



Real Estate Fund SICAV, a.s.

OUR STORY

OPC Holding a.s. is an established developer and manager of commercial real estate with more than 15 years of experience in the market. The company focuses on the development and management of retail assets with the aim of delivering stable and long-term sustainable returns for investors.

The core pillar of OPC Holding's activities is the development of modern retail parks in regional and urban locations with proven demand. The projects are based on conservative assumptions, a strong tenant mix, and long-term lease agreements, creating the conditions for predictable cash flow and low return volatility.

The company currently operates in the markets of Slovakia, the Czech Republic, and Romania. To date, it has completed 21 retail parks and maintains an active project pipeline that enables the long-term delivery of 6 to 8 projects per year. Portfolio growth is supported by proprietary deal flow, local teams, and in-depth knowledge of individual markets.

OPC Holding manages the entire development cycle in-house—from land acquisition and project preparation, through construction and leasing, to stabilization and long-term asset management. This approach enables effective risk management, cost control, and the capture of development margins for the benefit of investors.

15+ years on
the market

21 completed
projects

8 projects under
construction

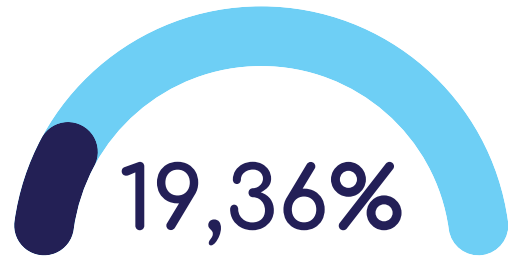
57 515 of leasable
m² area by the
end of 2025

2025 Overview



12,44%

Fund's NAV performance
for 2025



19,36%

Fund's NAV performance
since inception

Completed projects in 2025



Žiar n.Hronom

Sládkovičovo II

Poltár

Revúca

Hnúšťa

3 791 028 €

29 501 m²

43,7 mil. €

8,8%

21,8%

NOI

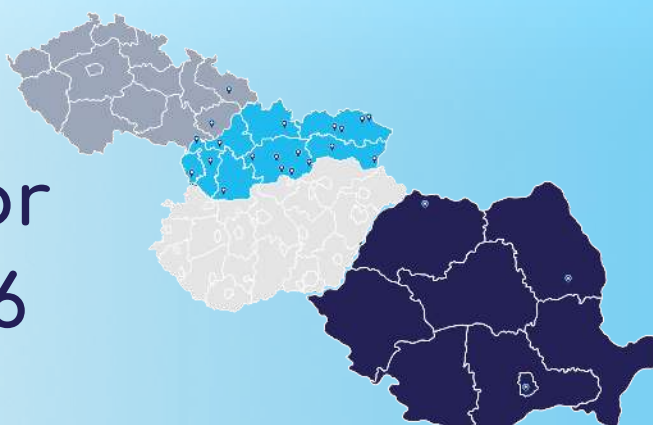
GLA

TOTAL
INVESTMENT

AVERAGE
DEVELOPMENT
YIELD

AVERAGE
IRR

Plans for the 2026



GLA : 28 755 m²
Number of Projects: 5
GDV : 53 720 357 €
NOI : 3 760 425 €

STRATEGY OF THE FUND

OPC Real Estate Fund SICAV, a.s. specializes in investments in the development and co-development of above-average yielding commercial properties in Slovakia, the Czech Republic, and Romania, with plans to expand throughout Central and Eastern Europe. Our primary focus is on regional discount retail parks occupied by established chain tenants and supermarkets.

One of our key strengths is our extensive expertise and knowledge in the development of retail parks and shopping centers, which enables us to seamlessly integrate development projects with the acquisition of existing income-generating retail parks, where we are able to create added value.

HOW WE OPERATE



1. On the level of the SPV OPC acquire the land plot using its own equity.



2. OPC obtain a valid construction permit and sign 100% of the FLA for the premises.



3. The fund will acquire a 100% share in the SPV after the construction permit is valid, all of the FLA are signed with tenants and the construction contractor is contractually secured.

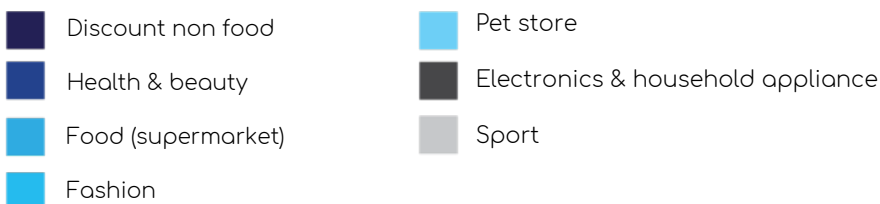
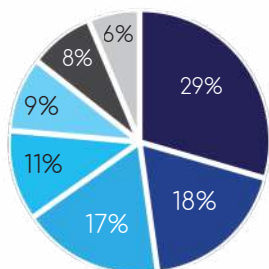


4. Fund will develop the project so the development margin will be subject to the evaluation of the investment shares.

TARGET YIELD

The aim of the fund is to ensure that the developer's margin is the subject of the appreciation of investment shares. Therefore, based on previous returns from development projects, our target yield is:

12-15%



PERFORMANCE OF THE PROJECTS



Growth of NOI

2020	931 k
2021	1,1 mil
2022	2,2 mil
2023	4,7 mil
2024	6,9 mil
2025	7,3 mil
plan of 2026	9,3 mil

