

Croatia  
Property  
Fund

# Investment with the scent of the sea

 **Family Ace**  
INVESTIČNÍ SPOLEČNOST

**Avant**  
INVESTIČNÍ SPOLEČNOST

# Key fund information

## Fund type

qualified investor fund

## Investment strategy

site preparation for construction of the Plava Uvala resort in Poveljana on the Croatian island of Pag and the acquisition of other attractive seaside plots

## Investment horizon

4 years

## Expected return\*

38.6%

\*Cumulative return on PIA shares upon redemption after 4 years

VALUE OF UNDERLYING ASSETS	CZK 500 million
FUND FOCUS	Development projects for seaside resorts in Croatia
LEGAL FORM OF THE FUND	Open-ended investment company (SICAV)
FUND TYPE	<b>Qualified Investor Fund (FKI)</b> A qualified investor fund pursuant to Section 95 of Act No. 240/2013 Coll., on Investment Companies and Investment Funds (ZISIF), supervised by the Czech National Bank and the depositary.
SECURITY	<b>CZK Priority Investment Shares (PIA CZK)</b> <b>EUR Priority Investment Shares (PIA EUR)</b>
PUBLIC TRADABILITY	No
FREQUENCY OF INVESTMENT SHARE (IA) SUBSCRIPTION	Monthly
EXPECTED ANNUAL RETURN ON IA	PIA CZK and PIA EUR 8.5% p.a.
REDEMPTIONS IA	Within 6 months (the share continues to appreciate for a further 3 months)
FUND TERM	Indefinite
MINIMUM CLIENT INVESTMENT	PIA CZK 1 million PIA EUR 50,000
CLIENT INVESTMENT HORIZON	4 years
ENTRY FEE	Up to 3%
EXIT FEE, IN ACCORDANCE WITH THE TERMS SET OUT IN THE FUND'S ARTICLES OF ASSOCIATION	0% on redemption after 36 months 4% on redemption after 24 months 8% on redemption within 24 months
FUND MANAGER	FAMILY ACE investiční společnost, a.s.
FUND ADMINISTRATOR	AVANT investiční společnost, a.s.
DEPOSITARY	<b>Československá obchodní banka, a.s.</b> 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	<b>PKF Apogeo Audit, s.r.o.</b> 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	<b>Czech National Bank and the Czech Republic</b> 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

# Invest in the development of one of the most sought-after tourist destinations

Clean seas, a stable climate and excellent accessibility rank Croatia among the most popular summer destinations in Europe. High and stable visitor numbers create strong demand for holiday properties and make investing in holiday resorts an attractive combination of regular returns and long-term value growth.

## A place tourists love to return to

A strong knowledge of the area, positive previous experiences and the opportunity to discover new places even during repeat visits lead to a high proportion of returning visitors.



## The growing popularity of campsites

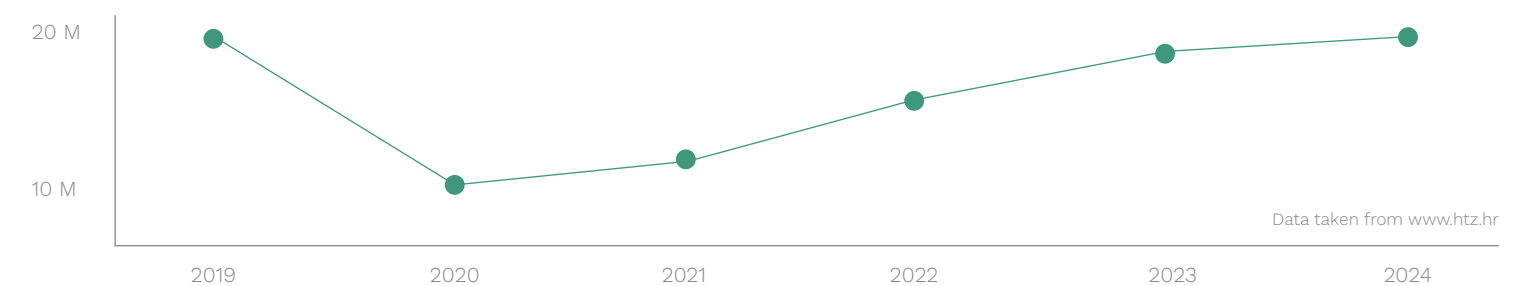
In recent years, there has been a growing preference for camping and glamping as modern forms of holiday that also meet the standards of comfortable living, creating strong demand for high-quality campsites and camping resorts with a higher standard of accommodation and services.



