

DOMOPLAN FUND

Investments on solid
foundations

DOMOPLAN SICAV, a.s.

09/2026



Family Ace

INVESTIČNÍ SPOLEČNOST

Modern development with an emphasis on aesthetics, urban context and sustainability

Tomáš Vavřík is one of the most prominent personalities in the contemporary Czech development and investment environment. As the founder of **DOMOPLAN a.s.**, he has long focused on residential construction that combines premium architecture, sustainability and high user comfort.

His entrepreneurial journey began in the 1990s and he found his true passion in real estate. Under his leadership, DOMOPLAN has emerged as **the market leader in luxury and modern housing in his hometown of Brno**, the second largest city in the Czech Republic. He has expanded his development activities to Prague and Zagreb and is currently preparing a large holiday resort in Croatia.

Tomáš Vavřík's style is **defined by an emphasis on aesthetics and urban context**. He sees the building not only as an investment opportunity, but as a space for life that needs to have lasting value. He is a pioneer in combining modern technology with environmental standards. Tomáš Vavřík represents the best in modern investors, combining boldness with attention to detail and social responsibility.



Qualified Investor Fund focusing on residential projects

We do not just build apartments. We create exceptional places to live and relax.



FUND TYPE
qualified investor fund
regulated by the Czech
National Bank



INVESTMENT STRATEGY
premium residential
properties in the Czech
Republic and Croatia



FOCUS
residential buildings
& aparthotels

9
completed
projects

72.5%
return on investment
to external investors

22 projects
in various stages of implementation
and preparation

10 years
active on
the market



“

We come to each project looking to add something of value. Original architecture, interesting living concepts, generous green spaces... This has built DOMOPLAN a reputation among experts, investors and its customers as a developer that sees lasting value and long-term benefits in its work. This attracts talented and creative people, people with the drive, passion and enthusiasm for achieving great results. Building a brand like that is a true pleasure.

Tomáš Vavřík,
founder of DOMOPLAN a.s. and DOMOPLAN SICAV, a.s.

We believe in design that transcends aesthetics and creates homes with lasting value

DOMOPLAN FUND invests exclusively in the purchase of land and the construction and purchase of premium apartments by DOMOPLAN.

We have already invested over CZK 4 billion in 632 newly built apartments, and we currently have projects worth CZK 15 billion under construction or in preparation. We understand development. We create distinctive places that are enjoyable places to live in and improve the localities we enter. We are inspired by pioneering concepts abroad and carefully select architects who know how to perfectly combine a distinctive look with maximum comfort for residents.



A permanent place among the real estate elite

DOMOPLAN SICAV ranks among the top real estate funds in the Czech Republic according to the country’s most prestigious economic magazine (Ranking of Top Real Estate Funds by Hospodářské noviny).

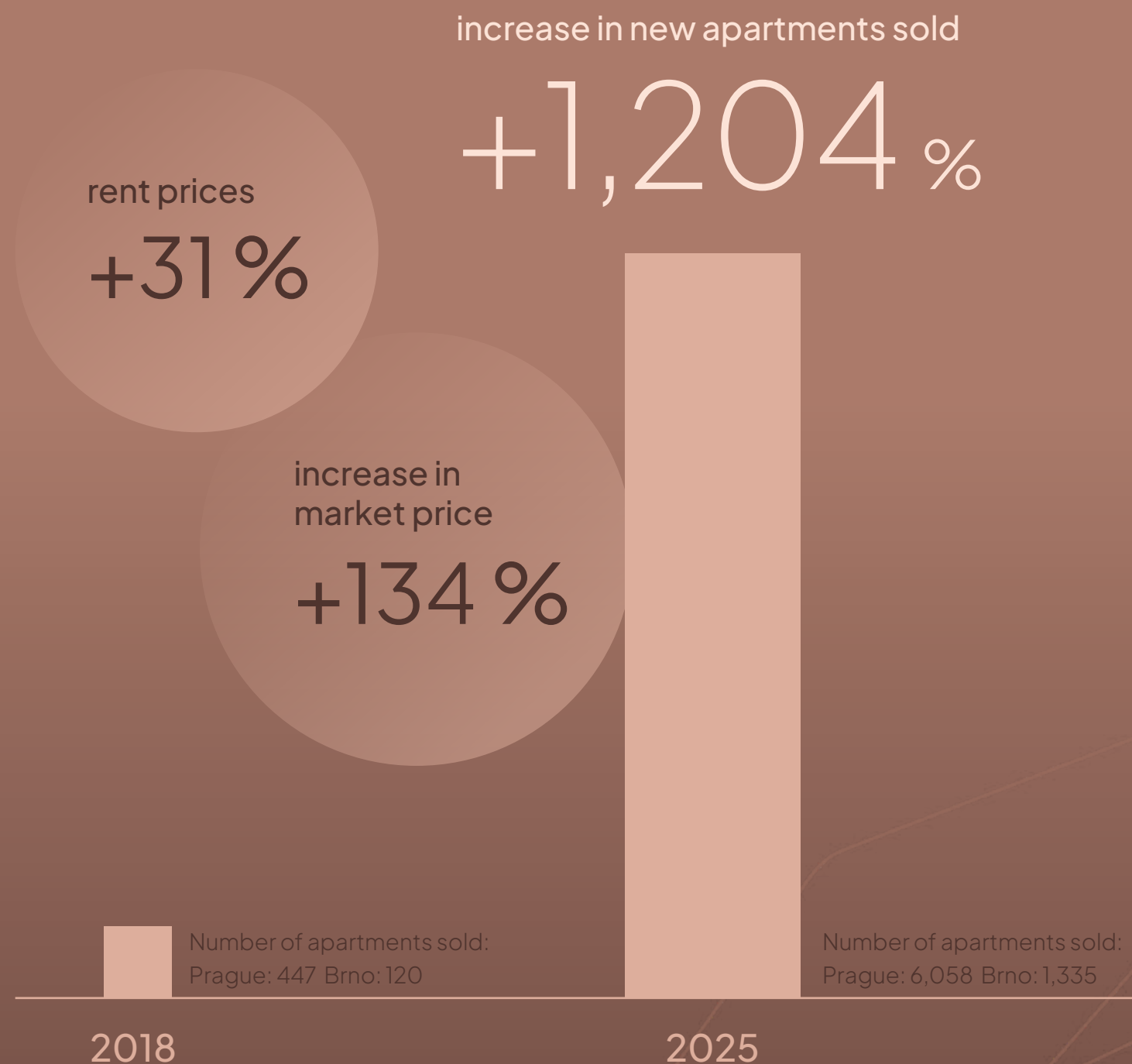
data source: <https://top-realitni-fondy.hn.cz/#fki-fondy> (2Q 2026)



FUND NAME	3-YEAR RETURN [% P.A.]	12-MONTH RETURN [%]	NAV [CZK BILLION]	LTV [%]	WAULT [YEARS]
REALIA Podfond Retail Parks	9.43	9.30	4.75	48.0	6.4
WOOD & Company Retail podfond	9.00	8.09	6.80	48.1	3.9
Fond Českého Bydlení	8.37	4.50	2.55	23.3	–
DOMOPLAN SICAV	8.15	8.10	2.53	8.2	–
ZDR Investments	8.05	7.88	14.89	46.0	7.4
WOOD & Company Office podfond	8.01	9.84	13.75	49.1	4.5
Český fond půdy	7.58	6.90	2.14	0.0	—
Accolade Industrial Fund	6.01	5.23	55.75	52.8	6.2

After nine years of successful operations and a proven investment strategy, DOMOPLAN SICAV is now opening its doors to foreign investors, including investment funds, pension funds, and family offices, offering them the opportunity to participate in real estate development projects in the Czech Republic with an expected return of 8.0–10.0% per annum over a three-year investment horizon.

