

# REICO ČS LONG LEASE

Real estate fund investing in commercial real estate with long-term leases in the Czech Republic and other Central European countries

ISIN: CZ0008476280

## Overview

2024/07/15

NAV

**1.1337**

Difference  0.16% (0.00)

### General attributes

Fund type Real Estate Funds

Investment company REICO Investiční společnost České spořitelny, a.s.

Currency CZK

Type -

Begin of subscription period -

Inception 2021/01/19

Licensed in CZ

Duration of fund open end

Distribution -

Total assets 3,030,370,000.00 CZK

Fiscal year 01/01 - 12/31

Initial charge 1.50%

Management fee 1.75%

Ongoing charges 2.00%

Minimum investment 300

Recommended holding period At least 5 years

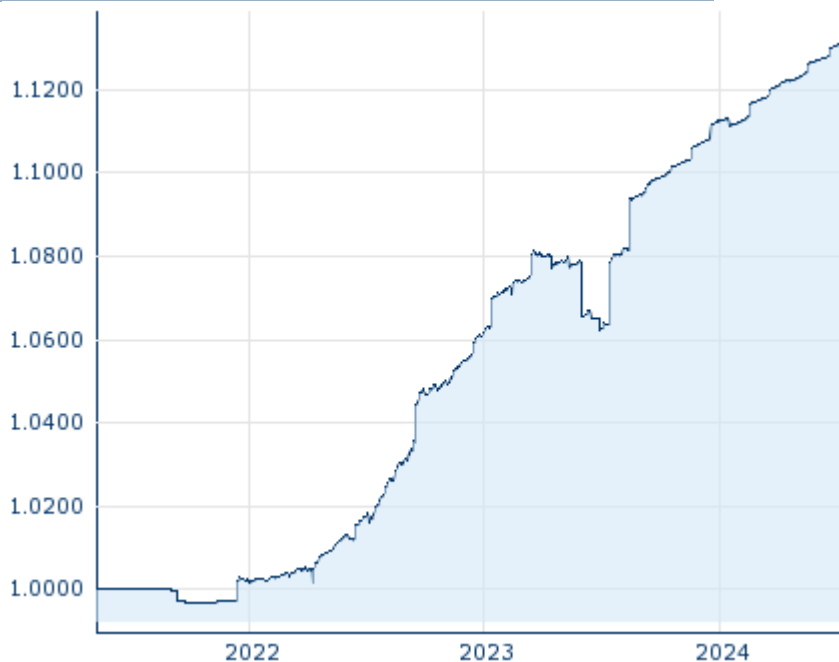
Investor experience -

Investor tolerance **3 (scale 1-7)**

### Performance (2024/07/11)

Period	YTD	6m	1Y	3Y	5Y	10Y	since inc.
	(% p a)	(% p a)	(% p a)	(% p a)	(% p a)	(% p a)	(% p a)
Perf	1.77	1.68	6.40	4.22	-	-	4.00

since inception



The chart shows the current fund share unit price (NAV) of the nominal value of an investment company proclaimed on that working day. Performances under 12 month have only little informative value. Information about previous performance does not guarantee future performance.

Source: Česká spořitelna, a. s.

### + Advantages

- A unique investment strategy focusing on long-term leased real estates with an above-average length of lease contracts of 10 or more years enables extensive diversification of risks within sectors, countries and the expiration period of individual lease contracts.
- The fund's return does not influence behavior on the capital markets (such as shares or bonds), but the rental income and market value of real estate owned.
- Even with small amounts, you become a co-sharer in a varied portfolio of high-quality office, retail and industrial real estate as well as logistics and production facilities.
- Professional fund management –

### ! Details you should be aware of

Please note that the target market of this investment instrument is listed below. If you do not meet any of the listed parameters, you may be outside the specified target market! The target market defines the set of investors (retail clients) for whom the investment product is intended. This investment product is intended for investors who:

- have sufficient knowledge and/or experience regarding mutual funds.
- seek investment profit by investments that consider aspects of sustainable investing (according to Article 8 or Article 9 SFDR)
- are able to accept a level of risk that is in accordance with the risk indicator

**Annual performance in % (2024/07/11)**

Period	2019	2020	2021	2022	2023
Perf	-	-	-	5.90	4.79





an experienced portfolio manager searches the market for the best investment opportunities on the real estate markets in the Czech Republic and other Central European countries. • For regular investments, a discount on the fee for the purchase of share certificates. • Fast availability of funds (usually within a week).

of the product specified in General attributes. • In the event of an unfavorable development of the investment, they are able to bear the possible loss, which is illustrated by performance scenarios, see Key Information Document (KID). • are interested in investing within the recommended investment period specified in General attributes. • This fund is not intended for investors (negative product target market) who are unable to bear the possible loss of invested funds in the event of an unfavorable development of the investment. • The client's compatibility with the product's target market will be evaluated during the purchase process.

• The value of the share certificate may fluctuate significantly during the investment duration, and therefore the return of the originally invested amount is not guaranteed. • In view of its focus the fund bears the risk of the investment and real estate market. The credit risk stemming from the long-term obligations of the tenants is managed by various forms of income hedging. • A currency risk can arise by holding buildings leased and valued in Euros, and is partly managed. • The fund's liquidity risk is directly proportional to the share of fund capital invested in low-liquidity assets. The risk of concentration is the specific risk of a limited number of real estate or sectors. • Be aware of the risk of inflation. Investors should be aware that the fair value of the investment, including any real yield, may fall with regard to how the inflation reduces its value. • Investors should not base their investment decision solely on the information provided here as they may fall outside the target market or in a negative target market of this product and this product may not be suitable for all investors.

**Performance goal and investment strategy**

The real estate fund is intended for conservative and dynamic investors with a long-term investment horizon who want to draw the benefits from investments in top quality commercial real estate without problems associated with its management or purchase and sale. The fund's performance objective is to outperform Czech government bond yields in the long term by investments in a broadly diversified commercial real estate portfolio. It invests mainly in logistics, industrial, retail, office and other commercial real estate, particularly in the region of Central Europe. The real estate part of the portfolio adds stability to the fund in the form of long-term lease agreements with creditworthy tenants so the given real estate is critical to its operation. The lease agreements for the fund's buildings are of above-average length and are usually secured for 10 and more years. This helps minimise the loss of income related to the subletting of the real estate and thanks to the annual rent increase to profit from the rise of the price level. The share of the fund's real estate component accounts for up to 90% of its value. The fund holds the remaining approx 10% in quick liquid financial assets to secure payment of redeeming certificate holders. The fund does not pay a dividend. The fund's income is reinvested.

Minimum & maximum performance in % p.a. (2024/07/11)		
1Y	8.63	
	-1.92	
3Y	4.22	
	4.04	

## Real Estate Portfolio

**Administrative Building**

708 00 Ostrava-Pustkovec, Technologická 374, Czechia

**Description:**

Budova ELCOM v moravskoslezské Ostravě. Nachází se v areálu Moravskoslezského inovačního centra (MSIC) a poblíž ostravské Vysoké školy báňské – Technické univerzity. Nemovitost o rozloze 4.057 m<sup>2</sup> kancelářských a skladových ploch byla postavena v r. 2006 a 2019 jako hlavní výzkumné sídlo společnosti. Společnost má 30letou historii v oblasti testování a měření, energetiky a průmyslové automatizace. Nájemní smlouva je zajištěna na 15 let a umožňuje postoupení veškerých provozních a dalších nákladů nájemci.