## Dynamic growth in visitor numbers post-pandemic

In 2024, more than 21 million tourists visited Croatia, setting a new record for visitor numbers, which confirms the country's long-term growing appeal.

Visitor numbers to Croatia in 2019–2024 and average number of tourists



## Why invest in the fund Croatia Property Fund SICAV, a.s.

- Above-average expected return on priority investment shares (CZK and EUR) of 8.5% p.a.
- Preferential return for holders of priority investment shares (CZK and EUR) of up to 7% p.a. ahead of the fund's founders.
- Guaranteed return for PIA CZK shareholders of 7% p.a. The guarantee takes the form of a redistribution of fund capital from holders of performance investment shares (VIA) to PIA CZK holders, up to the amount of this fund capital.
- The ability to monitor construction progress and investment growth in real time
- The fund draws inspiration from international trends during construction.
- Investment in the growing property market in Croatia, which is attracting interest from investors across Europe.
- The fund builds on the extensive experience of the property development company DOMOPLAN a.s.

## Advantages of investing through a qualified investor fund

- The possibility of income tax exemption for individuals upon the redemption of investment shares after 3 years
- Ongoing monitoring of the management of the fund's assets by the custodian
- Professional support from the fund manager and administrator
- Verification of accounting values by an independent auditor
- Regulation by the Czech National Bank
- Lower 5% income tax rate for investment funds

# Priority investment shares CZK (from CZK 1 million)

Expected return\*

# 38.6%

\*Cumulative return on PIA shares upon redemption after 4 years

## Model return for an investor in PIA CZK in CZK

This is a hypothetical return on an investment of CZK 1 million, in which the fund's expected net return of 12% p.a. for the relevant period was used to calculate the model profit.



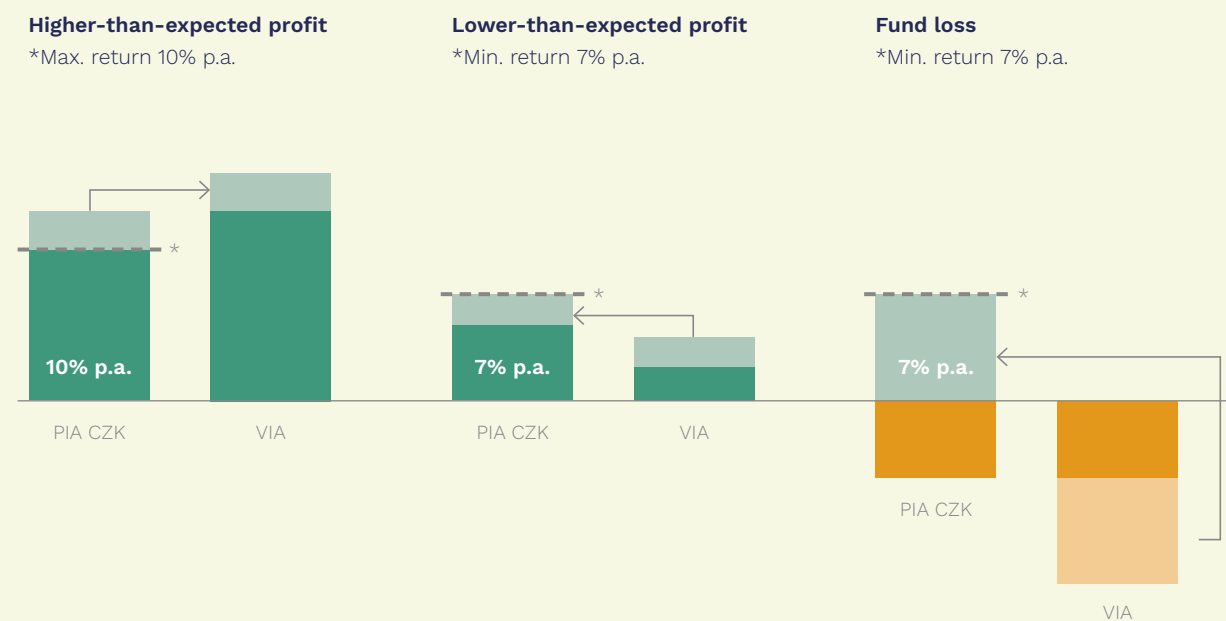
## Yield parameters for PIA CZK

- Preferential return of up to 7% p.a. for fund founders and holders of performance investment shares (VIA).
- Guaranteed minimum return of 7% p.a. (MIN), even in the event of lower profits or even a loss for the fund. The guarantee takes the

form of a redistribution of fund capital from the fund founders and holders of performance investment shares (VIA) in favour of PIA CZK holders, up to the amount of this fund capital. A 30% share of returns above 7% p.a., up to a maximum of 10% p.a. (MAX).

