



YOUR PARTNER FOR EUROPEAN REAL ESTATE

September
2024

Corporate Profile

ZDR INVESTMENTS INTRODUCTION

We are sector specific, Czech republic based, real estate investor with substantial footprint across **Central and Western Europe**. We focus on fundamentals with the objective of creating long-term value for our investors, partners, and communities.

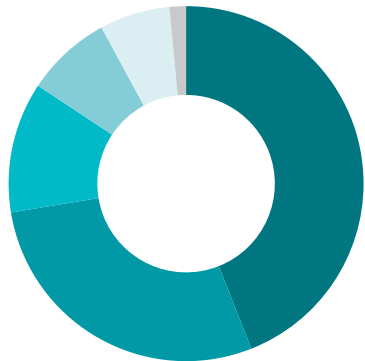
We focus on daily needs-based retail properties leased long-term to tenants with strong credit profile. **Grocery and necessity anchored convenience real estate** provides sustainable income and **resilience despite economy conditions**. Today, ZDR Investments portfolio comprises of **69 retail properties worth more than EUR 580 mio**.



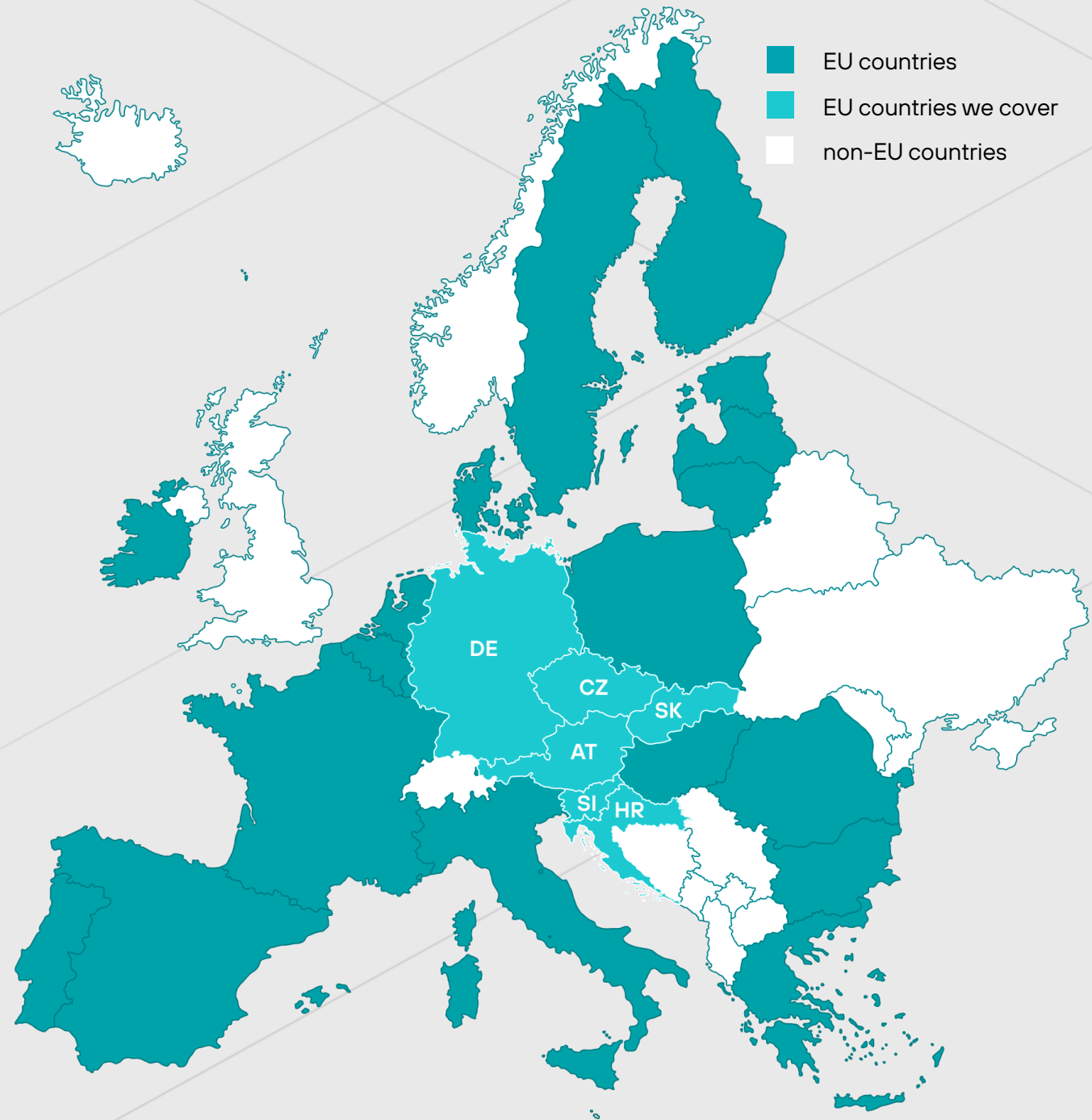
WHERE WE OPERATE

We operate in both developed and growing countries of the European Union where we have the deepest expertise.

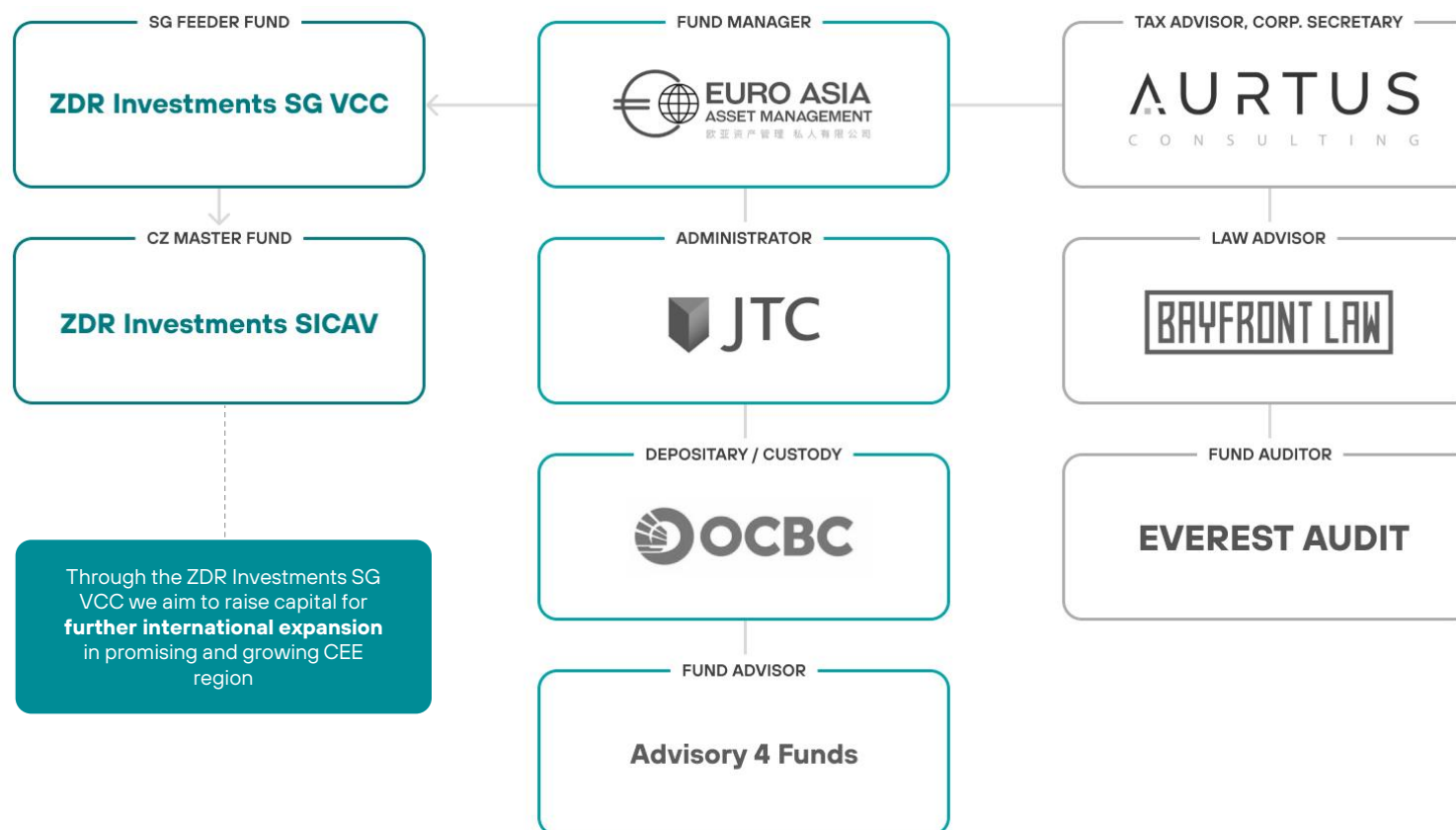
Real estate makes a major contribution to GDP in the EU and provides prosperity and jobs. European real estate contributed 2.8 % of the total EU economy (EU Real Estate Forum).