3-Year Return [% p.a.]: Average annual return over the last 3 years
12-Month Return [%]: Return over the last 12 months
NAV [CZK billion]: Total value of the real estate portfolio
LTV [%]: Loan-to-value ratio
WAULT [years]: Average time remaining on lease agreements



ADVANTAGES OF INVESTING IN DEVELOPMENT IN THE CZECH REPUBLIC

Czech Republic: the stable heart of Europe for long-term investments

The Czech Republic is a safe and stable country in the heart of Europe, with EU standards, strong cities and long-term attractive fundamentals for real estate investment with high-quality infrastructure and a strong industrial base.

INSTITUTIONAL FRAMEWORK	Member of the EU & NATO
LOCATION	Central Europe
CURRENCY	Czech koruna (CZK)
CAPITAL	Prague (1.4 million inhabitants)
KEY CENTRE	Brno (401,000 inhabitants)
TIME ZONE	CET
POPULATION	10.9 million
AREA	78,871 km²

Strategic location
between key European
economies

A strong foundation for long-term success

The Czech Republic combines the stability of a mature European market with the dynamic growth of the Central European region. Thanks to its membership in the European Union and NATO, it offers a predictable environment, legal standards and property protection. Its location in the heart of Europe makes it a natural hub for trade and industry, while Prague and Brno are among the most attractive cities in the region in terms of economic activity, talent and quality of life.

- **Stable institutional environment** (EU regulation, property protection, transparent framework)
- **Strategic location in Europe** (strong regional connectivity)
- **Strong and open economy** (export-oriented, connected to European supply chains)
- **Skilled workforce** and tradition of technical fields
- **Prague and Brno as magnets for companies and talented staff** (with growing demand for housing)
- **Long-term urbanisation trends** support the residential market

Prague

Prague is an international metropolis with a high concentration of job opportunities, services and foreign companies. It combines quality of life with long-term demand for modern housing.

Brno

Brno is the second largest city, a university and technology hub with a growing economy. It is attractive to young professionals and companies, leading to greater demand for high-quality housing.

Macroeconomic stability of the Czech Republic

The Czech economy combines EU standards, a strong industrial base and stable public finances – key prerequisites for long-term investment. It has long been one of the countries with very low unemployment in the European context. This contributes to the stability of household incomes and supports demand for quality housing in economically strong regions.

Macro stability + strong employment + urbanisation of large cities all create long-term foundations for residential development.

Actual exchange rate

24.50 CZK/EUR

21.20 CZK/USD

Economic performance (GDP)

GDP (NOMINAL)	USD 383.38 billion
GDP PER CAPITAL	35,161 USD
GDP GROWTH	2.3%
INFLATION	2.5%
UNEMPLOYMENT	3%

Data for 2025

Public finances

GOVERNMENT SECTOR DEFICIT	2.2% of GDP
GOVERNMENT SECTOR DEBT	43.6% of GDP
NOMINAL DEBT	CZK 3,492 billion

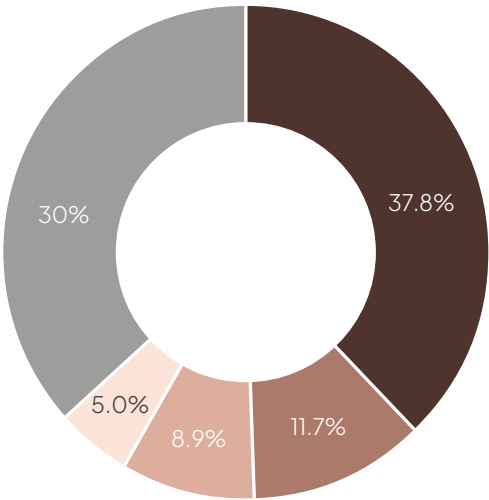
Data for 2024

Strong economic background as the basis for long-term demand for housing

The Czech economy is strongly interconnected with the European market and has long benefited from its location in the middle of Europe. A stable industrial base, connections to supply chains and a high-quality workforce support economic activity across regions. This is reflected in long-term demand for housing, especially in large cities and their surrounding areas.

Largest partners within the EU

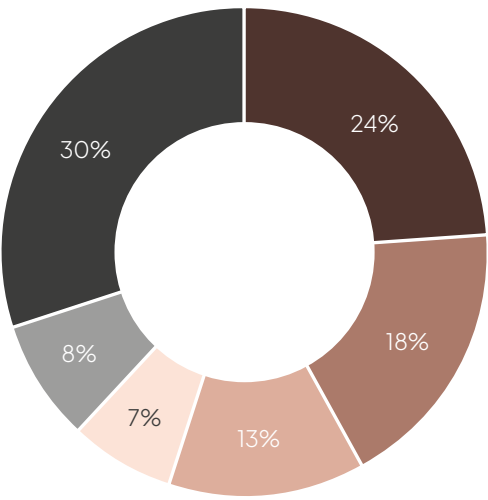
Share of exports to the EU, 2023



- Germany
- Slovakia
- Poland
- Austria
- Other countries (EU and non-EU)

What the Czech Republic exports

Share of exports, 2023



- Automotive industry and components
- Engineering and electrical engineering
- Electronics and industrial technologies
- Chemicals
- Metal products and metallurgical production
- Other goods and industry

Residential development in the Czech Republic: structural housing shortage

In large cities in the Czech Republic, demand for housing has been growing faster than new supply for a long time. This imbalance creates opportunities for high-quality residential construction and long-term investment.

33,742

Total number of completed apartments in the Czech Republic (2025)

The number of completed apartments has long been below the level needed to quickly meet demand.

24,573

New apartment construction in the Czech Republic (2025)

Construction starts indicate market activity, but supply is reaching its limits in core locations.

2024

COMPLETED TOTAL	30,274 apartments
OF WHICH NEW CONSTRUCTION	26,678 apartments

Large cities as the main drivers of housing demand

The strongest residential demand is concentrated in the most economically powerful centres, where job opportunities, universities and services all congregate. In these cities, the pressure for new housing is supported by long-term limited supply and the complexity of project preparation, as confirmed by international analyses of housing availability in Czech cities.

Prague

Prague is an international metropolis and the economic powerhouse of the Czech Republic, with the highest concentration of job opportunities, services and foreign companies. It combines a high quality of life with a long-term influx of people coming to work and study. This creates stable demand for modern housing, while permitting processes and limited supply keep the market tense in the long term.

TOTAL COMPLETED APARTMENTS (2025)	5,303
NEW CONSTRUCTION (2025)	3,965 (i.e. 74.7% of completed apartments)
ANNUAL SUPPLY REQUIREMENT	8,000–10,000 apartments

Brno

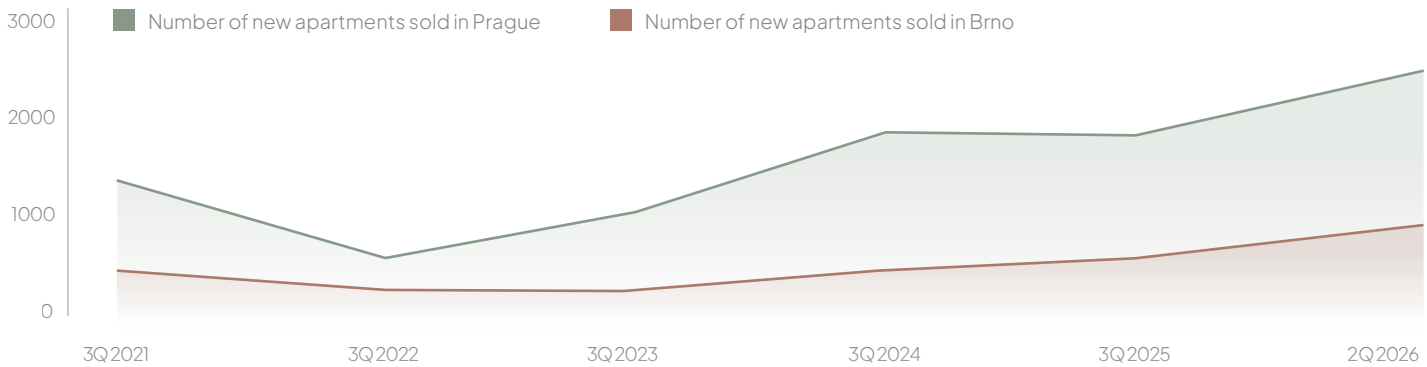
Brno is the second largest city in the Czech Republic (approx. 402,739 inhabitants) and the natural hub for the region with a high concentration of job opportunities, universities and tech companies. This creates stable long-term demand for housing, while the supply of new apartments is not keeping pace.