**Object data:**

<b>Usable area (m<sup>2</sup>):</b>	4,057 m <sup>2</sup>
<b>Use of building:</b>	Administrative Building
<b>Address:</b>	708 00 Ostrava-Pustkovec, Czechia
<b>Current value:</b>	183.200.000
<b>Date of purchase:</b>	2021/05/17

**Commercial Building**

511 01 Turnov, Sobotecká 836, Czechia

**Description:**

Centrum na výrobu plastových obalů společnosti VYVA PLAST se skládá ze dvou industriálních budov a jedné administrativní budovy, které jsou vzájemně propojené. Kromě původní průmyslové budovy byl celý komplex postupně vystavěn v letech 2013 až 2020. Celková pronajimatelná plocha objektu je přes 5,83 tisíc m<sup>2</sup> a je plně obsazena. Klienty společnosti jsou nadnárodní koncerny Bosch, Škoda Auto, Foxconn, Velux, Panasonic, SOR a další.

**Object data:**

<b>Usable area (m<sup>2</sup>):</b>	5,833 m <sup>2</sup>
<b>Use of building:</b>	Commercial Building
<b>Address:</b>	511 01 Turnov, Czechia
<b>Current value:</b>	161.000.000
<b>Date of purchase:</b>	2022/11/10



### Commercial Building

62-200 Gniezno, Słoneczna 42, Poland

#### Description:

Centrum na výrobu baterií společnosti APS, tvoří dvě výrobní a dvě skladové haly, které jsou vzájemně propojené. Součástí objektu jsou i dvě servisní budovy a více než 200 parkovacích míst. Celý komplex byl postupně vystavěn ve třech fázích, z nichž poslední byla dokončena v roce 2018. Celková pronajímatelná plocha objektu je přes 24 tisíc m<sup>2</sup> a je plně obsazena. Exkluzivním dlouhodobým nájemcem celého objektu je belgická společnost Advanced Power Solution (APS), lídr v oblasti výroby karbon zinkových a alkalických baterií. APS působí na trzích ve více než 50 zemí světa, včetně Evropy, severní Ameriky a Asie.

#### Object data:

Usable area (m <sup>2</sup> ):	24,000 m <sup>2</sup>
Use of building:	Commercial Building
Address:	62-200 Gniezno, Poland
Current value:	511.000.000
Date of purchase:	2022/08/03



### Commercial Building

32-083 Balice, Kapitana Mieczysława Medweckiego 2, Poland

#### Description:

Výzkumné a vývojové centrum BWI se skládá ze dvou propojených budov postavených v roce 2020, vyznačujících se šetrností k životnímu prostředí. Jejich součástí jsou zejména laboratorní a kancelářské prostory, ale i například 365 parkovacích míst. Celková pronajímatelná plocha objektu je téměř 11 tisíc m<sup>2</sup> a je plně obsazena. Jediným nájemcem centra je nadnárodní společnost BWI, zaměřující se na vývoj, výrobu a prodej odpružovacích systémů a jiných vybraných součástí a komponentů pro automobilový průmysl. Mezi klienty společnosti patří například značky BMW, Ford, Porsche, Audi, Ferrari nebo Land Rover.

#### Object data:

Usable area (m <sup>2</sup> ):	10,985 m <sup>2</sup>
Use of building:	Commercial Building
Address:	32-083 Balice, Poland
Current value:	699.012.000
Date of purchase:	2022/04/01

#### Disclaimer

The full names of the open-ended mutual funds and complete product information are provided in the statutes (prospectuses) of the funds. The information stated herein is of the nature of a promotional message. The information stated in this message is not an investment recommendation or investment advice since it does not take into account the specific situation of specific investors. The value of the financial instruments may rise and fall, while there is no guarantee of a return on the originally invested amount. Past performance is no guarantee of the same performance in a future period. A visitor to this website may be outside the target market of the financial instruments stated herein. We recommend that you consult your specific investment plan with an expert advisor who will verify that the planned investment will be commensurate with your knowledge and experience, that it will be in accordance with your needs, characteristics and goals, financial

circumstances or relation to risk, and will familiarise you with all possible risks of a specific investment opportunity.