

Opportunity Real Estate Fund SICAV

Property investments managed by KARLIN PORT REAL ESTATE



The Opportunity

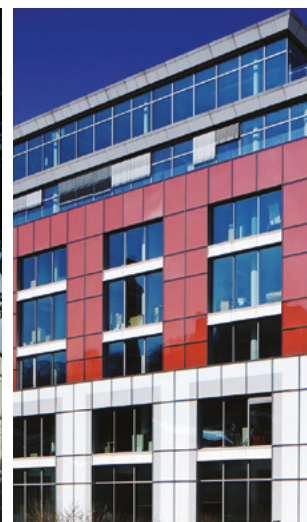
KARLIN PORT REAL ESTATE, a Prague-based investment and development platform has put together a team of the top real estate and investment professionals that have created a financial product to invest into various types of real estate.

Opportunity Real Estate Fund will act on behalf of the Investors while respecting its clearly-defined strategy and goals. The fund will enable Investors to enjoy attractive net returns on carefully selected real estate projects in Prague and elsewhere in the Czech Republic.

Why Invest

- Access to a strong pipeline of off-market real estate projects
- Professional team with vast experience and an excellent track record
- Reliable Prague-based fund structure
- The local real estate market is considered one of the most stable and attractive in the EU

**Targeting a net return
of 8% per annum
to the Investors**



Key Terms

Fund: **Opportunity Real Estate Fund SICAV, a. s.**

Fund ID (IČO): **14 17 33 52**

Target net return to Investors: **minimum 8% p.a.**

Legal structure: **SICAV**

Target Fund Equity: **minimum CZK 2 billion**

Targeted Investors: **Qualified Investors**

Minimum investment: **CZK 1 million**

Currency: **CZK**

Fund duration: **5 years with an optional
2-year extension**

Fundraising period: **12 months**

Leverage: **Up to 75% of total project cost**

Commitment period: **2 years**

Lock-up period: **4 years**

Fund Administrator: **Winstor investiční společnost, a. s.**

Depository: **Československá obchodní banka, a. s.**

Auditor: **BDO Audit, s.r.o.**

Investment advisor and property manager: **Karlin Port Real Estate and affiliates**

Reporting: **Quarterly fund valuation (Fund NAV) and management reports, annual audited financials**

Subscription fee: **up to 3% from committed equity**

Management fee: **of 1,5% p.a. of net asset value**

Incentive fees:

- **8% - 10% p.a. (70% for the Investor; 30% for the investment manager)**

- **10% - 12% p.a. (50% for the Investor; 50% for the investment manager)**

- **12% + p.a. (30% for the Investor; 70% for the investment manager)**

Advantages of a Fund Structure

- The fund structure enables investors to achieve excellent returns with low risk due to the diversified approach and the blending of various types of projects that match the risk/return profile of its investors.
- Participation in large attractive transactions that are beyond individual accessibility.
- Professional management team handling all transactional and operational aspects for Investors.
- Transparent and flexible structure with a strong regulatory supervision.

**The Opportunity Real
Estate Fund team
members have
altogether been
involved in > 50 real
estate transactions
worth > EUR 1 billion**



Opportunity Real Estate Fund

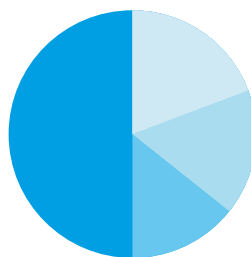
- Real Estate investment specialist headquartered in Prague
- Provides a comprehensive package of services including but not limited to asset management for the investment portfolio
- Privileged position on the local market offering unique access to top quality projects and key players on the market
- Team of professionals with various backgrounds allowing to cover the entire value chain
- Coverage of the following areas of expertise: Real Estate, Financing, Corporate Governance, Risk Management, Asset Management, Business Development, Legal and Investor Relations



Fund Strategy

- Pre-defined guidelines, investment criteria and process
- Diversification by providing a healthy sector and asset type mix
- Investments into projects offering great upside potential
- Focus on Prague and the Czech market
- Careful use of leverage to maximize returns
- Full control of any aspect of the pre and post transaction process
- Diligent risk assessment throughout the entire investment cycle

