

Appreciate Your Capital in European Real Estate



FUND

ZDR Investments SG VCC

Your Partner for Investments in European Retail Parks

We are a Czech real estate investor focusing on European daily needs-based retail parks (also known as strip malls). We seek investment opportunities in politically and economically stable areas in Central and Western Europe. Our goal is to create long-term value for our investors, partners and communities. We invest in long-term-leased properties occupied by tenants with strong credit profiles.

Grocery and necessity-anchored properties provide sustainable income and resiliency despite unfavourable economic conditions.

Thanks to the two-level structure (master-feeder fund), Southeast Asian investors can also benefit from a proven European investment concept aligned with their local investment environment.

Well-established Fund Structure



FEEDER FUND



ZDR Investments SG VCC is a feeder fund domiciled in Singapore. It is authorized by the Monetary Authority of Singapore (MAS). The fund was established in September 2023 and concurrently launched its first share subscription. It concentrates its assets exclusively on the European food-retail focused real estate investment master fund. The fund targets an annual return of 7% to 9%. The ZDR Investments

SG VCC fund has a clear ownership structure and is managed by the experienced management team at Euro Asia Asset Management. Other reputable companies collaborate and oversee the fund structure. The fund administrator is the renowned global company JTC and the depositary is OCBC Bank Singapore, the longest-established Singaporean bank.

MASTER FUND



ZDR Investments SICAV is licensed by the Czech National Bank as an Alternative Investment Fund. The term 'SICAV' originated in Luxembourg and refers to strictly regulated open-ended collective investment schemes that operate similarly to mutual funds. SICAVs are increasingly being cross-border marketed in the EU under the UCITS directive.

Since its establishment in 2017, the ZDR Investments SICAV has become one of the largest Czech funds focused on grocery retail parks. It has a highly diversified freehold real estate portfolio in both growth and developed markets in six European countries. The anchor tenants are multinational grocery chains and daily essentials retailers.

Master Fund Overview

| NUMBER OF PROPERTIES | ASSET VALUE | NET PROPERTY INCOME | LOAN-TO-VALUE | PORTFOLIO YIELD | INVESTORS |
|----------------------|---------------|---------------------|----------------|-----------------|----------------|
| 42 | EUR 442 m | EUR 29.6 m | 50.7% | 6.7% | 3,221 |
| LEASE CONTRACTS | LEASABLE AREA | OCCUPANCY RATE | RENT REVERSION | WALE | RETENTION RATE |
| 376 | 242,202 sqm | 99.1% | 1.6% YoY | 6.0 years | 99.7% |

Investment Options

Our ZDR Investments SG VCC has surpassed its one-year milestone since its launch, with returns demonstrating that our investment concept, based on European retail real estate, is built on a strong foundation. Until now, we have only offered a growth class of shares. However, based on feedback from our Singapore partners, we have

decided to introduce a dividend class as well. Leveraging the success of our EU Dividend Class, which boasts a proven track record of over seven years, we anticipate a 7.5% return on the Singapore based Dividend Class over a 12-month period.

Growth Class

An investor subscribing to growth shares can benefit from capital gains and the positive effects of compound interest. The return is realized through the redemption of investment shares after the 3-year lock-up period. Investors can choose to redeem all shares or only a portion of them.

- Long-term capital appreciation
- Maximize the effect of compound interest
- Ideal for those who prioritize building wealth

RETURN FOR THE LAST 12 MONTHS

9.2%

Dividend Class

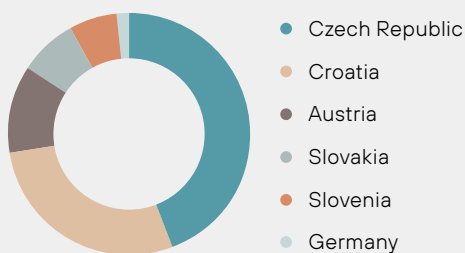
The new investment class offers investors the opportunity to receive an annual dividend. The Dividend Class is scheduled to launch on January 4, 2025, with the initial subscription period running from January to March. Early investors will benefit from a 0% entrance fee.