## Redistribution guarantee mechanism

The mechanism guarantees a minimum return on CZK priority investment shares, even in the event of lower returns or even a loss for the fund, whilst limiting the return on CZK priority investment shares to a maximum of 10% p.a.



# Priority Investment Shares EUR (from EUR 50,000)

Expected return\*

# 38.6%

\*Cumulative return on PIA shares upon redemption after 4 years

## Model return for an investor in PIA EUR in EUR

This is a hypothetical return on an investment of EUR 50,000, in which the fund's expected net return of 12% p.a. for the relevant period was used to calculate the model profit.



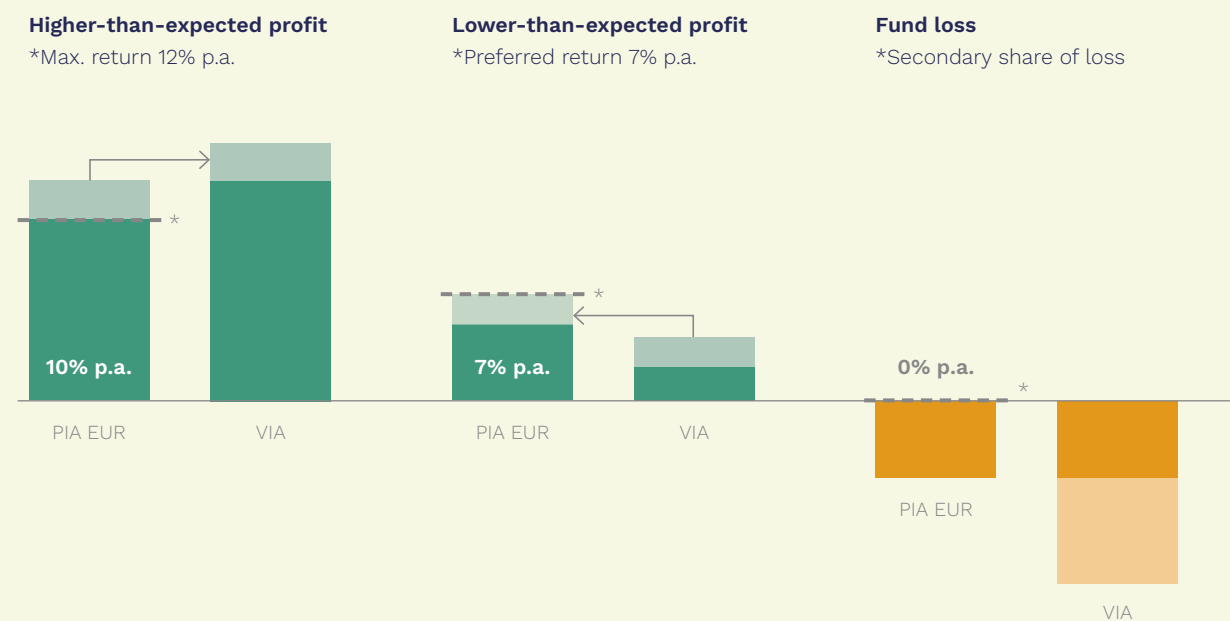
## PIA EUR return parameters

→ Preferential return of up to 7% p.a. for fund founders and holders of performance investment shares (VIA).

→ A 30% share of returns above 7% p.a., up to a maximum of 12% p.a. (MAX).

## Redistribution mechanism

The mechanism ensures a preferential return on EUR priority investment shares, even in the event of lower returns, and a secondary share in the fund's losses, whilst limiting the return on EUR priority investment shares to a maximum of 12% p.a.