- Czech Republic
- Croatia
- Austria
- Slovakia
- Slovenia
- Germany



WELL-ESTABLISHED FUND STRUCTURE



MASTER FUND OVERVIEW

01

Stable and defensive asset class

02

Daily needs-based retail properties

03

Grocery and discount stores focus

04

Inflation-linked lease agreements

42

PROPERTIES

440 mEUR

MARKET VALUE

6.7 %

WEIGHTED PORTFOLIO YIELD

51.4 %

LOAN TO VALUE

6.2 years

WALE

29.4 mEUR

NET PROPERTY INCOME

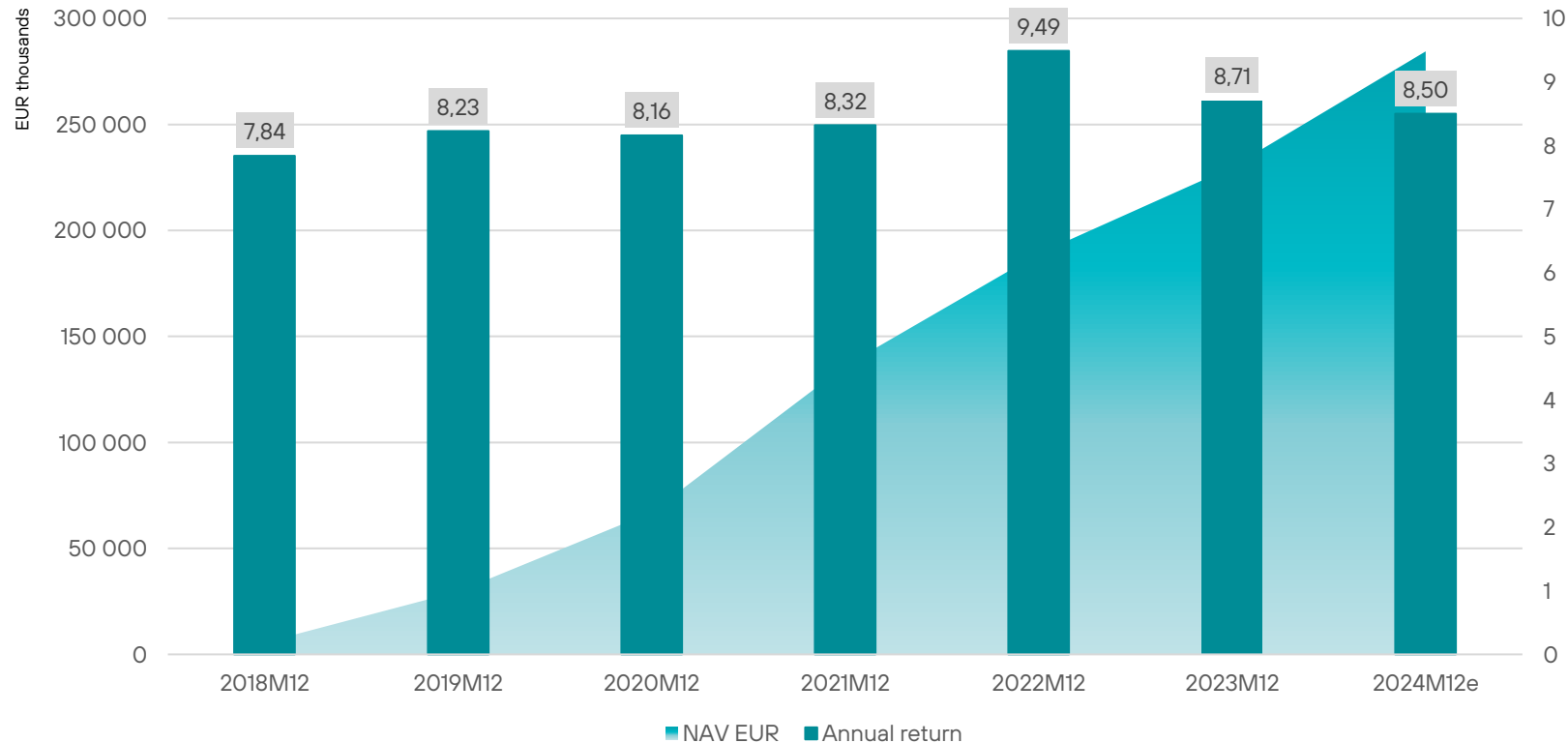
372

LEASE CONTRACTS

99.6 %

OCCUPANCY RATE

STABLE SEVEN-YEAR TRACK RECORD



10.5 %

AVG ANNUAL RETURN
SINCE INCEPTION

21.6 %

NAV GROWTH YoY

2.9 TSD

INVESTORS

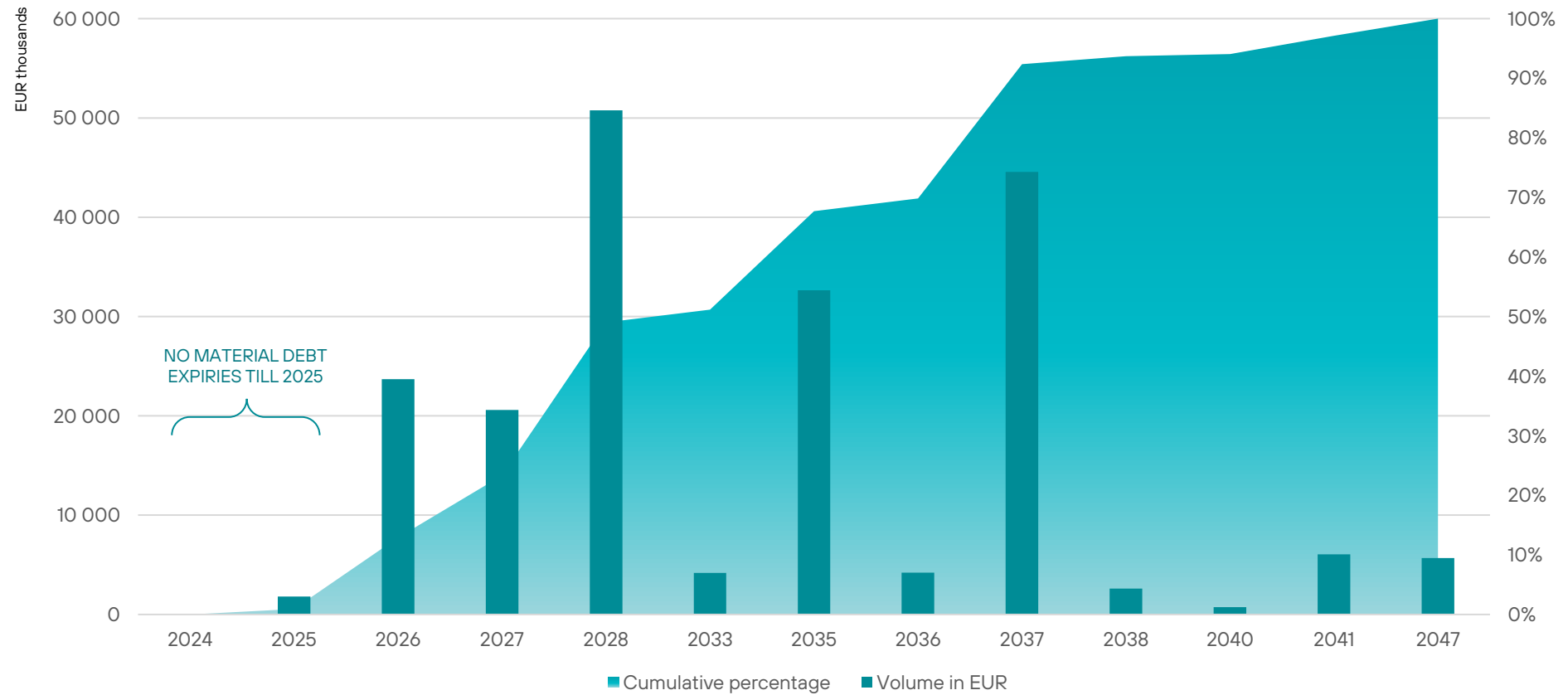
SUSTAINABLE DEBT

3.88 %

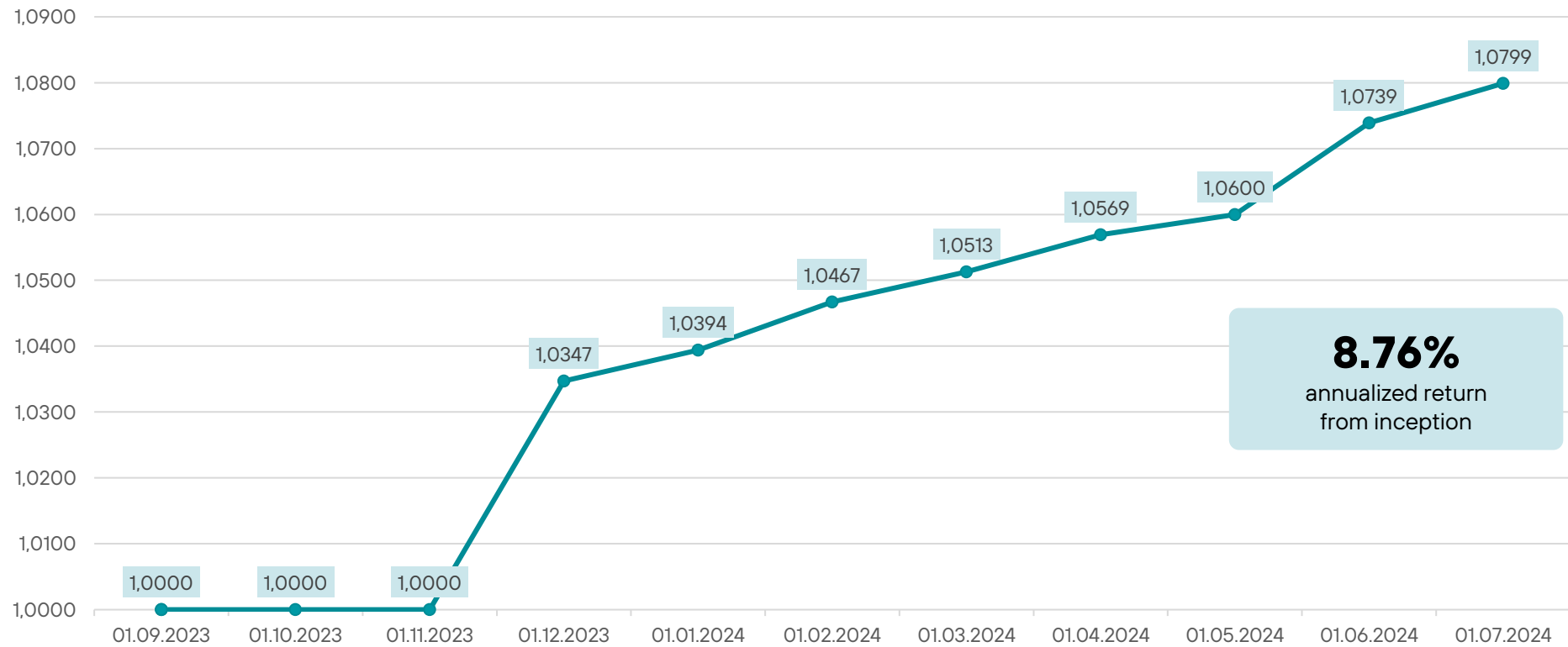
WEIGHTED INTEREST RATE

80.4 %

FIXED OR HEDGED



FEEDER FUND PERFORMANCE



SLOVINJ GRADEC



8.6 years WALE	4,928 sqm LEASEABLE AREA
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RAVNE



5.4 years
WALE

2,975 sqm
LEASEABLE AREA

PREVALJE



<p>4.3 years WALE</p>	<p>7,474 sqm LEASEABLE AREA</p>
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ACQUISITION PIPELINE 2024 - 2025

