Value of PREMIS	CZK 1.1161
Value of PERFIS	CZK 1.3454

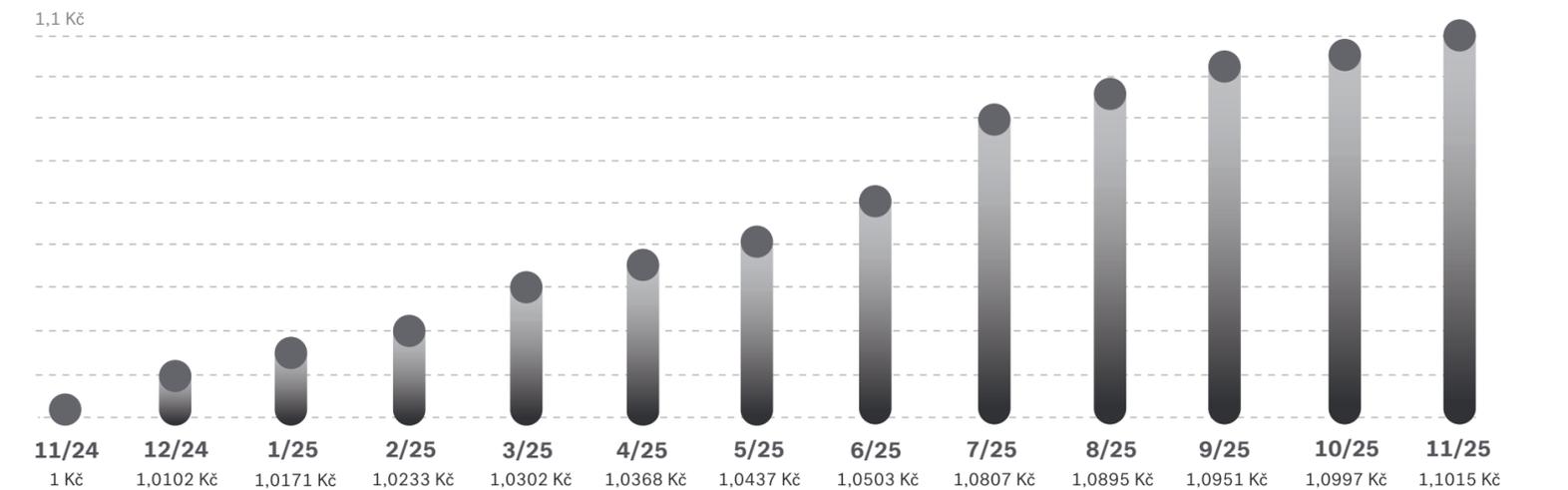
<b>APPRECIATION OF PREFIS p.a.</b>	<b>12,02 % *</b>
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\* results for the year ending 31<sup>th</sup> July 2025

# DEVELOPMENT OF FUND CAPITAL



# DEVELOPMENT OF PREMIUM IS CLASS



# BENEFITS OF INVESTING IN THE FUND

## EXPERIENCE AND POTENTIAL

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.

## 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 holders of PREFIS a guaranteed minimum yield\*\*\* of 8.0% p.a. from 1 January 2025 until 31 December 2027, ensuring a great start to your investment. From 1 January 2028 you can benefit from a preferential yield of 6.5% p.a., although if this value is less than 3M PRIBOR + 1.5%, 3M PRIBOR + 1.5% will apply. With higher fund performance, your yields can be as high as 12% p.a., making your investment even more attractive.

## EXCLUSIVE CLASS OF INVESTMENT SHARES

Long-term strategic partners have a Premium Class of investment shares, in which an investor (partner) can invest only after it is approved by the fund's supervisory board. This class also benefits from the minimum yield guarantee\*\*\* of 8.0% p.a. from 1 January 2025 to 31 December 2027. From 1 January 2028, a preferred yield of 6.5% p.a. may be applied to shares in this class, although if this value is lower than 3M PRIBOR + 1.5%, 3M PRIBOR + 1.5% will apply. Premium investment shares can achieve a yield up to 18% p.a., if the fund enjoys higher performance.

## 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

# REZIDENCE ENGERTH

Residence 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 m<sup>2</sup>. 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.