TOTAL NUMBER OF COMPLETED APARTMENTS (2025)	1,982
NEW CONSTRUCTION (COMPLETED IN 2025)	1,451
TOTAL APARTMENTS UNDER CONSTRUCTION (2025)	2,561
NEW CONSTRUCTION (STARTED IN 2025)	2,049
ANNUAL SUPPLY REQUIREMENT	3,000–4,000 apartments per year

Growing demand for modern housing

More and more people are looking for housing that meets current trends and comfort requirements. This long-term interest is confirmed by the growing number of new apartments sold, especially in Prague and Brno. Investing in apartment construction therefore represents an opportunity with high sales potential.

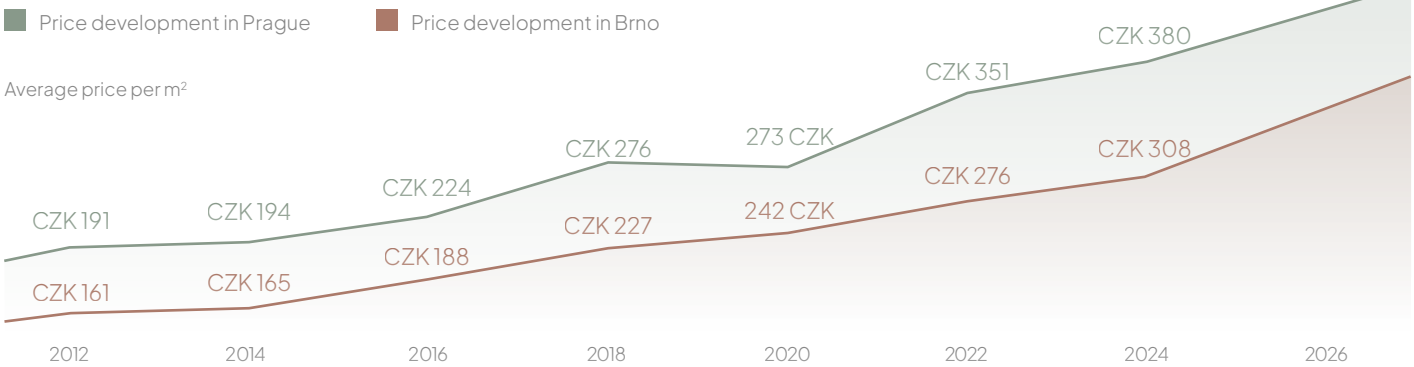
+85%
+124%



Higher returns from renting new buildings

Rents for new apartments are higher than for older properties – as is demand for them. This makes new builds an attractive investment for buyers looking for a guaranteed return.

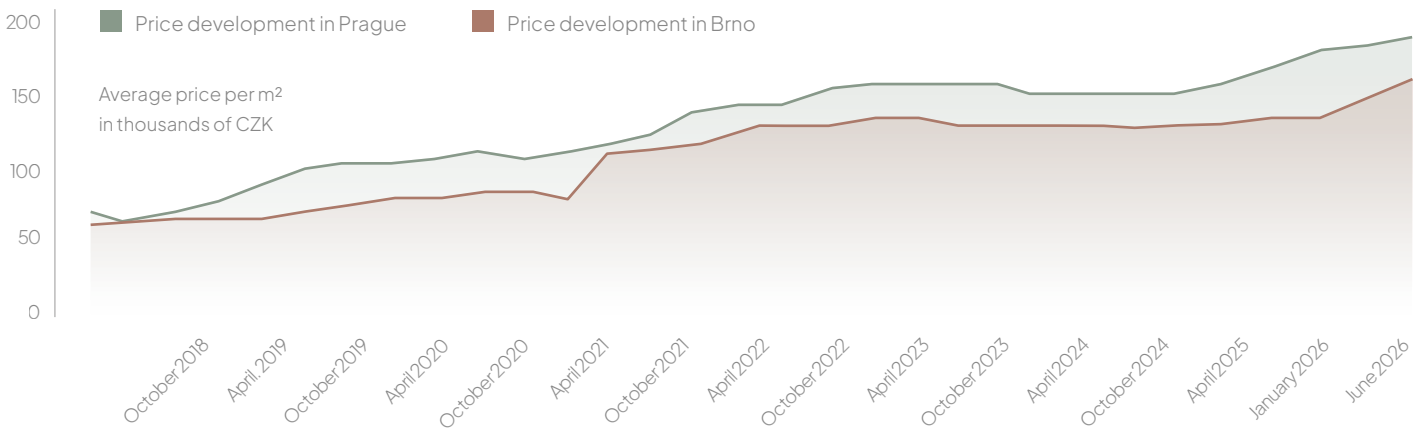
CZK 472
CZK 406



Upward trend in market prices

Interest remains strong, despite a noticeable increase in construction costs. The long-term development of sales prices in Prague and Brno clearly confirms that construction and investment in development remain financially attractive.

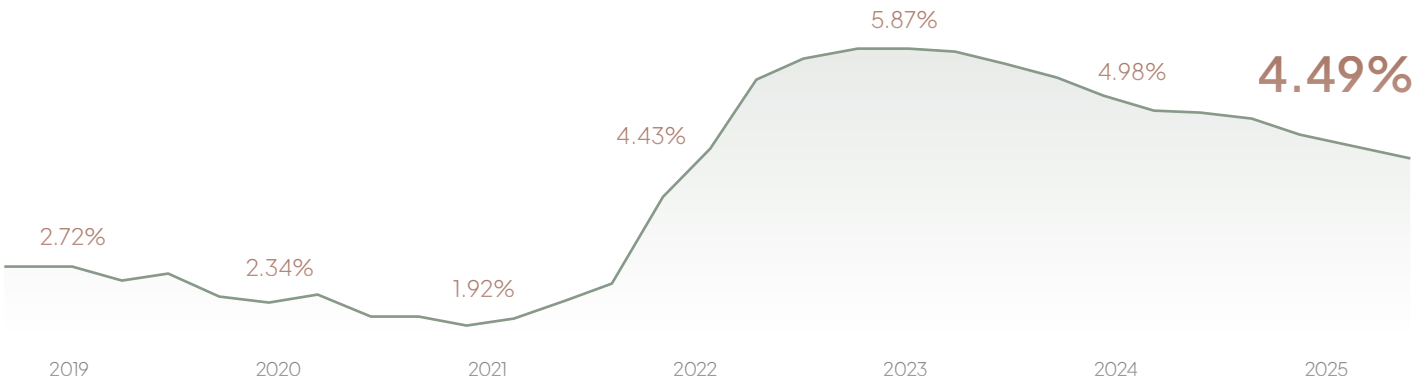
CZK 185,695
CZK 157,871



More favourable mortgage interest rates

Mortgage interest rates have fallen significantly, reducing financial costs for developers and making mortgages accessible to a wider range of buyers. The expected further decline in rates may also bring even more people interested in owning their own home to the market.

4.49%



data source: Flat Zone



2.106 bn CZK
in fund equity capital

**INVESTMENT
OFFER**

Advantages of investing in a Qualified Investor Fund in the Czech Republic

Qualified investor funds are an effective way to grow capital over the long term through professionally managed investments. Thanks to a clearly defined regulatory framework and an emphasis on transparency, qualified investor funds offer a combination of stability, control and attractive return potential.

01

Possibility of income tax exemption for individuals when redeeming investment shares after 3 years.

02

Ongoing monitoring of how the depositary manages the fund's assets.

03

Professional background of the fund manager and administrator.

04

Verification of accounting values by an **independent auditor**.

05

Regulation by the **Czech National Bank**.

