

UDI Group has opened a new investment fund, it will allow investing in czech and foreign projects and offer an appreciation of up to 15 percent

Prague, May 15, 2024 – The international developer UDI Group opened a fund of qualified investors. It will make it possible to invest in czech and foreign development projects. It is intended for private and institutional investors. It offers an appreciation of up to 15 percent. The resources obtained from investors will be used for the construction of specific prepared projects as well as for financing the development of the group.



Visualization of the new form of the historic building in the Classic Ursus project in Poland, which the group is currently renovating as part of the 2nd stage of the project

"The fund should help us get new types of investors. For example, institutional investors from banks and insurance companies, or investment funds. They deal with the funds of third parties - their depositors - and must therefore follow strict rules," explained Pavel Šemík, group treasury & funding director of the group. According to him, these types of investors therefore require a standard platform for their

investments, which is under the independent management and supervision of the regulator, i.e. the Czech National Bank. The independent management of the fund is provided by the investment company Winstor, the custodian is ČSOB and the auditor is Ernst & Young.

"In addition to funds or banks, of course, large private investors can also invest in the fund. The fund will give them the opportunity to invest through a proven tool in interesting projects not only in the Czech Republic, but also abroad. The lowest possible deposit is one million crowns," added Šemík. In the future, the fund will also include sub-funds aimed at financing individual large projects. In the first phase, the General sub-fund is opened, which will invest in the UDI Group as a whole, and the Conservative sub-fund investing in loans for individual projects.

The fund will offer investors either a more conservative form of fixed percentage return of up to nine percent per year, with a guarantee of a minimum return of 6.5 percent per year, or a

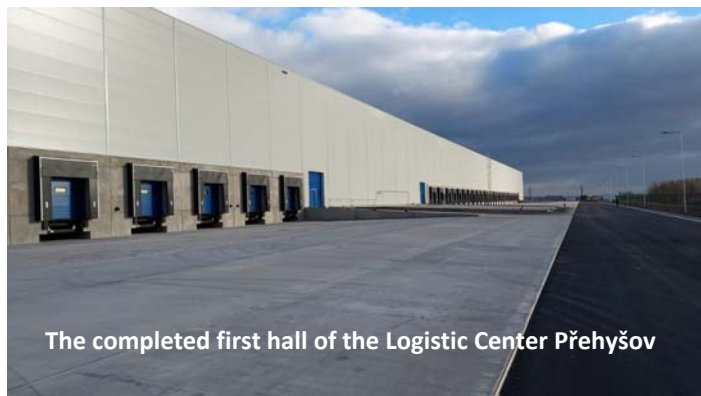
For more information, you can contact us fialkova@urban-developers.com. Detailed information about the company can be found www.urban-developers.com/cs

About us – UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 21 projects, the sales of which will reach 2,6 billion Euros in the next five years.

premium, linked to a share of the total profit of a specific project or portfolio, where a return of around 15 percent per year is expected. The status and statutes of the fund were checked and approved by the CNB.

"The group also refinanced its total credit load during 2023," explained the group's strategy director Marcela Fialková. At the end of June, it received a loan of almost 100 million zloty (about 23 million euros) from the Polish branch of mBank to finance the further construction of the Classic Ursus project in Warsaw, Poland. Here, the group has already completed and handed over 114 apartments to the new owners as part of the first stage of the project. Last spring, it began construction on the second phase, which includes 272 apartments and retail units on the ground floor of apartment buildings. Part of the second stage will also include the reconstruction of the historic entrance building to the original Ursus factory, which is a listed monument and its reconstruction will be technically very demanding. In the future, there will be a suitable place for, for example, a cafe or restaurant and offices.

In the Czech Republic, the group is currently building a large logistics complex on the D5 highway near Pilsen. Here, the construction is being financed with a newly increased loan in the total value of 1.2 billion crowns (48 million euros). A total of three halls with an area of 130,000 m² will be built in the area. The first of them, which will offer 50,000 m², is already completed in shell & core condition. At the same time, the



The completed first hall of the Logistic Center Přeššov

group has a third smaller hall under construction, which will offer 30,000 m². Here it has a finished skeleton and will wait for a potential tenant with the next construction. *"The campus will have a high BREEAM environmental standard, aiming for the Excellent level. It is counting on photovoltaics on the roofs, which could have a power of 12 MWp at the peak, and is also considering the possibility of building a siding on the railway corridor,"* she explained Fialková.

The logistics area on D1 near Ostředek is already fully completed, occupied and in operation. Here, the group refinanced the original development loan to classic financing with an investment loan from ČSOB for more than 935 million crowns (37 million euros).

The acquisition and construction is financed by the UDI Group mainly from its own resources. The group combines these with the capital provided by investors for evaluation and additionally with loans. Bank resources are mainly used to finance the actual construction of projects. The group

For more information, you can contact us fialkova@urban-developers.com. Detailed information about the company can be found www.urban-developers.com/cs

About us – UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 21 projects, the sales of which will reach 2,6 billion Euros in the next five years.



PRESS RELEASE

can thus free up its own funds tied up in land and buildings for interesting new acquisitions. It is currently considering the possibility of expanding to new markets in the USA or Germany.

You can find a video about the Polish project Classic Ursus [here](#)

Video of the Přehyšov Logistics Center project [here](#)

Video of the completed Sázava Logistics Park area [here](#)

For more information, you can contact us fialkova@urban-developers.com. Detailed information about the company can be found www.urban-developers.com/cs

About us – UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 21 projects, the sales of which will reach 2,6 billion Euros in the next five years.