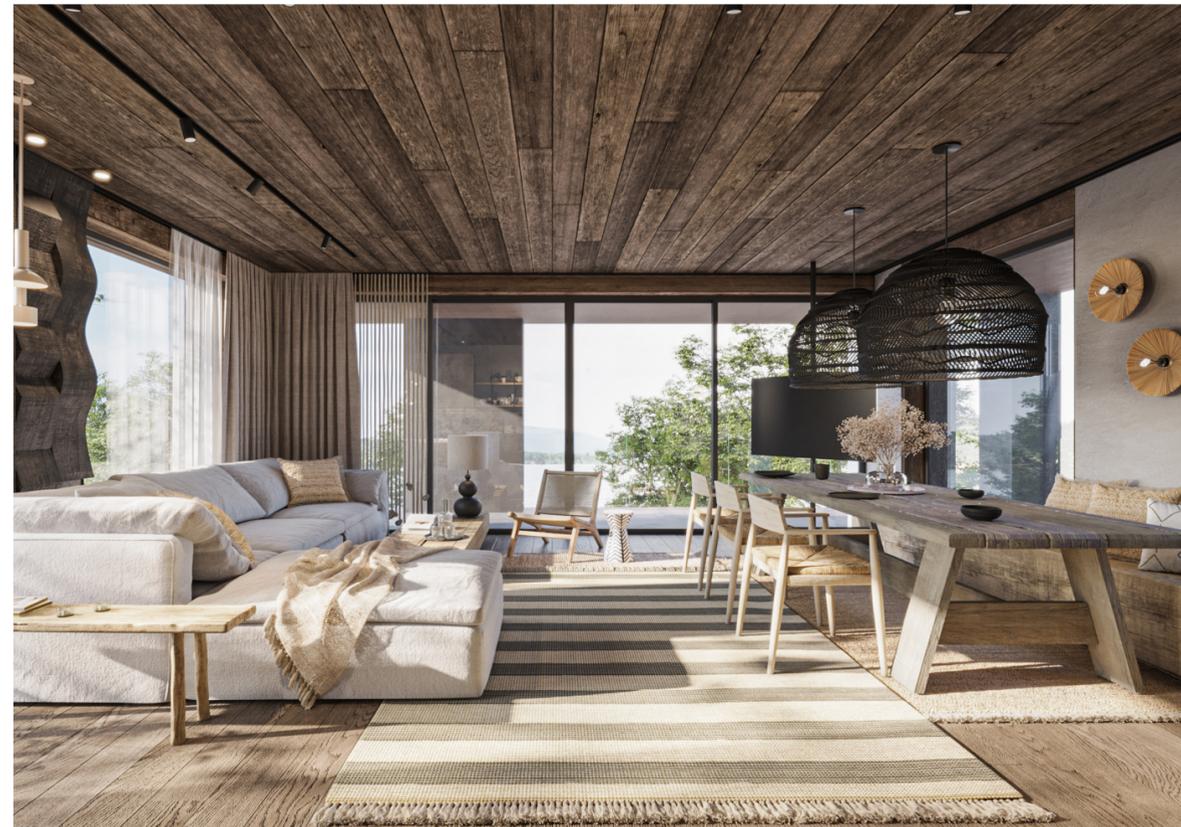
PROJECT TYPE	APARTMENT BUILDINGS
LOCATION	KLADNO - OSTROVEC
REALISATION	2024-2026
NUMBER OF UNITS	93
SOLD	91%
SALE VALUE	CZK 570,000,000

# 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 TYPE	LUXURY APARTMENTS
LOCATION	STARÉ SPLAVY
REALISATION	2025-2026
NUMBER OF UNITS	8
SOLD	50%
SALE VALUE	CZK 148,000,000



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

# 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	2026-2027
NUMBER OF UNITS	96
SOLD	31%
SALE VALUE	CZK 899,000,000

# 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	2026-2027
NUMBER OF UNITS	16
SOLD	62%
SALE VALUE	CZK 285,000,000



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
SOLD	100%
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
SOLD	100%
SALE VALUE	CZK 460,000,000



# 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
<b>MINIMUM INVESTMENT</b>	<b>CZK 1 M, IN CASE OF AVANT FLEX PRODUCT, CZK 100,00</b>
<b>ENTRY FEE</b>	<b>UP TO 3%</b>
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 SHAREHOLDERS — 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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**EBM Residential podfond**  
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Data valid as of 31 July 2025

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