06

Lower, **5% income tax rate** for investment funds.

07

Transparent structure and regular reporting to investors.

08

The possibility of long-term and **stable capital appreciation**.

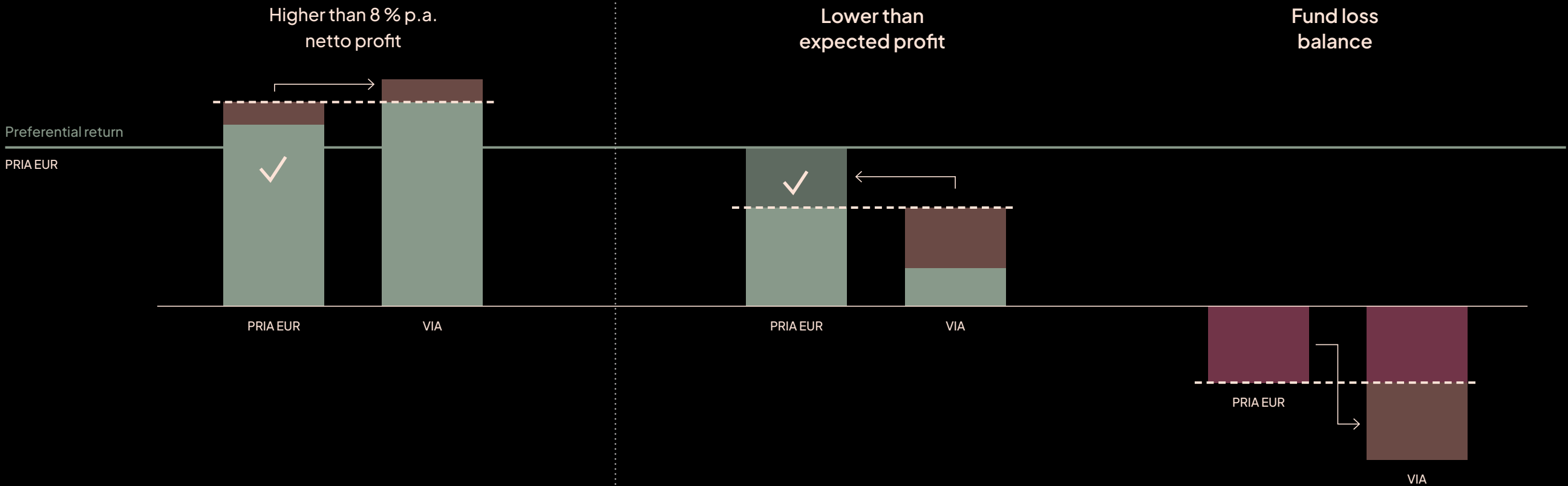
Appreciate your investments
with a unique ratio of return and
investment risk

Since 2017, we have been offering investors stable growth, resistant to the turbulent market changes of recent years, and maximum appreciation thanks to the originality of the projects implemented. Another advantage is the preferential return for PRIA EUR holders in the form of redistribution of VIA fund capital, up to the amount of this fund capital.

3 (out of 7) SRI
low risk indicator
PIA investments

Redistribution
mechanism

The mechanism provides preferential return on investment shares, even in the event of lower profits, and reduces losses of external investors.



Priority investment shares (CZK)

Current appreciation

72.5%

Expected returns

8.0–8.1% p.a.

Preferential share in the fund’s profits up to 8.1% p.a. before the fund’s founder – the VIA holder.

Premium investment shares (EUR)

Share currency

€

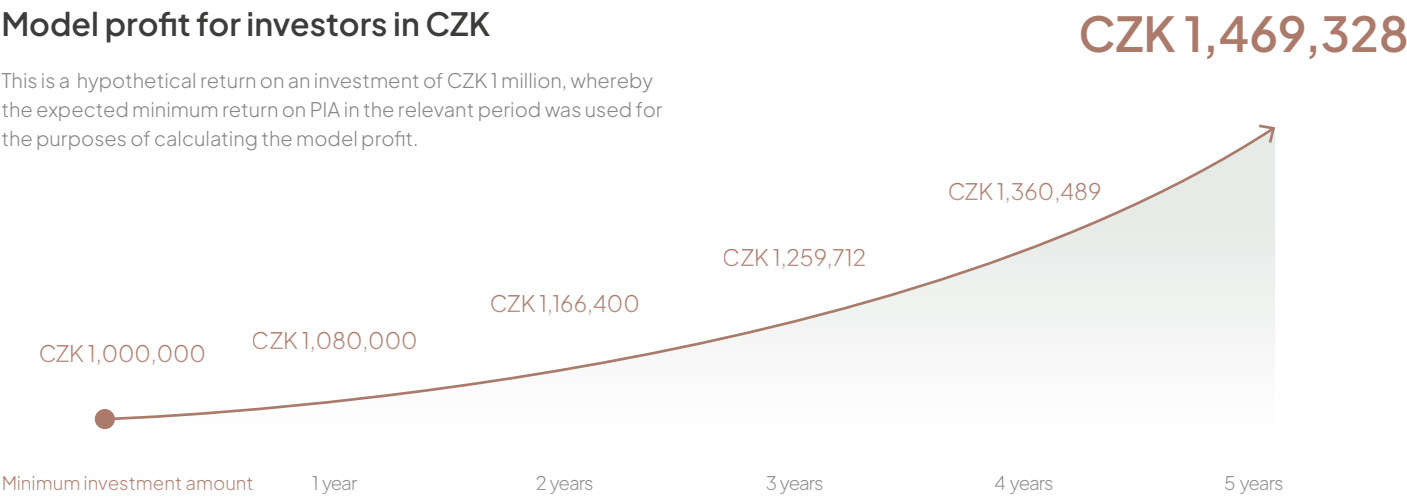
Expected return

8.0–10.0% p.a.

Preferential share of fund profits up to 8.0% p.a. ahead of the fund founder – VIA holder.
+ 50 % from profit above 8% p.a.

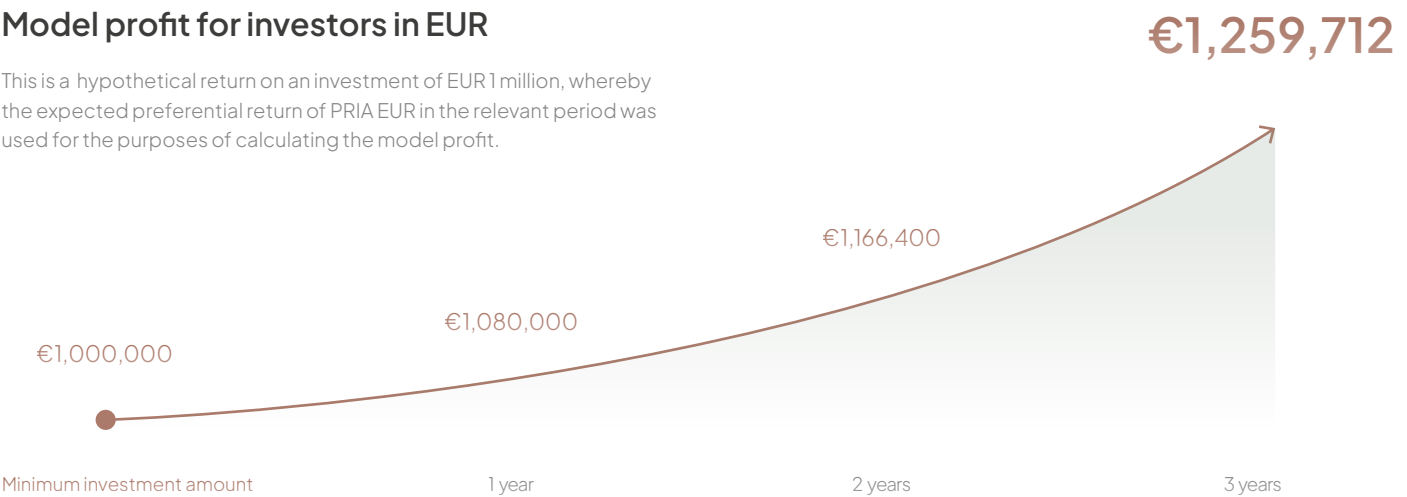
Model profit for investors in CZK

This is a hypothetical return on an investment of CZK 1 million, whereby the expected minimum return on PIA in the relevant period was used for the purposes of calculating the model profit.