- Reliable once-a-year payout
- Predictable income alongside growth potential
- Ideal for investors who value steady cash flow

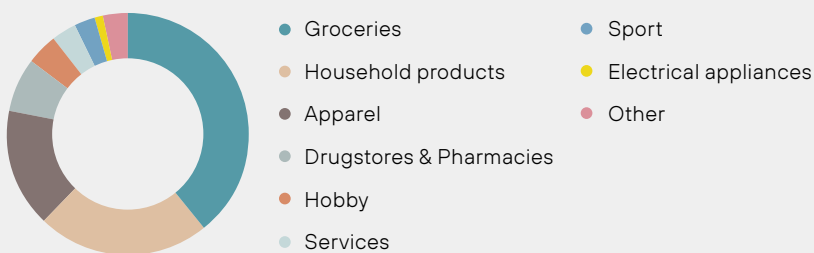
EXPECTED RETURN OVER 12 MONTHS

7.5%

Where we operate



Defensive tenant mix



What is a Retail Park?

European retailers continue to prioritize physical stores, according to the latest CBRE survey of 60 large retailers across Europe. Retail parks emerged as the top choice for future store locations, selected by 45% of respondents. Key factors driving this preference include high local footfall, free parking, and the clustering of similar retailers, all cited as critical to store performance.

These are the same reasons why retail parks are also popular among shoppers. Unlike malls, which can be complex and challenging to navigate, retail parks offer a quick and convenient shopping experience.

- Easy access by car
- Large outdoor parking
- Groceries and daily essentials
- Comfortable shopping experience in one location
- Rooftops suitable for photovoltaic power plants
- Ground floor building with no floors or common areas



Portfolio Sample



SLOVENJ GRADEC SI



PRAGUE CZ



VRCHLABI CZ

In 2024, we added five new properties to the Master Fund's portfolio. Two acquisitions were in the Czech Republic: one retail park in Prague and a JYSK store in the city of Vrchlaby. While the latter is a smaller property, it remains significant. The JYSK store exemplifies stability, with the average lease term across our entire JYSK portfolio at 8.2 years. This acquisition marks the 14th store of the popular Danish

brand JYSK in our portfolio. Our largest acquisition was a portfolio of three retail parks in northern Slovenia, near the Austrian border. This expansion marks our entry into the sixth market within the EU, further strengthening our geographic diversification. Slovenia, a politically and economically stable country, boasts the highest GDP per capita among the so-called accession states.

WALE

5.7 years

LEASABLE AREA

18,451 sqm

SIGNIFICANT TENANTS

INTERSPAR, NKD, dm drogerie, BILLA, JYSK, pepco, TEDI, KiK, DEICHMANN, Hervis, Müller



CROATIA, RIJEKA

Galerija Bakar Rijeka

WALE: 8.8 years

Leasable area: 30,639 sqm



CROATIA, PULA

Pula Retail Park

WALE: 4.4 years

Leasable area: 37,479 sqm



AUSTRIA, VOITSBERG

VORUM Voitsberg I-III

WALE: 5.1 years

Leasable area: 13,076 sqm



GERMANY, SCHWÖRSTADT

Schwörstadt Retail Park

WALE: 3.8 years

Leasable area: 3,649 sqm



CZECH REPUBLIC, HRADEC KRÁLOVÉ

Hradec Králové Retail Park

WALE: 6.7 years

Leasable area: 12,910 sqm



SLOVAKIA, KOMÁRNO

Komárno Retail Park

WALE: 4.5 years

Leasable area: 4,525 sqm



ZDR Investments

SG VCC

| | |
|----------------------|--|
| NAME | ZDR Investments SG VCC, ZDR SG Sub-Fund |
| LEGAL FORM | Variable capital company |
| TYPE OF SECURITY | Participating shares |
| SHARE CLASS CURRENCY | EUR |
| VALUATION FREQUENCY | Value of the shares is determined monthly |
| MINIMUM SUBSCRIPTION | EUR 100,000 |
| TARGETED NET RETURN | 7%–9% per annum – Growth Class 7%–8% per annum – Dividend Class |
| INVESTMENT CLASSES | Growth and Dividend Class |
| FUND MANAGER | Euro Asia Asset Management Pte. Ltd. |
| FUND ADMINISTRATOR | JTC Fund and Corporate Services (Singapore) Pte. Ltd. |
| CUSTODIAN | Oversea-Chinese Banking Corporation Ltd. |
| AUDITOR | Everest Assurance PAC |
| LEGAL ADVISOR | Bayfront Law LLC |
| TAX ADVISOR | Aurtus Consulting LLP |
| LOCK-UP PERIOD | No redemption of Participating Shares may be made during the three years commencing from the date of issue of the relevant Participating Share |
| MANAGEMENT FEE | 0.75% per annum |



ZDR Investments SG VCC is member of
Asia Pacific Real Assets Association (APREA)

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