Growth of AUM

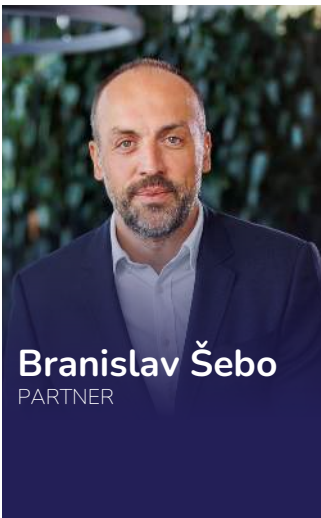
2020	17,2 mil
2021	17,4 mil
2022	27,2 mil
2023	68,1 mil
2024	98,5 mil
2025	104,2 mil
plan of 2026	132,8 mil

INVESTMENT TRANCHES

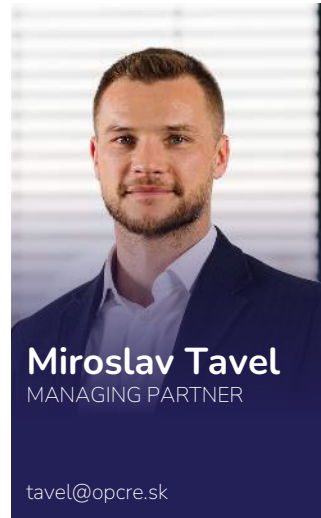
Institutional investor — Accumulating (EUR)		Retail investor — Distributing (EUR)	
€1,000,000	Minimum investment	€50,000	Minimum investment
5 years	Investment horizon	5 years	Investment horizon
12 – 15 % p.a.	Total return target	12 – 15 % p.a. (distributing 3 - 5 % p.a.)	Total return target
EUR	Currency	EUR	Currency
2 %	Management fee	2 %	Management fee
40 % – fund management / 60 % investor	Performance fee above 8 %	50 % fund management / 50 % investor	Performance fee above 8 %
Up to 50 % (within 1 year)	Redemption fee	Up to 50 % (within 1 year)	Redemption fee
Up to 30 % (1-3 years)		Up to 30 % (1-3 years)	
20 % (3-5 years)		20 % (3-4 years)	
0 % (5 years)		0 % (4 years)	
8 %	Hurdle rate	8 %	Hurdle rate
Česká národní banka	Supervisory Authority	Česká národní banka	Supervisory Authority
CZ0008053121	ISIN	CZ0008053105	ISIN
Retail investor — Accumulating (EUR)		Retail investor — Accumulating (CZK)	
€50,000	Minimum investment	CZK1,000,000	Minimum investment
5 years	Investment horizon	5 years	Investment horizon
12 – 15 % p.a.	Total return target	12 – 15 % p.a.	Total return target
EUR	Currency	CZK	Currency
2 %	Management fee	2 %	Management fee
50 % – fund management / 50 % investor	Performance fee above 8 %	50 % fund management / 50 % investor	Performance fee above 8 %
Up to 50 % (within 1 year)	Redemption fee	Up to 50 % (within 1 year)	Redemption fee
Up to 30 % (1-3 years)		Up to 30 % (1-3 years)	
20 % (3-4 years)		20 % (3-4 years)	
0 % (4 years)		0 % (4 years)	
8 %	Hurdle rate	8 %	Hurdle rate
Česká národní banka	Supervisory Authority	Česká národní banka	Supervisory Authority
CZ0008053113	ISIN	CZ0008053147	ISIN



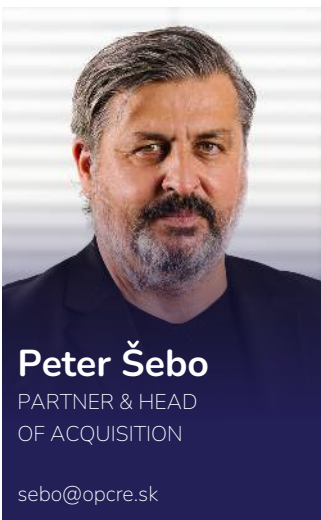
TEAM



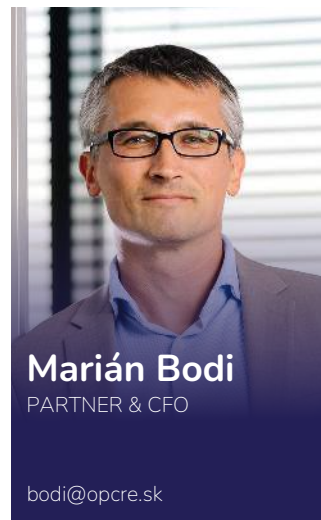
Braňo is the main investor in the OPC group and is mainly responsible for the long-term direction of the group. With more than 25 years of experience in corporate management, he is also the president of the IT group Synteca and a shareholder in various companies such as ISDD+, ITB and OPC. His previous experience includes, for example, the position of GM for IBM SK & CZ.



Miro executive manages the OPC group, ensuring its growth, managing expansion into foreign markets, building the OPC team and developing relationships with key business partners. He has previously worked in leasing strategy and project management within commercial real estate and also has over 12 years' experience in senior management positions or in business in other sectors.



Peter is responsible for new land acquisitions for development within Slovakia or the Czech Republic. He is one of the original founders of Op Centurm, where he has implemented several projects in the commercial real estate segment, mainly classic shopping centres. He has been active in the field of commercial real estate for more than 15 years.



Marian has been the Group's CFO since its inception, with experience in a variety of areas from IT to residential development to commercial property development and acquisitions. His previous experience includes the position of CFO of IBM Slovakia. His role is the sound financial management within the Fund or development. During his career, he has managed transactions in excess of €200 Mil.

The result of our work is
the satisfaction of our partners.



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