# Holiday resort Plava Uvala



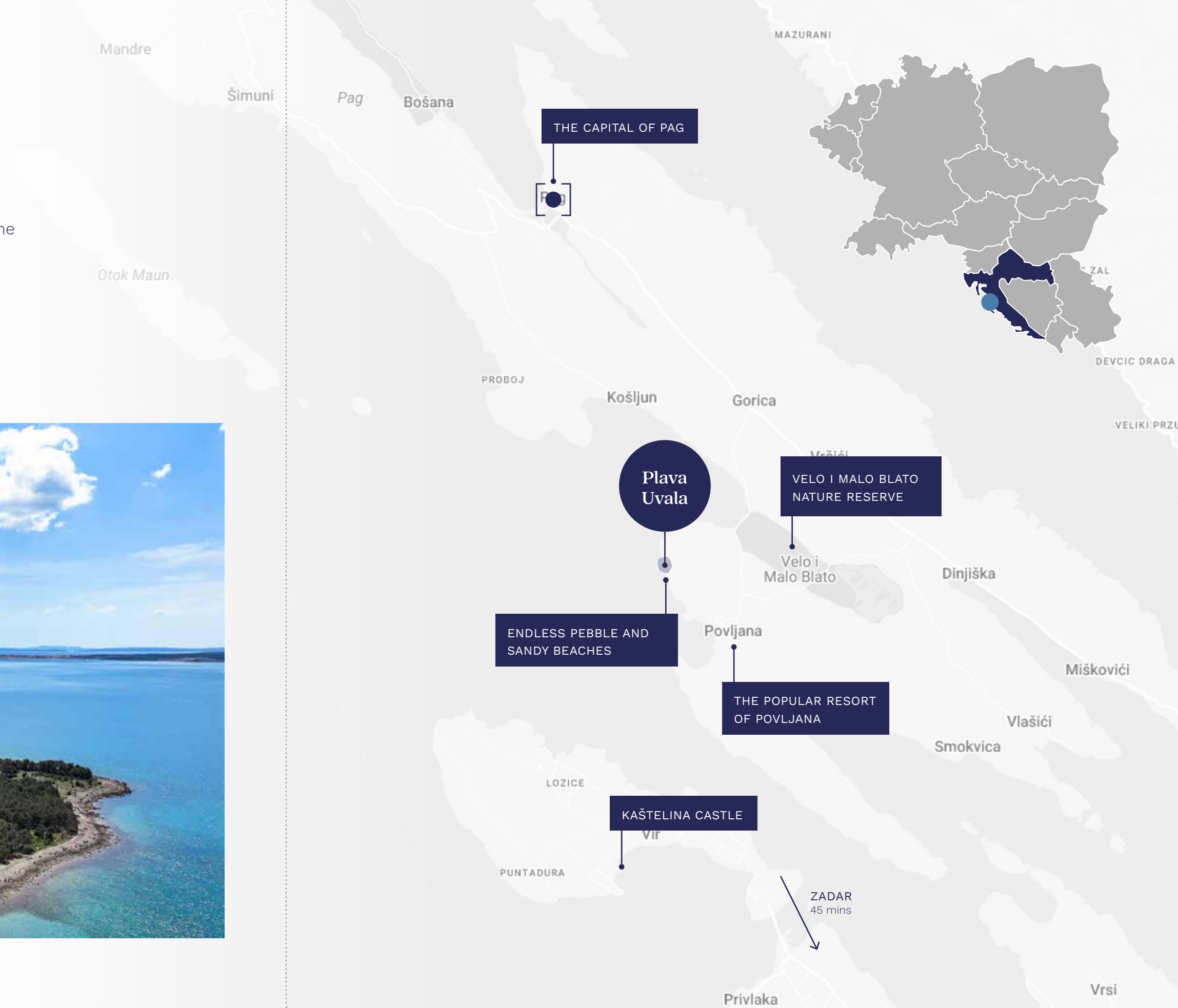
## A premium resort with two kilometres of beaches on the sun-drenched island of Pag

The Plava Uvala Resort is situated on the west coast of the island of Pag, near the resort of Povljana, which has been sought after for centuries for the healing properties of the peloid mud found in the surrounding area. Plava Uvala continues this tradition, and as part of the wellness activities, resort guests will also be able to make use of a small lake containing this unique gift of nature.



## An easily accessible island with a unique character

The island is easily accessible thanks to a bridge connecting it to the mainland. From the Plava Uvala resort, you can reach the capital of the island of Pag in 15 minutes, and Zadar in about 45 minutes. However, it is a popular destination mainly because it has largely retained its authentic character and beautiful natural surroundings. It is also one of the few places on the Adriatic to offer beautiful sandy beaches.