Model profit for investors in EUR

This is a hypothetical return on an investment of EUR 1 million, whereby the expected preferential return of PRIA EUR in the relevant period was used for the purposes of calculating the model profit.



Development of the value of priority investment shares in CZK

PIA value	CZK 1.7519
Ratio (PIA+PFIA+PRIA) / VIA (fund capital in CZK million)	1,728 / 435
PIA return in the last 1 month	0.64%
PIA return in the last 3 months	2.00%
PIA return in the last 12 months	8.15%
Return since first PIA subscription (93 months)	72.50%

data as at 30 June 2026

Development of the value of the new premium investment shares in EUR

Expected subscription launch in May 2026

15.3 bn CZK 2028

in investment volume

1,277

new apartments

2025

4.1 bn CZK

in investment volume

632

new apartments

2017

INVESTMENT PORTFOLIO

BRATISLAVSKÁ 80, BRNO-ZÁBRDOVICE, CZECH REPUBLIC

B80 Residence

Elegant urban living with a wide range of services for residents in the developing district of Zábřovice, which with growing investor interest is becoming one of the most attractive places to live in Brno.

Residence B80 is the third phase of completion of the lively Pekárenský dvůr, which offers its residents a diverse mosaic of benefits and services – from a reception and co-working space to a fitness and wellness centre and a bicycle repair shop.

Investor interest in the area has made the up-and-coming Zábřovice, packed with original and popular

businesses, one of the most attractive places to live in Brno.

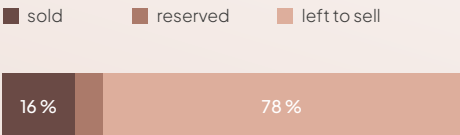
Each apartment will have its own loggia or balcony. Large French windows covering the entire height of the rooms will add charm to the interiors and let in plenty of daylight. Residence B80 will offer layouts ranging from 1+kk to 3+kk and commercial premises on the ground floor.

CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Residential building
CONSTRUCTION START	Q2 2025
ARCHITECT	Studio Identity Design
NUMBER OF UNITS	37 +2 commercial units
FLOOR AREA	2,337.9 m²
SALES REVENUE	CZK 328 million excluding VAT

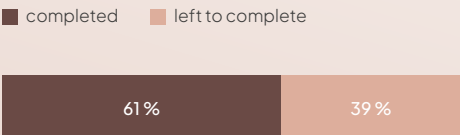


data as of July 31 2026

NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE





ŽIŽKOVA, BRNO, CZECH REPUBLIC

Žižkova Residence

Luxury living in one of Brno’s most sought-after locations, Kraví hora. The project combines cutting-edge technology with the work of award-winning architects from the Kuba & Pilař studio.

Our exhibition project on a lucrative plot of land below Brno’s Kraví hora hill will feature the latest trends setting the highest standards in contemporary urban living.

The architectural design of the project was undertaken by experienced architects from the Kuba & Pilař studio, who have designed the building

to complement the surrounding functionalist development.

The unique location near the historic city centre also offers plenty of opportunities for leisure activities in the Kraví hora recreation area.

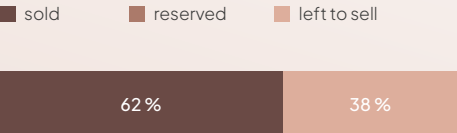
The project will include apartments in a wide range of layouts, from smaller ones to large 5+kk apartments.

CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Premium apartment building
CONSTRUCTION START	1Q 2024
ARCHITECT	Kuba & Pilař
NUMBER OF UNITS	76 + 1 retail
FLOOR AREA	4,833.8 m²
SALES REVENUE	CZK 781 million excluding VAT

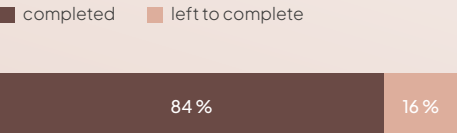


data as of July 31 2026

NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE





BRNO-STARY LSKOVEC, CZECH REPUBLIC

BRIXX Brno

The multipurpose complex, designed as a “work & live” project, will offer resential, commercial, and retail space, as well as other elements to support an active community life.

The brand new BRIXX city block is one of the most significant multipurpose developments in Brno, and it is precisely the size of the project that allows it to bring a new standard of premium shared living to the city, inspired by successful international trends.

The new urban district will be built in close proximity to the Masaryk

University campus and the University Hospital. It will bring Brno more than 400 new apartments, studios and accommodation units, as well as offices, cafés, restaurants and a range of other shops and services.

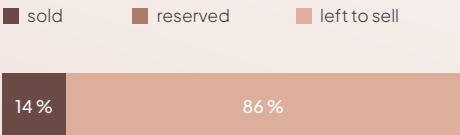
The project also includes 11 work & live units with an area of 867 m².

CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Multipurpose project
CONSTRUCTION START	Q2 2026
ARCHITECT	Pelčák a partner architekti
NUMBER OF UNITS	360 units 14 commercial units
FLOORAREA	16,311 m² (phase 1)
SALES REVENUE	CZK 3.080 billion excluding VAT (phase 1)

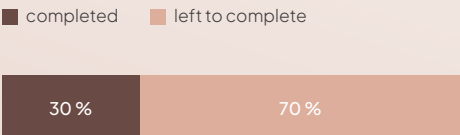


data as of July 31 2026

NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE





BRANDÝS NAD LABEM-STARÁ BOLESLAV, CZECH REPUBLIC

Na Mariánské Cestě Residence II.

Apartments for families in Brandýs nad Labem inspired by the northern lifestyle. Close to Prague, in harmony with nature.

The Na Mariánské cestě complex offers housing with an emphasis not only on architectural quality, but above all on the unique character of the public space.

We are building a beautiful place to live with a landscaped courtyard, inspired by the Scandinavian lifestyle. The concept of the residence is mainly intended for those who are looking for a balance between work and family life. Parents of young children will certainly

appreciate the fact that the project includes the construction of a new nursery school. The project will offer a range of options and services for active leisure time, including a sauna, children's park, sports fields, workout zone and shared garden.

The location's advantages include the excellent civic amenities in Brandýs, good accessibility to the capital city, and a number of day trip destinations in the surrounding area.

CURRENT STATE OF PROJECT	Under construction (phase 2)
PROJECT TYPE	Apartment building resort
ARCHITECT	Studio Identity Design
NUMBER OF UNITS	169 (phase 2)
FLOOR AREA	9,570 m ² (phase 2)
SALES REVENUE	CZK 1,425 million excluding VAT (phase 2)

www.namarianskeceste.cz

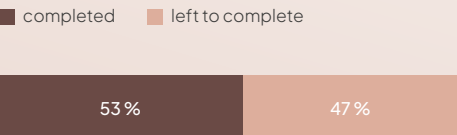


data as of July 31 2026

NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE





RAMZOVÁ/OSTRUŽNÁ, JESENÍKY, CZECH REPUBLIC

Lesní stráně mountain apartments

An oasis of calm with the first forest wellness centre in Czechia. Mountain apartments with hotel service offer every comfort for lovers of active relaxation and families with children.

The Lesní stráně mountain apartment project is a unique opportunity to build a modern mountain complex in the middle of the strictly regulated Jeseníky Protected Landscape Area.

In the vicinity of the Ramzová mountain resort, on the site of a former recreation centre, we will

build mountain apartments in the Jeseníky Mountains with a unique forest wellness centre, the first of its kind in Czechia, which underlines the exclusivity of this investment.

