

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. 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 discounter-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 launch 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 5 European countries. The anchor tenants are multinational grocery chains, discounters and other essential retailers.

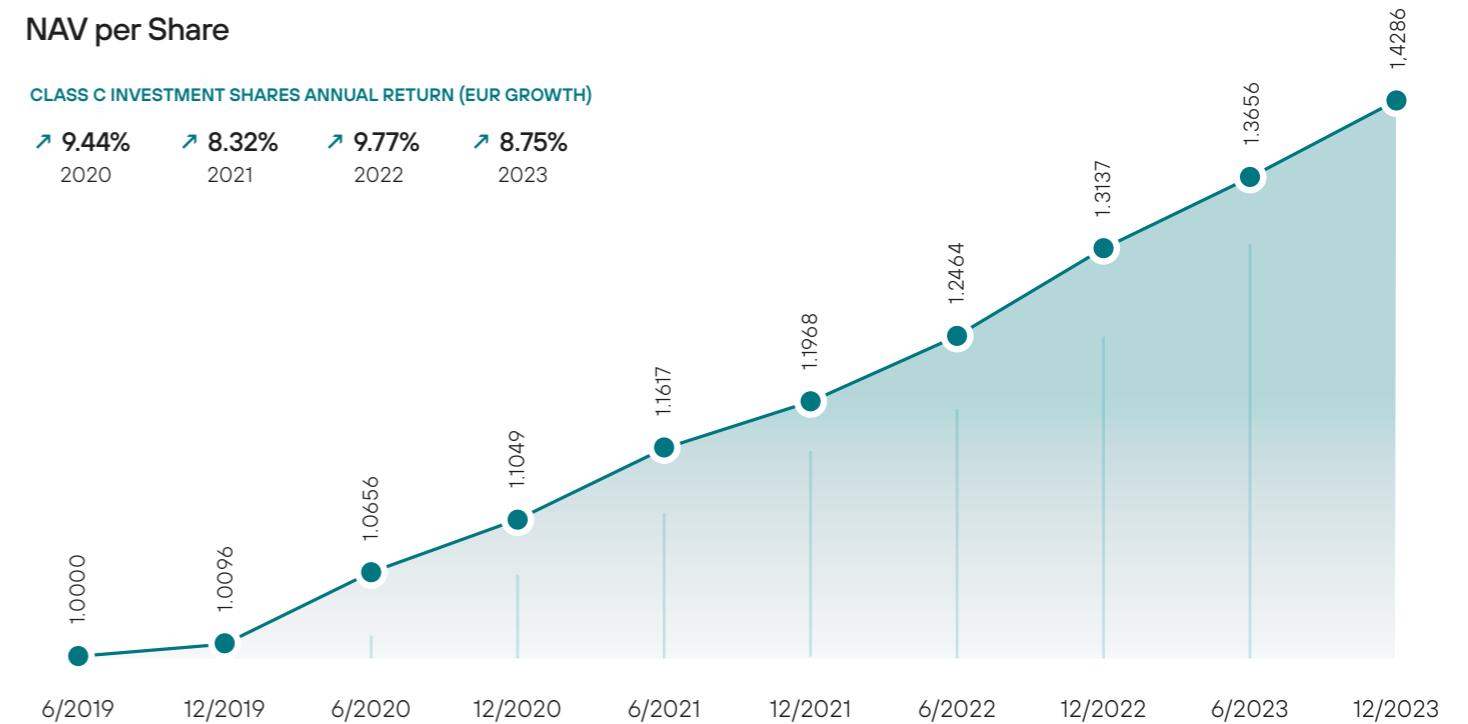
Master Fund Overview

NUMBER OF PROPERTIES	ASSET VALUE	NET PROPERTY INCOME	LEASABLE AREA	WALE
38	EUR 409 mio	EUR 26.7 mio	222,462 sqm	6.4 years
LEASE CONTRACTS	OCCUPANCY RATE	LOAN-TO-VALUE	RENT REVERSION	RETENTION RATE
332	99.8%	51.63%	6.2% YoY	99.6%

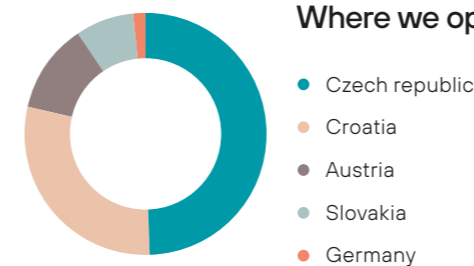
NAV per Share

CLASS C INVESTMENT SHARES ANNUAL RETURN (EUR GROWTH)

9.44% 2020, 8.32% 2021, 9.77% 2022, 8.75% 2023



Where we operate



Defensive tenant mix



CROATIA, RIJEKA
Galerija Bakar Rijeka
 Wale: 9.3 years
 Leasable area: 30,579 sqm



CROATIA, PULA
Retail park Pula
 Wale: 4.3 years
 Leasable area: 37,383 sqm



AUSTRIA, VOITSBERG
VORUM Voitsberg I-III
 Wale: 5.7 years
 Leasable area: 12,783 sqm



GERMANY, SCHWÖRSTADT
Retail park Schwörstadt
 Wale: 4.3 years
 Leasable area: 3,649 sqm



CZECH REPUBLIC, HRADEC KRÁLOVÉ
Retail park Hradec Králové
 Wale: 7.2 years
 Leasable area: 12,910 sqm



SLOVAKIA, KOMÁRNO
Retail park Komárno
 Wale: 5.1 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
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

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