

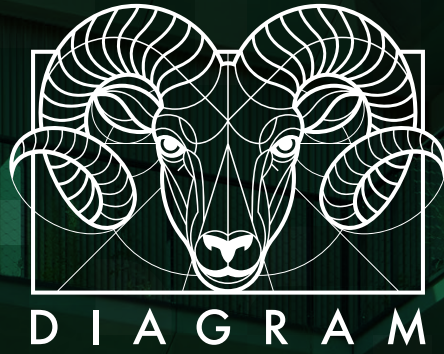


DIAGRAM FUNDS

Capital. Development. Long-Term Value.

DIAGRAM IRQ FUNDS SICAV

A fund for qualified investors focused on real estate development projects in attractive locations. Its strategy is built on disciplined investment selection, rigorous risk management and active value creation throughout the entire project lifecycle.

The Fund invests from the early stages of development and takes an active approach to project management, seeking to optimise investment structures, maintain cost control and enhance project economics through to completion.

The Fund provides investors with access to real estate development without requiring direct involvement in the management of individual projects. Investors benefit from the combination of investment and development expertise, a transparent structure and a systematic investment process. A focus on realistic economic assumptions, high-quality assets and a long-term investment horizon provides a solid foundation for stable and sustainable capital appreciation over time.

12%*

Target Annual Return

30.09%*

Share Class A Performance in 2025

CZK 1.1 billion

Total Expected Sales Value of the Fund's Projects

0%

Fund Leverage

SHARE VALUE DEVELOPMENT SCENARIOS**



BASE CASE SCENARIO

The Fund executes its existing portfolio while gradually strengthening its capital position. Greater flexibility allows for **financing optimisation** or **selective portfolio expansion**, improving the Fund's overall economics.

OPTIMISTIC SCENARIO

In addition to executing its existing portfolio, the Fund **actively expands** it. Favourable market developments result in property prices approx. **10% above the planned indexed value**.

CONSERVATIVE SCENARIO

The Fund focuses on executing its existing portfolio. Market development is assumed conservatively, with achieved prices **approx. 10% below the planned indexed value**.

* The figures shown apply exclusively to Class A shares.

** The chart illustrates the hypothetical development of Class A shares of the DIAGRAM Fund and is provided for information purposes only. Past or modelled returns are not a guarantee of future performance, and actual results may differ.



“Real estate investments make sense when they are based on realistic assumptions, high-quality assets and a long-term horizon. DIAGRAM Fund was established with the ambition to consistently apply these principles.”

doc. Ing. Zdeněk Tůma, CSc.
Founder & Chairman of the Supervisory Board

INVESTMENT PRINCIPLES



ACTIVE PROJECT MANAGEMENT

The Fund takes an active approach throughout the entire project lifecycle – from key strategic decisions to cost and schedule control. This enables the Fund to optimise returns and respond flexibly to changing market conditions.



DIRECT LINK TO THE DEVELOPER

The Fund is closely linked to the REALISM development group, which is involved throughout the entire process – from land acquisition and project preparation through to execution. Investors therefore gain not only financial exposure to real estate, but also direct access to development expertise.



RIGOROUS RISK MANAGEMENT

Each project undergoes a detailed approval process covering location, project economics, technical design and market demand. The Fund applies conservative investment structuring and realistic scenarios with the objective of systematically creating value while maintaining controlled risk.



UNCOMPROMISING TRANSPARENCY

The Fund operates within the regulatory framework applicable to funds for qualified investors. Investments are made directly through the Fund without intra-group asset transfers, providing investors with direct exposure to the underlying projects. Investors receive regular reporting. **Transparency is the foundation of long-term trust.**

HOW WE WORK



DEVELOPMENT

We identify projects in locations with long-term potential and actively manage value creation from the earliest stages. We focus on the quality of the underlying investment parameters and economic viability.



CONSTRUCTION

We manage construction with a strong focus on quality, costs and schedule. Active oversight reduces execution risk and ensures a high standard of delivery.



ASSET MANAGEMENT

We actively manage completed projects with the objective of maintaining stability and ensuring efficient use of capital. Strategic asset management helps preserve property values and long-term competitiveness.



"The Fund's purpose is to enable investors to participate in the value created throughout the entire development process – from the earliest stages of a project through to completion. Our approach is built on disciplined investment selection, active project management, stable capital appreciation and a long-term investment horizon, which we consider essential to sustainable capital growth."

Mgr. Martin Hubinger
Founder & Member of the Supervisory Board

PROJECTS IN THE PORTFOLIO



REALISM ŠEBEROV

A residential development comprising terraced houses in Prague 11 – Šeberov, situated in an attractive location within the historic centre of the district and overlooking a revitalised pond. The project comprises 19 newly built homes, each with a private garden and parking.