01

Hradec Králové,
Czech Republic
4Q 2024

02

Villach & Klagenfurt,
Austria
1Q 2025

03

Poreč, Croatia
1Q 2025

04

Voitsberg IV, Austria
4Q 2024

05

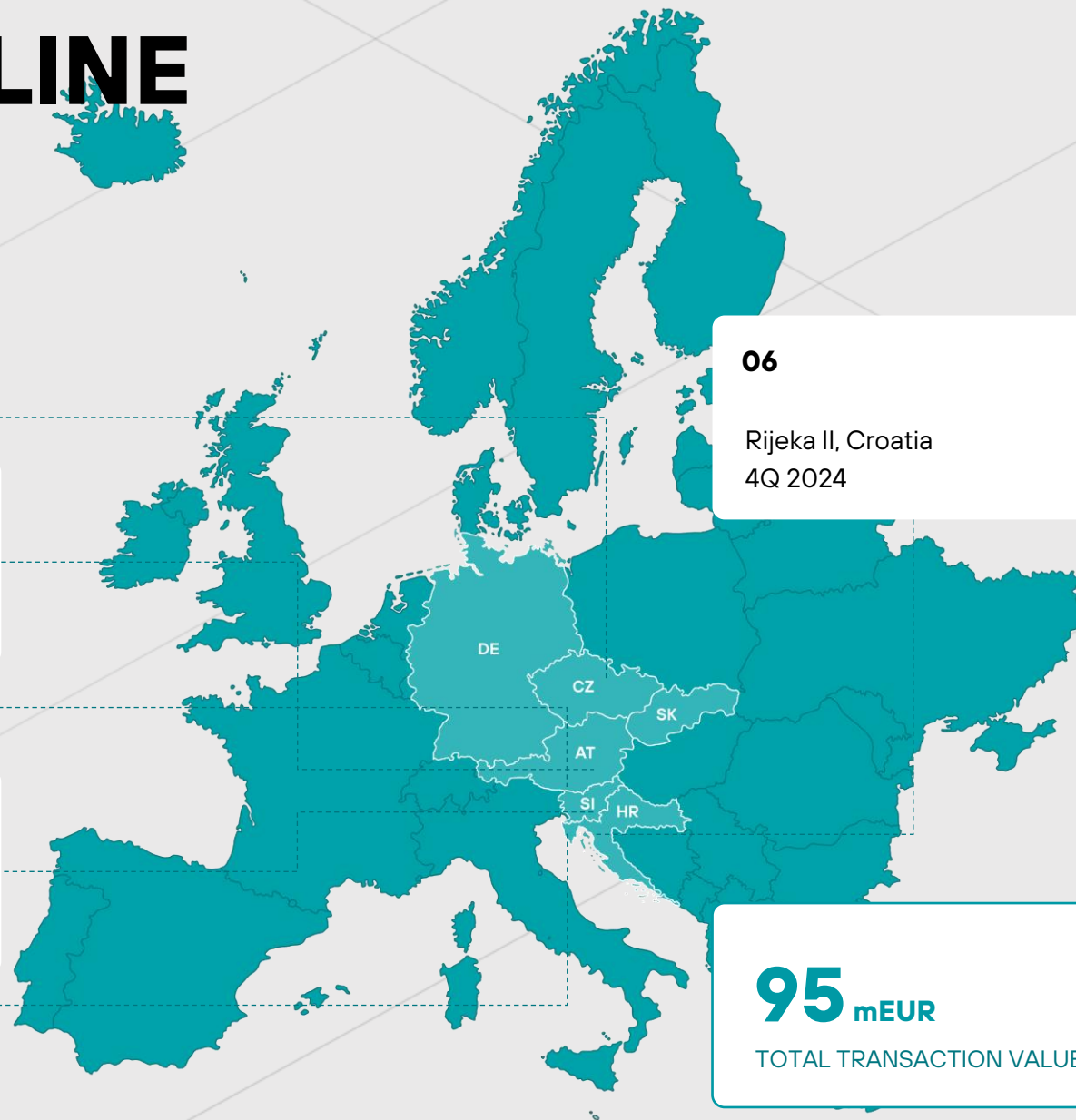
Brežice, Slovenia
1Q 2025

06

Rijeka II, Croatia
4Q 2024

95 mEUR

TOTAL TRANSACTION VALUE





Investing

in a better future

200,000 sqm

ROOFTOP AREA TO COVER
WITH PHOTOVOLTAIC PANELS

13.9 MWp

PLANNED INSTALLED CAPACITY

1,440 tons

PLANNED CO₂ REDUCTION

FOR ACCREDITED INVESTORS ONLY

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GET IN TOUCH

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