# A wide range of accommodation options and five-star facilities

The Plava Uvala Resort combines everything you associate with the perfect seaside holiday – over two kilometres of beaches with gentle access to the water, a location with 280 days of sunshine a year, and five-star services including a wellness centre, water park, swimming pools, its own marina, several children’s play areas and a restaurant overlooking the open sea.



APARTMENTS

ELEGANT APARTMENTS WITH SEA VIEWS AND SUNSET VIEWS

CHILDREN'S AREAS

2 KM OF BEACHES

CENTRAL PROMENADE WITH PREMIUM SERVICES

BUNGALOWS

WATER PARK

A SHORT DISTANCE TO THE CITY AND DAY TRIPS

CARAVAN PITCH

## Comfort and stylish architecture

The architectural design of the resort is the work of the Venetian studio Bezdikian Architects, which has been specialising in holiday resort designs across Europe for over thirty years. The architectural design is based on simple lines and Mediterranean materials, with the project featuring plenty of greenery and views of the open countryside.



# Fund administration and management

<b>ADMINISTRATOR</b>	Fulfils the fund's obligations towards the state administration (accounting, taxes), the Czech National Bank (monthly reporting of financial statements, informing of changes) and depositaries, informs fund investors about the value of investment shares, issues and redeems investment shares, and maintains a list of shareholders.
<b>AUDITOR</b>	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.
<b>ČNB</b>	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.
<b>DEPOSITARY</b>	Continuously monitors the management of the fund's assets. The purpose of each transaction in the fund's account must be documented for the depositary. Ensures the safekeeping of the fund's securities.
<b>FUND</b>	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 depositary. The fund owns 100% of the SPV and provides subordinated loans (equity) to the SPV.
<b>INVESTMENT PROCESS</b>	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.
<b>MANAGER</b>	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 depositary and ČNB.
<b>SPV</b>	A project company owned and controlled by the fund that owns real estate.
<b>STATUT</b>	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 depositary and the fund's reporting obligations.

## Introduction to the Fund Manager

FAMILY ACE investiční společnost, a.s. manages the assets of 14 investment funds and sub-funds with a total value of over CZK 19 billion.

The investment company's management has over 15 years' experience in the management and administration of qualified investor funds, and boasts the highest level of expertise and trustworthiness in the Czech Republic.

FAMILY ACE investiční společnost, a.s. manages only funds in which it invests its own money and whose founders it has known for a long time, offering investors only shares with a more secure return.

## Introduction to the developer

DOMOPLAN a.s. is a Czech property development company founded in 2010 by Brno entrepreneur Tomáš Vavřík. Its core business is the construction of residential complexes, apartment blocks and mountain and seaside apartments.

For its residential and holiday resort projects, it always seeks innovative approaches inspired by pioneering concepts that have been successful abroad.

It currently has more than 20 projects in its portfolio, ranging from completed to those in the pipeline. In recent years, it has also been focusing on foreign markets, such as Croatia and Serbia.

## Notice

Croatia Property Fund SICAV, a.s. is a fund for qualified investors pursuant to Act No. 240/2013 Coll., as amended, on investment companies and investment funds. Only a qualified investor within the meaning of Section 272 of Act No. 240/2013 Coll., can become an investor in the fund. The investment company advises investors that the value of an investment in the fund may fall as well as rise, and the return of the original investment 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 through medium-term and long-term holding, 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 horizon, as well as in the fund's fees and costs.

The Key Information Document (KID) is available at [www.avantfunds.cz/informacnipovinnost](http://www.avantfunds.cz/informacnipovinnost). 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/upozorneni-pro-investory/>. The information provided is intended solely for informational and promotional purposes; it does not constitute an offer, invitation or recommendation to invest, nor a proposal to enter into a contract under the provisions of the Civil Code.

**FAMILY ACE investiční společnost, a.s.**

Na příkopě 859/22, 110 00 Prague 1 – Nové Město  
Bc. Luděk Kyprý, Director of Asset Management, +420 724 144 155, ludek.kypry@familyace.cz

**AVANT investiční společnost, a.s.**

City Tower, Hvězdova 1716/2b, 140 00 Prague – Nusle  
Ing. Michal Brothánek, Commercial Director and Member of the Board of Directors, +420 777 455 171, michal.brothanek@avantfunds.cz

**Croatia Property Fund SICAV, a.s.**

Daniel Vysočan, Distribution Manager and Member of the Fund's Investment Committee  
+420 608 667 218, daniel.vysocan@domoplan.eu