- Expected Sales Value: **CZK 531 million**
- Gross Floor Area: 3,596 m²
- Project Completion: 2029

REALISM MODRAVA

A hospitality development located in the centre of Modrava within the Šumava National Park. The project comprises four hospitality buildings with a total of 58 accommodation units and complementary commercial premises supporting the hospitality operation.

- Expected Sales Value: **CZK 640 million**
- Gross Floor Area: 5,396 m²
- Project Completion: 2029

SELECTED COMPLETED PROJECTS OF THE DIAGRAM GROUP

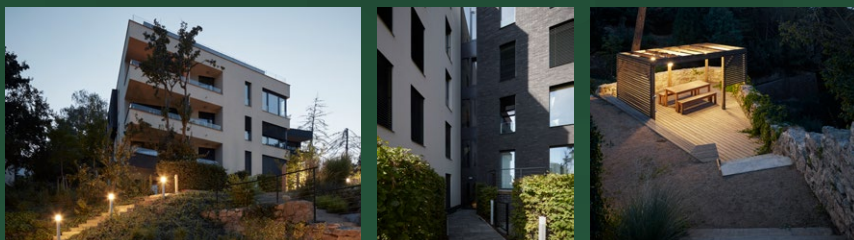
>1,500 218,500m²

Residential Units

Total Floor Area

CZK 16.4bn

Project Revenue



BARRANDOVSKÁ ZAHRADA

- Prague, 03/2019
- 17 Residential Units
- Best of Realty 2019 (winner)



SAKURA

- Prague, 08/2019
- 67 Residential Units, 2 Commercial Units
- WAF 2018 Shortlisted, and other awards



BLERIOT

- Prague, 03/2020
- 151 Residential Units
- Czech Architecture Award 2022



FÉNIX

- Prague, 06/2021
- 580 Residential Units



LABORATOŘ

- Prague, 06/2021
- 569 Residential Units



BELLE ROCK

- Brno, 10/2021
- 678 Residential Units

Discover more projects at www.realism.cz/en/projects

FUND PARAMETERS

FUND NAME	DIAGRAM IRQ Funds SICAV a.s.
SUB-FUND NAME	Real Estate Alfa Sub-Fund
TARGET RETURN	12% p.a.
INVESTMENT HORIZON	Minimum 5 years
INVESTMENT FOCUS	Real Estate Development
FUND TYPE	Fund for Qualified Investors
CURRENCY	CZK
MINIMUM INVESTMENT	CZK 1 million for Class A
ENTRY FEE	0–5% for Class A
VALUATION FREQUENCY	Quarterly
MANAGEMENT FEE	1.5% p.a. for Class A
PERFORMANCE FEE	0% for Class A
EXIT FEES	Max. 50% of the redemption value if the investor has held the relevant Class A investment shares for up to 1 year; Max. 40% of the redemption value if the investor has held the relevant Class A investment shares for 1–2 years; Max. 30% of the redemption value if the investor has held the relevant Class A investment shares for 2–3 years; Max. 20% of the redemption value if the investor has held the relevant Class A investment shares for 3–5 years; 0% of the redemption value if the investor has held the relevant Class A investment shares for more than 5 years.
ISIN	Class A: CZ0008045655
INVESTMENT MANAGER AND ADMINISTRATOR	AMISTA investiční společnost, a.s.
SUPERVISORY AUTHORITY	Czech National Bank
DEPOSITARY	Československá obchodní banka, a. s. (ČSOB)
VALUATION EXPERT	Equity Solutions Appraisals s.r.o.
AUDITOR	CLA Audit s.r.o.

LEGAL DISCLAIMER

This is a marketing communication and does not constitute an offer or solicitation to subscribe for investment shares. Only a qualified investor within the meaning of Section 272 of Act No. 240/2013 Coll. may become an investor. Before making any final investment decision, please read the Fund's Statute and Key Information Document (KID), which are available in Czech at the AMISTA website (in certain cases only after logging into the client portal). Investments in financial instruments involve risk and may result in losses under adverse circumstances. The value of financial instruments may fluctuate over time, and past performance is neither an indication nor a guarantee of future results. Future returns will be subject to taxation, which depends on the individual circumstances of each investor and may change in the future. Neither the return of the amount invested nor any return on the investment is guaranteed. Returns for investors investing in a foreign currency may increase or decrease as a result of exchange rate fluctuations. Specific risks and further information concerning such risks, as well as details of investors' rights, are available in Czech in the Fund's Statute and KID and, where applicable, in the Fund's Articles of Association if the Fund is not constituted as a mutual fund.

CONTACT DETAILS



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