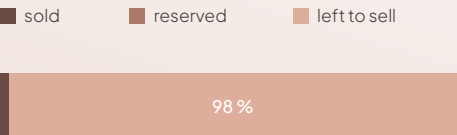
There will also be two commercial spaces, shared service areas and other facilities for maximum comfort.

CURRENT STATE OF PROJECT	Pre-sale launched
PROJECT TYPE	Mountain apartments
CONSTRUCTION START	Q1 2026
ARCHITECT	Collab studio, Studio Identity Design
NUMBER OF UNITS	49
FLOOR AREA	2,541.8 m ²
SALES REVENUE	CZK 336 million excluding VAT

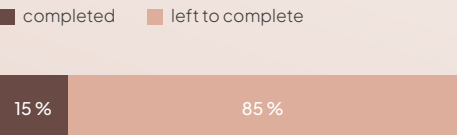


data as of July 31 2026

NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE



SAMOBOR, CROATIA

Rezidencija Ardea Samobor

We are currently launching a project involving six villa houses on the outskirts of the Croatian town of Samobor, extending our investment portfolio outside the Czech Republic.

One of our very first ventures in residential construction in Croatia first-class family living to a location with excellent access to services and interesting prospects for further development. The location is just a 10-minute drive from Zagreb.

The picturesque town of Samobor is also historically sought after as a starting point for trips to the nearby Žumberak-Samoborsko Gorje Nature Park, which offers almost endless opportunities for active leisure.

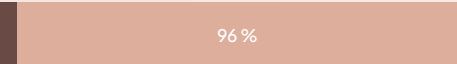
CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Residential villas
CONSTRUCTION START	Q1 2026
ARCHITECT	Atelier RAW
NUMBER OF UNITS	74
FLOOR AREA	5,517.5 m ²
SALES REVENUE	€22.2 million excluding VAT



data as of July 31 2026

NUMBER OF APARTMENTS SOLD (1ST PHASE)

■ sold ■ reserved ■ left to sell



PROJECT CONSTRUCTION PROGRESS (1ST PHASE)

■ completed ■ left to complete



CURRENT CONSTRUCTION UPDATE



PŘÍČNÍ, BRNO, CZECH REPUBLIC

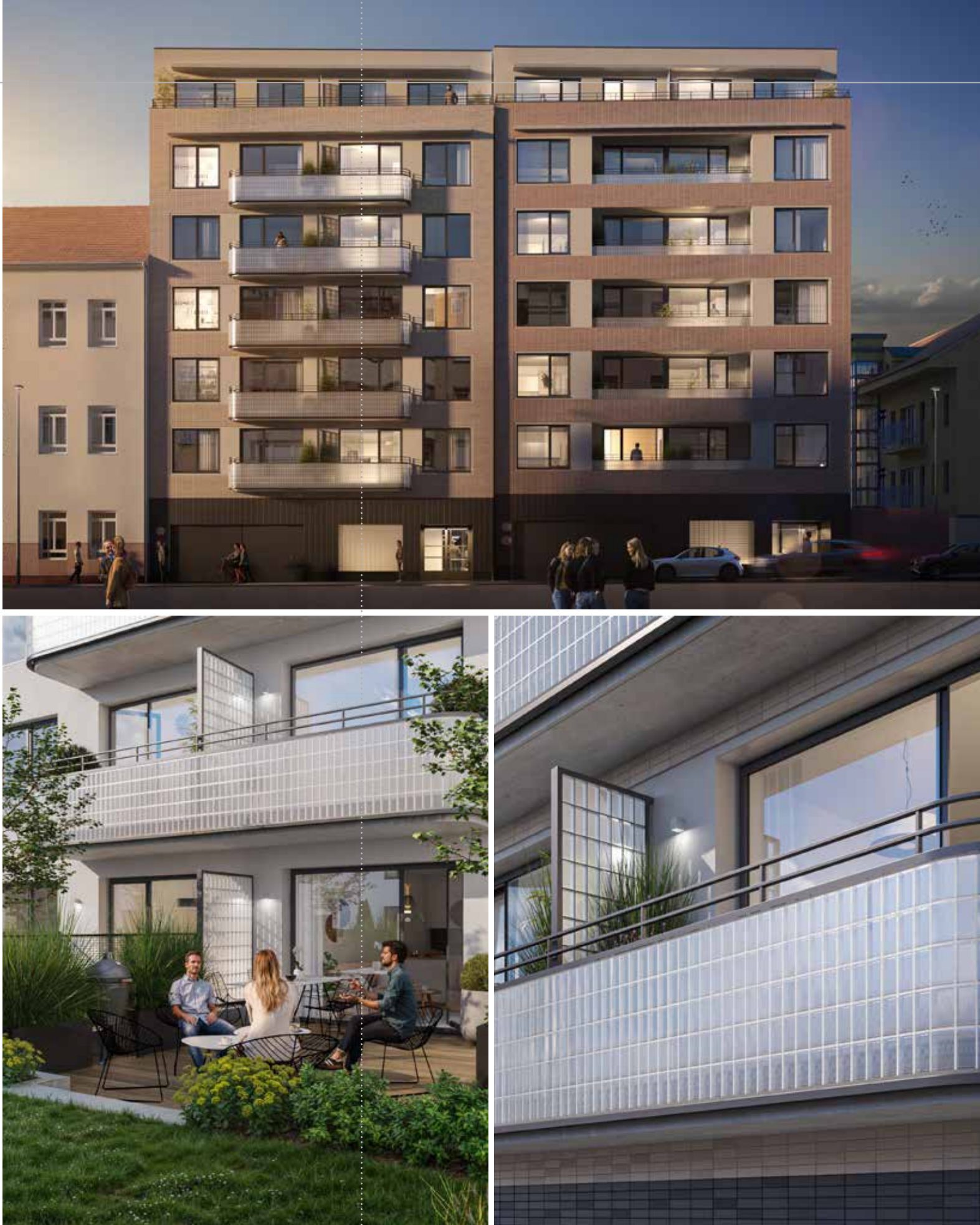
Apartment Building Příční 12

The second of the two apartment buildings will offer high-quality, modern living for those who want to be right in the heart of the action.

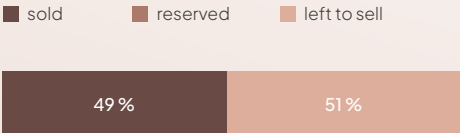
In Příční Street in the Zábřehovice district of Brno, a pair of apartment buildings are currently under construction, united not only by the design of their facades, but also by their reference to the high-quality residential architecture of the First Republic.

The architectural design was created by Atelier RAW, with whom we have been collaborating since our very first projects. The buildings will offer 2+kk apartments and luxury 3+kk and 4+kk penthouse apartments with terraces. The project also includes covered garages on the ground floor. Příční Street is located near the popular Lužánky City Park.

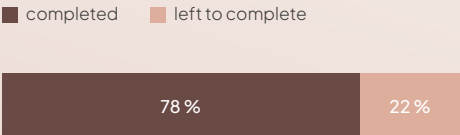
CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Apartment buildings
CONSTRUCTION START	Q1 2025
ARCHITECT	Atelier RAW
NUMBER OF UNITS	35
FLOOR AREA	1,879 m ²
SALES REVENUE	CZK 292 million excluding VAT



NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE



STARÁ, BRNO-ZÁBRDOVICE, CZECH REPUBLIC

Botanica Residence

Living on the edge of Brno’s historic centre, inspired by vertical gardens.

In Stará Street in Brno's Zábřovice district, we are preparing an original apartment building that will offer its residents a view of greenery even in the middle of the city.

A pair of apartment buildings with an excellent location in the immediate vicinity of the historic city centre will have an unconventional façade. The cladding includes large planters designed for planting flowers or even your own vegetables. Residents will

enjoy a shared terrace in the courtyard over the underground parking garage. The project will offer almost a hundred apartments ranging from 1+kk to luxury penthouse apartments with their own large terraces.

There will also be two commercial spaces, a shared pram storage room, bicycle storage room and other facilities for maximum living comfort.

