



Security



Growth



**Security
and Growth**

Choose your investment strategy that suits you best

A Range of Investment Share Classes Offering Both – Security and Growth

Our first share class provides stable returns even in the case of lower fund results. The second is less conservative, but offers the potential for higher returns.

You can freely combine individual share classes to choose the investment strategy that suits you best.

The minimum investment is **1 million CZK** (eq. amount in EUR)

The recommended investment horizon is **5 years**

We do not charge **any management fees**

Security

Share class: PIA-CZK, PIA-EUR, PREI-CZK



Guaranteed yield of 6.3% per year with the possibility of participating in the fund's performance, while the 6.3% yield is guaranteed even in the case of lower fund results, up to the amount of the founders' investment (VIA)*.

100 %	yield from fund profit up to 7% p.a.
10 %	yield from fund profit 7–12% p.a.
5 %	yield from fund profit above 12% p.a.

Investment examples

The fund will have a yield of 5% in one year; the investor is still credited 6.3% for that year. Thanks to compound interest, the total five-year yield reaches 35.7%. The fund will have a yield of 10% in one year; the investor is credited 7.3% for that year. Thanks to compound interest, the total five-year yield reaches 42.2%.

Growth

Share class: PRIA-CZK, PRIA-EUR



The annual yield is tied to the fund's performance (both gains and losses are possible). PRIA share classes contain no guaranteed yield component.

100 %	loss or yield from fund profit up to 8% p.a.
+60 %	yield from fund profit 8–15% p.a.
+20 %	yield from fund profit above 15% p.a.

Investment examples

A fund annual yield of 5% means an investor annual yield of 5%. After 5 years, thanks to compound interest, the total five-year yield reaches 27.7%. A fund annual yield of 10% means an investor annual yield of 9.2%. After 5 years, thanks to compound interest, the total five-year yield reaches 55.3%.

Security & Growth



A portfolio in which you can freely combine „Security“ shares and „Growth“ shares.

Minimum investment **1 million CZK**

Investment examples

PREI-CZK and PRIA-CZK shares in a 4:1 ratio. A fund annual yield of 5% means an investor annual yield of 6.04%. After 5 years, thanks to compound interest, the total five-year yield reaches 34.1%. A fund annual yield of 10% means an investor annual yield of 7.68%. After 5 years, thanks to compound interest, the total five-year yield reaches 44.8%.

We Secure The Return With Our Own Capital

The conditional guarantee is carried out through the redistribution of fund capital from the founders' performance investment shares (VIA) in favor of the external investors' priority investment shares (PIA, PREI), up to the amount of this fund capital.

In practice, this means that the founders cover the returns of external investors, holding priority investment shares (PIA), with their own capital.

This is a promotional message, not an offer or solicitation to subscribe. Only qualified investors within the meaning of Section 272 of Act No. 240/2013 Coll. may become investors. Before making any final investment decision, please read the fund's statute and key investor information document (KID), which are available in Czech at <http://www.tillerfunds.cz>. Investments in investment instruments are risky and may result in losses under unfavourable circumstances. The value of investment instruments changes over time, and historical results are not an indication or guarantee of future results. The return on or yield of the invested amount is not guaranteed. The yield for investors in foreign currencies may increase or decrease as a result of exchange rate fluctuations. Specific risks and details about them, as well as details about investor rights, can be found in Czech in the fund's statutes and KID, or in the fund's articles of association.

We Specialise in Residential Properties in Regions of the Czech Republic

- 01** We invest in regions with higher appreciation potential
- 02** We secure returns with our own assets
- 03** We have experience in growth during times of crisis
- 04** We make the places we invest in more beautiful

We are a qualified investor fund listed on the Prague Stock Exchange. Thanks to our multi-faceted investment portfolio, which also includes distressed financing, we see every economic situation as an opportunity rather than a threat. By revitalising real estate, we also act as a positive impact in the lives of local communities.

	PIA-CZK, PREI - CZK Guaranteed yield			PIA-EUR Guaranteed yield			PRIA-CZK Share in fund profit			PRIA-EUR Share in fund profit		
Currency	CZK			EUR			CZK			EUR		
Guaranteed annual yield	6,3 %			6,3%			No guarantee			No guarantee		
Share of the fund's annual profit	<7 %: 100%	7-12 %: 10 %	>12 %: 5 %	<7 %: 100%	7-12 %: 10 %	>12 %: 5 %	<8 %: 100%	8-15 %: 60 %	>15 %: 20 %	<8 %: 100%	8-15 %: 60 %	>15 %: 20 %
Minimum investment amount	CZK 1 million			Equivalent amount in EUR			CZK 1 million			Equivalent amount in EUR		
Entry fee	3 % of invested amount			3 % of invested amount			3 % of invested amount			3 % of invested amount		
Management fee	0 %			0 %			0 %			0 %		
Recommended investment horizon	5 years			5 years			5 years			5 years		
Exit fee	15 % up to 12 months 10 % over 12-24 months 0 % over 24 months			15 % up to 12 months 10 % over 12-24 months 0 % over 24 months			50 % up to 36 months 30 % over 36-60 months 0 % over 60 months			50 % up to 36 months 30 % over 36-60 months 0 % over 60 months		
Liquidity (based on the volume of shares sold)	Up to CZK 10M: 120 days CZK 10-30M: 180 days Over CZK 30M: 365 days			Same as PIA-CZK, in equivalent EUR amount			Up to CZK 10M: 120 days CZK 10-30M: 180 days Over CZK 30M: 365 days			Same as PRIA-CZK, in equivalent EUR amount		
ISIN	PIA-CZK: CZ0008045051 PREI-CZK: CZ1005203537			CZ1005203545			CZ0008053428			CZ0008053410		

Net Asset Value (NAV)

✓ The 5 – year increase in NAV is 559%