**Our experience
is your *and our*
profit**

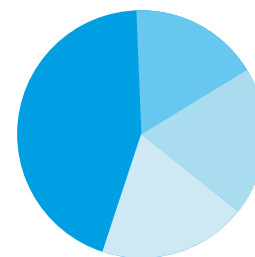


Asset type

- Development
- Core
- Core+
- Value Add

Investment Criteria

- Individual transaction economics at minimum 8% p.a. to the Investors
- Individual investment duration up to 5 years
- Allocation per transaction: max 25% of total targeted fund size
- Prague and elsewhere in the Czech Republic



Sector

- Residential
- Office
- Retail
- Hotels

Leading Opportunity Fund Professionals



Milorad Mišković

Real Estate professional 27 years of experience in Real Estate Investment & Development, Business Development, Key Investor Relations in the Czech Republic, CEE & Ex-Yugoslavia countries



Miki Goldshtein

Real Estate professional 20 years of experience in Financing, Development, Investments, Business Negotiations and Structuring of complex transactions in Poland, Czech Republic & CEE countries



Dalibor Kolář

Investment professional 14 years of experience, International Fundraising, Fund Management & Key Investor Relations across various asset classes and investment products



Jiří Schwarz

Economist, President of the Anglo-American University and Director of Centre for Economic and Market Analyses. He served as a member of the National Economic Council of the Czech Republic from 2009 to 2013

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**More information
and contact details**

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Key References

Corso Ila

- Location: Prague 8 - Karlín
- Asset: Class-A offices
- Architect: Ricardo Bofill
- Size: approx. 12.500 m² NLA
- Value 36.000.000 EUR
- Completion: 2008



River Diamond

- Location: Prague 8 - Karlín
- Asset: Residential and retail
- Architect: Šafer Hájek Architects
- Size: 230 luxury apartments, 1.200 m² retail space, 400 underground parking lots
- Value 40.000.000 EUR
- Completion: 2008



Corn lofts

- Location: Prague 8 - Karlín
- Asset: Residential and retail
- Architect: Bauschlager Eberle
- Size: 132 luxury apartments, 1.000 m² retail space, 135 underground parking lots
- Value: 22.000.000 EUR
- Completion: 2009



Keystone

- Location: Prague 8 - Karlín
- Asset: Class-A offices
- Architect: EM2N
- Size: 6.500 m² NLA
- Value: 22.000.000 EUR
- Completion: 2012



Corso Karlin

- Location: Prague 8 - Karlín
- Asset: Class-A offices
- Architect: Ricardo Bofill
- Size: 9.500 m² NLA
- Value: 26.000.000 EUR
- Sold: 2002



River Gardens

- Location: Prague 8 - Karlín
- Asset: Mixed-use complex project
- Architects: Bauschlager Eberle, David Chipperfield, EM2N
- Size: 135.000 m² GFA
- Value 140.000.000 EUR
- Sold: 2012/2015



Mánesova 78

- Location: Prague 2 - Vinohrady
- Asset: Residential and retail
- Architect: OOOX Architects
- Size: 31 luxury apartments, retail space
- Value: 15.000.000 EUR
- Completion: October 2020



Zličín Gate

- Location: Prague 13 - Zličín
- Asset: Residential and retail
- Architects: Alfaville Architects
- Size: Approx. 119 apartments, 50-rooms hotel
- Value: Approx 46.000.000 EUR
- Completion: 4 years



Výhledy Košík

- Location: Prague 15 - Hostivař
- Asset: Residential and retail
- Architects: A.D.N.S.
- Size: 220 apartments, 2.500 m² retail space
- Value: Approx 47.000.000 EUR
- Completion: 4 years



Smichov City

- Location: Prague 5 - Smichov
- Asset: Mixed-use complex project
- Architects: Various Architects
- Size: 380.000 m² GFA
- Value: N/A
- Completion: 10 to 12 years



Rohan City

- Location: Prague 8 - Karlín
- Asset: Mixed-use complex project
- Architects: Various international and local renowned architects
- Size: 340.000 m² GFA
- Value: N/A
- Completion: 10 to 12 years



More information and contact details

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