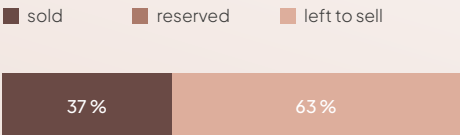
CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Apartment building
CONSTRUCTION START	Q3 2025
ARCHITECT	Ing. arch. Roman Gale
NUMBER OF UNITS	84 residential units, 7 accommodation units, 2 commercial spaces
FLOOR AREA	4,640.3 m²
SALES REVENUE	CZK 694 million excluding VAT

www.rezidencebotanica.cz

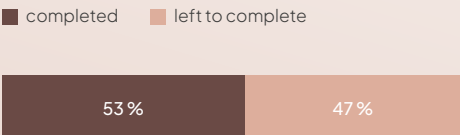


data as of July 31 2026

NUMBER OF APARTMENTS SOLD



PROJECT CONSTRUCTION PROGRESS



CURRENT CONSTRUCTION UPDATE



SCHWAIGROVA, BRNO, CZECH REPUBLIC

Zanzara Residence

This detached eleven-storey building impresses with its elliptical floor plan and carefully designed and functional layout. The extended landing will include covered parking with 80 spaces and a landscaped rooftop park available to all residents.

The Zanzara residence will be built in the Komárov district of Brno on a brownfield site that was first a water mill and later a steam and electric mill. The striking building will complement the existing housing area south of the city centre.

The Komárov district of Brno is a popular place to live – its advantages

include plenty of greenery, excellent civic amenities, and great connections to the city centre (10 minutes by tram). In addition, it is set to undergo significant development in the future in connection with the construction of a new main railway station, which will be located only about 700 meters from the residence.

CURRENT STATE OF PROJECT	Under construction
PROJECT TYPE	Apartment building
CONSTRUCTION START	Q1 2026
ARCHITECT	Atelier RAW
NUMBER OF UNITS	80
FLOOR AREA	4,630 m²
SALES REVENUE	CZK 811 million excluding VAT



KOLLÁROVA, BRNO, CZECH REPUBLIC

Starý Pivovar Residence II.

The second stage of construction follows on from the successfully completed Starý pivovar Residence project, which won the Real Estate Project of the Year competition in 2021.

The project is located in one of the most sought-after areas of Brno – Královo Pole, which offers excellent access to the city centre and immediate contact with nature.

This neighbourhood is popular for its peaceful atmosphere, numerous

cafés, small shops and parks, which create a pleasant environment for everyday life. The location is an ideal combination of urban comfort and high-quality, accessible services with a pleasant neighbourhood atmosphere and a wealth of leisure activities in the surrounding area.

CURRENT STATE OF PROJECT	Planning permission
PROJECT TYPE	Residential building
CONSTRUCTION START	Q2 2027
ARCHITECT	Atelier RAW
NUMBER OF UNITS	33
FLOOR AREA	1,618.80 m²
SALES REVENUE	CZK 261 million excluding VAT



KE KOUPALIŠTI, BRNO-HORNÍ HERŠPICE, CZECH REPUBLIC

RIVA Residence

RIVA Residence is located south of the centre of Brno, where the meanders of the Svatka River create a natural space for leisure activities. At the same time, the project benefits from excellent access to civic amenities and commercial centres.

The architectural design of the project is based on the character of the location and the landscape context — the river, light and rhythm of life in the area have inspired the design of the entire building. The building is designed so that the interiors open up as much as possible to the surrounding nature and towards the river, connecting the interior spaces with the outdoor views and dynamics of the Svatka River.

The layout and materials used reflect a balance between modern design and a pleasant environment for everyday living. The facade and common areas are designed with an emphasis on aesthetic purity and the use of high-quality, durable materials that fit well into both the urban and natural context.

CURRENT STATE OF PROJECT	Planning permission
PROJECT TYPE	Residential building
CONSTRUCTION START	Q1 2027
ARCHITECT	Identity Designers
NUMBER OF UNITS	195
FLOOR AREA	9,528 m²
SALES REVENUE	CZK 1.061 billion excluding VAT



FILIPOVICE, JESENÍKY, CZECH REPUBLIC

Stará pošta Aparthotel ****

A luxury aparthotel with the spirit of the First Republic in an attractive part of the Jeseníky Mountains, created by the renovation and extension of a popular hotel.

First established during Czechoslovakia's First Republic, the Stará pošta hotel sits at a popular mountain resort and hides enormous potential for future development, which we plan to take full advantage of the overall reconstruction.

The goal is to build a mountain resort with a unique atmosphere and a wide range of services. In the hotel garden, the historic building will be complemented by a modern minimalist annexe derived from the typology of traditional Jeseníky buildings.

These buildings will be the first of their kind in the area and will complete the unique character of the place, where unexpected contrasts form a harmonious whole.

The project includes a fine dining restaurant and wellness relaxation zone, which will reflect Vincenz Priessnitz's traditional ideas of caring for the body and spirit.

CURRENT STATE OF PROJECT	Architectural study
PROJECT TYPE	Aparthotel
CONSTRUCTION START	1Q 2028
ARCHITECT	Collab studio, Studio Identity Design, Ateliér Krejčířkovi
SALES REVENUE	CZK 464 million excluding VAT



ČERVENÁ VODA, ORLICKÉ HORY, CZECH REPUBLIC

Bukovka Aparthotel ****

Unique facilities with wellness and hotel services in a modern Alpine-style ski resort.

On a lucrative plot of land right next to the Bukovka Ski Resort in the Orlické Mountains, we are working with London-based Studio Identity Design on a project to build four-star apartments with premium hotel and wellness services.

Our successful concept of building aparthotels will thus expand into another region. Buková hora is one of the best ski resorts in the region, in the

region and is also a tourist attraction in the summer months thanks to its dense network of cycle paths and excellent accessibility of services. Here you will find the longest downhill slopes in the Orlické Mountains with a modern heated chairlift and a number of fun parks, snow parks and entertainment zones. In summer, Ski-bukovka organises many weekend events for adrenaline lovers and entire families.

CURRENT STATE OF PROJECT	Zoning proceedings
PROJECT TYPE	Aparthotel
CONSTRUCTION START	1Q 2028
ARCHITECT	Studio Identity Design
FLOOR AREA	2,105 m² (phase 1)
SALES REVENUE	CZK 316 million excluding VAT



3.9 bn CZK

revenue from sales of
completed apartments

632 homes

in completed
projects

9 years

of successful
fund activity

**COMPLETED
PROJECTS**

PŘÍČNÍ, BRNO, CZECH REPUBLIC

Apartment Building Příční 14

REALIZATION	2024-2026
ARCHITECT	Atelier RAW
NUMBER OF UNITS	35
FINANCIAL VOLUME	CZK 263 million



BRATISLAVSKÁ / CEJL, BRNO, CZECH REPUBLIC

Pekárenský dvůr Residence



REALIZATION	2022-2025
ARCHITECT	Studio Identity Design, DIMENSE
NUMBER OF UNITS	240
FINANCIAL VOLUME	CZK 1,272 million



BRATISLAVSKÁ 78, BRNO, CZECH REPUBLIC

Block A[rt] Residence

REALIZATION	2023-2025
ARCHITECT	Studio Identity Design
NUMBER OF UNITS	31
FINANCIAL VOLUME	CZK 118 million



BRANDÝS NAD LABEM-STARÁ BOLESLAV, CZ

Na Mariánské cestě Residence I.



REALIZATION	2022-2025
ARCHITECT	Studio Identity Design
NUMBER OF UNITS	168
FINANCIAL VOLUME	CZK 1,216 million



KOLLÁROVA, BRNO, CZECH REPUBLIC

Starý pivovar Residence I.



