

# Opportunity Real Estate Fund

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 it's 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
- Our professional team with vast experience and an excellent track record
- A reliable and efficient fund structure
- The local real estate market is considered one of the most stable and attractive in the EU

Targeting a net return higher than 8 % per annum for 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**

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 investor | 30 % for advisor |
| 10 % – 12 % p.a. | 50 % for investor | 50 % for advisor |
| 12 % + p.a.      | 30 % for investor | 70 % for advisor |

## Advantages of a Fund Structure

- The fund structure enables investors to achieve attractive returns with low risk due to the blending of various types of projects that match the risk/return profile of the investors
- Participation in large attractive transactions that are beyond individual accessibility
- Professional management team handling all transactional and operational activities for Investors
- Transparent and flexible structure compliant with 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 and joy**

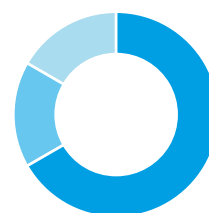
## Investment Criteria

- 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



Asset type

- Development
- Core
- Core+
- Value Add



Sector

- Residential
- Office
- Retail

## Leading Opportunity Fund Professionals



**Milorad Mišković**  
Founder

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



**Miki Goldshtein**  
Founder

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



**Dalibor Kolář**  
Executive Fund Director

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



**Jiří Schwarz**  
Chairman of the Supervisory Board

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

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## Contact us for more information

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## Key References

### Corso Ila

- Location: Prague 8 - Karlín
- Asset: Class-A offices
- Architect: Ricardo Bofill
- Size: approx. 12.500 m<sup>2</sup> NLA
- Sale 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 m<sup>2</sup> retail space, 400 underground parking lots
- Total construction costs: 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 m<sup>2</sup> retail space, 135 underground parking lots
- Total construction costs: 22.000.000 EUR
- Completion: 2009



### Keystone

- Location: Prague 8 - Karlín
- Asset: Class-A offices
- Architect: EM2N
- Size: 6.500 m<sup>2</sup> NLA
- Sale value: 17.000.000 EUR
- Completion: 2012



### Corso Karlin

- Location: Prague 8 - Karlín
- Asset: Class-A offices
- Architect: Ricardo Bofill
- Size: 9.500 m<sup>2</sup> NLA
- Sale 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 m<sup>2</sup> GFA
- Sale value: 315.000.000 EUR
- Sold: 2012/2015



## Mánesova 78

- Location: Prague 2 - Vinohrady
- Asset: Residential and retail
- Architect: OOOX Architects
- Size: 32 luxury apartments, retail space
- Total development costs: 15.000.000 EUR
- Completion: H2 2020



## Zličín Gate

- Location: Prague 13 - Zličín
- Asset: Residential and retail
- Architects: Alfaville Architects
- Size: 200 apartments, 52-rooms hotel
- Total development costs: approx. 46.000.000 EUR
- Sold: H2 2021



## Výhledy Košík

- Location: Prague 15 - Hostivař
- Asset: Residential and retail
- Architects: A.D.N.S.
- Size: 228 apartments, 1.350 m<sup>2</sup> retail space
- Total development costs: 47.000.000 EUR
- Completion: 4 years



## Smíchov City

- Location: Prague 5 - Smíchov
- Asset: Mixed-use complex project
- Architects: Various Architects
- Size: 380.000 m<sup>2</sup> GFA
- Total estimated development costs: 800.000.000 EUR
- Completion: Under construction (10 to 15 years)



## Rohan City

- Location: Prague 8 - Karlín
- Asset: Mixed-use complex project
- Architects: Various international and local renowned architects
- Size: 340.000 m<sup>2</sup> GFA
- Total estimated development costs: 720.000.000 EUR
- Completion: Under construction (10 to 15 years)



## More information and contact details

[www.opportunity.estate](http://www.opportunity.estate)

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