REALIZATION	2022-2024
ARCHITECT	Atelier RAW
NUMBER OF UNITS	46
FINANCIAL VOLUME	CZK 504 million



HVĚZDOVÁ, BRNO, CZECH REPUBLIC

Hvězdová Residence



REALIZATION	2020-2022
ARCHITECT	DIMENSE
NUMBER OF UNITS	48
FINANCIAL VOLUME	CZK 261.5 million



TRNKOVA ULICE, BRNO-LÍŠEŇ, CZECH REPUBLIC

Nová Líšeň Residence

REALIZATION	2022-2024
ARCHITECT	Knesl + Kynčl architekti
NUMBER OF UNITS	14
FINANCIAL VOLUME	CZK 93 million



FILIPOVICE, JESENÍKY, CZECH REPUBLIC

Filipovice Apartment Suites



REALIZATION	2018-2020
ARCHITECT	Colllab studio
NUMBER OF UNITS	24
FINANCIAL VOLUME	CZK 91 million



FRANCOUZSKÁ, BRNO, CZECH REPUBLIC

Domino Apartment Building



REALIZATION	2015-2017
ARCHITECT	Atelier RAW
NUMBER OF UNITS	26 (+ 2 non-residential spaces)
FINANCIAL VOLUME	CZK 89.2 million



Basic information about the fund

FUND FOCUS	Real estate and financing of real estate projects
LEGAL FORM OF THE FUND	Joint-stock company with variable capital (SICAV)
FUND TYPE	Qualified Investor Fund (FKI)
SECURITIES	Priority investment shares (PIA CZK) Premium investment shares (PRIA EUR)
FREQUENCY OF SUBSCRIPTION OF INVESTMENT SHARES (IS)	monthly
EXPECTED ANNUAL RETURN ON INVESTMENT SHARES (IS)	PIA CZK 8.0–8.1% p.a. PRIA EUR 8.0–10.0 % p.a.
REDEMPTION OF INVESTMENT SHARES (IS)	PIA CZK: Up to 9 months from the end of the quarter in which the redemption request was submitted (the shares continue to appreciate for 6 months). PRIA EUR: Up to 90 days from the submission of the redemption request.
FUND DURATION	Indefinite period
CLIENT'S MINIMAL INVESTMENT	PIA CZK: 1 million CZK PRIA EUR: 500 000 EUR
CLIENT'S MINIMUM INVESTMENT PERIOD	PIA CZK 5 years PRIA EUR 3 years

ENTRY FEE	Up to 3 %
EXIT FEE, AS PER THE CONDITIONS SPECIFIED IN THE FUND'S STATUTE	PIA CZK 0% upon redemption after 48 months; 4% upon redemption after 36 months; 6% upon redemption after 24 months; 8% upon redemption within 24 months PRIA EUR 0% upon redemption after 36 months; 4% upon redemption within 36 months
FUND MANAGER	FAMILY ACE investiční společnost, a.s.
FUND ADMINISTRATOR	AVANT investiční společnost, a.s.
FUND COSTS	maximum 3% p.a. of the average value of assets
DEPOSITARY	Československá obchodní banka, a.s. The depositary continuously monitors the management of the fund's assets, the purpose of each item in the fund's account must be documented to the depositary, and the depositary ensures the safekeeping of the fund's securities.
AUDITOR	PKF APOGEO Audit, s.r.o. Verifies that the information in the fund's financial statements gives a true and fair view of the fund's financial position, results of operations and cash flows.
REGULATION AND LEGAL SYSTEM	Czech National Bank and the Czech Republic Czech National Bank registers the fund in the list of investment funds, supervises the activities of the fund, investment companies and depositaries, requires regular reports on the fund's performance, and imposes sanctions.
TAXATION OF FUND RETURNS	5% of the fund's profit
TAXATION OF SHAREHOLDERS - INDIVIDUALS	15% for redemption within 3 years, 0% for redemption after 3 years

Fund administration and management

ADMINISTRATOR	Fulfils the fund's obligations towards the state administration (accounting, taxes), the Czech National Bank (monthly reporting of financial statements, information on changes) and depositaries, informs fund investors about the value of investment shares, issues and redeems investment shares and maintains a list of shareholders.
AUDITOR	Verifies whether the data in the fund's financial statements provide a true and fair view of its financial position, financial performance, and cash flows.
ČNB	The Czech National Bank registers the fund in the list of investment funds, supervises the activities of the fund, the investment company, and the depositary, requires regular reports on the fund's financial performance, and imposes sanctions when necessary.
DEPOSITARY	Continuously monitors the management of the fund's assets. The purpose of each transaction in the fund's account must be documented for the depository. Ensures the safekeeping of the fund's securities.
FUND	A Qualified Investor Fund (FKI) pursuant to § 95 of Act No. 240/2013 Sb., on Investment Companies and Investment Funds (ICIF), under the supervision of the Czech National Bank (ČNB) and the depository. The fund owns 100% of the SPV and provides subordinated loans (equity) to the SPV.
INVESTMENT PROCESS	For each investment project, an Economic Feasibility Analysis (EFA) is conducted. The investment is then evaluated by the Investment Committee, and the final decision is made by the Statutory Director.
MANAGER	Manages the fund's assets in accordance with the fund's statutes and in compliance with ZISIF, acts on its behalf, signs contracts on behalf of the fund, manages risks, seeks out potential investment opportunities, selects the best ones and decides on their implementation. The activities of the investment company are monitored on an ongoing basis by the depository and ČNB.
SPV	A project company owned and controlled by the fund that owns real estate.
STATUTE	The fund's founding document, defining its investment strategy, investment limits, decision-making and fund management rules, the method and frequency of calculating the investment share value and fund costs. It also specifies the role of the depository and the fund's reporting obligations.

Introducing the fund manager: FAMILY ACE investiční společnost, a.s.

16 years
of experience

15 funds
under management

19 bn CZK
total value of fund assets

The management of the investment company has more than 16 years of experience in managing and administering qualified investor funds, and enjoys the highest level of expertise and credibility in the Czech Republic. FAMILY ACE investiční společnost, a.s. only manages funds in which it invests its own money and whose founders it has known for a long time, offering investors only stocks with a conservative risk profile.



Mgr. Ing. Pavel Doležal, LL.M.
Chairman of the Board of Directors of FAMILY ACE investiční společnost, a.s.

Pavel has 30 years of experience in financial institutions, primarily in senior management positions in banking and investment. At ČSOB, he first managed the credit administration and legal support department for branches, then led the financial institutions segment and developed the bank's relationships with health insurance companies, securities traders, investment companies, pension funds and foreign banks. From 2010 to 2021, as executive director and chairman of the board of directors of AVANT investiční společnost, a.s., he was responsible for the management and development of the company, which has become the leader in qualified investor investment funds in the Czech Republic. In 2025, he became Chairman of the Board of Directors at FAMILY ACE investiční společnost, a.s.



FAMILY ACE investiční společnost, a.s.

Bc. Luděk Kyprý, Director of Asset Management
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DOMOPLAN FUND

DOMOPLAN SICAV, a.s.

Daniel Vysočan, Member of the Investment Committee
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www.domoplanfund.eu

NOTICE

DOMOPLAN SICAV, a.s. is a qualified investor fund pursuant to Act No. 240/2013 Coll., as amended, on investment companies and investment funds. Only qualified investors within the meaning of Section 272 of Act No. 240/2013 Coll., on investment companies and investment funds can become a fund investor. The investment company advises investors that the value of an investment in the fund may fall as well as rise and that the return of the amount originally invested is not guaranteed.

The fund's performance in previous periods does not guarantee the same or higher performance in the future. Investment in the fund is intended to generate returns over the medium to long term and is therefore not suitable for short-term speculation. Potential investors should in particular consider the specific risks that may arise from the fund's investment objectives as set out in its prospectus. The investment objectives are reflected in the recommended investment time frame as well as in the fund's fees and costs.

The fund's key investor information document (KID) is available at <https://www.avantfunds.cz/en/funds-information>. Further important information for investors, information on the Common Reporting Standard (CRS) and the Foreign Account Tax Compliance Act (FATCA) can be found at <https://familyace.cz/en/notice-to-investors>. The information provided is for informational and promotional purposes only and does not constitute an offer, invitation or recommendation to invest, nor a proposal to conclude a contract under the provisions of the Civil Code.