



3 Dvory: a multifunctional residential complex will offer an eventful place to live in the vicinity of Brno

This project is aimed primarily at young families, couples and singles – practically everyone who is looking for a home with a high level of utility value, yet in excellent quality and with good transport connection to Brno.

[A new visual identity of the project can be found on page 5 >](#)

Merger of Backbone, Suntel Czech and Arbor is officially completed

As a result of the merger, we have a new company that was incorporated on 1 July 2024, the name of which is Suntel. It will continue to pursue all of its existing activities, it means to help its customers with construction, modernisation and maintenance of telecommunications networks in Germany, Czech Republic, Austria and other European countries. The merger of the companies, the preparations of which took almost two years, represents a significant step for all three companies. A lot of capacities and experience will thus be roofed under the Suntel brand, which will allow for a broader range of offers and a higher quality of service in telecommunications, infrastructure development and energy sectors.

We are introducing Chytré Finance (Smart Finance) mobile app

The Chytré Finance mobile app is designed specifically for our clients and their financial advisors. In the app we are delivering simple and effective tools to manage assets, investments and an overall overview of the client's financial products.

[More about our mobile app on page 6 >](#)

■ CREIF Fund

49.09%

performance of Class CZK mutual fund shares since the establishment of the Czech Real Estate Investment Fund

■ Telecommunications

600+

professionals build and service mobile and data networks in 5 European countries

■ Photovoltaics

779 kwp

power output of 2 photovoltaic power plants in OC Haná Olomouc and OC Paráda Hodonín



Editorial

Dear colleagues and friends of the DRFG Investment Group,

let me take this opportunity to greet you and also welcome you to read the new issue of DRFG News. I took up this imaginary baton of the opening word from our CEO Roman Řezníček, and therefore, in addition to a summary of what you will find in the current issue, I would briefly like to speak about our division and one of our core pillars – Real Estate.

Real estate is by its nature a conservative investment product and with the DRFG Real Estate team we strive to develop this segment as much as possible. We are currently working on several residential projects, both in the Czech Republic and Slovakia. Regarding Czechia, we focus on construction in regional and district towns and in addition to the completed and approved project Rezidence Spojovací in Prague we have two residential projects that are under construction near Hradec Králové and in Mladá Boleslav. We have two large multi-purpose projects in the pipeline, namely Smetanka Park in Olomouc and 3 Dvory near Brno. In Slovakia, we are looking forward to the construction of Ister Tower, a 100-metre-high residential building which will be erected in Bratislava's downtown. There are also a few interesting projects in logistics sector, for instance a manufacturing hall currently being constructed for Heraeus Medevio near Hradec Králové. We have also successfully completed a logistics complex focused on Small Business Units in Wrocław. Of course, we are still continuing with the management of retail parks as well as looking for new opportunities. We are also searching for further expansion opportunities abroad, currently in Poland, Slovenia and Croatia and are interested in other projects in Southern Europe.

We are experiencing a beautiful summer, however, for our team it is not a leisure time, but a time of a busy construction season. I would really appreciate if you could take a moment out of your busy schedule to read this issue. Inside, you will find, for example, new visualizations and news from individual real estate projects, achievements of our colleagues from financial services and telecommunications divisions, and a selection of articles and interviews compiled over the past few months.

I wish you a pleasant reading.

Jan Pelíšek

Director of CEE Real Estate Development

Progress in Kunětická hora

Green Resort Kunětická Hora has progressed again since the last issue of DRFG News. Now, the visitors can access the houses more conveniently, thanks to the new road that was recently asphalted. However, changes are ongoing not only outside, but also inside the houses. Interior construction work has already begun and the model home is currently being furnished. You can see the current status of the project in the photos.



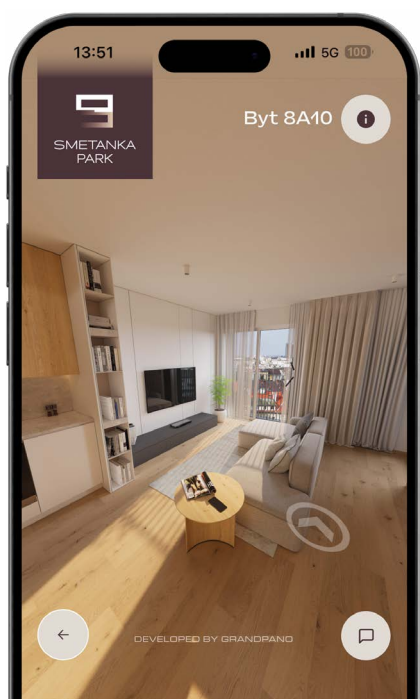
PHOTOS OF THE PROJECT



Virtual tour: Smetanka Park

Technology evolves with time, and so do we. For those interested in living here, we have created a virtual tour of a model apartment, which you can tour from the comfort of your (current) home. The virtual tour of the Smetanka Park project can be found at: <https://prohlidka.smetankapark.cz/>. Elegant combination of natural materials and modern minimalist style can be seen in the photos.

VISUALISATION OF THE PROJECT



Virtual tour

<https://prohlidka.smetankapark.cz/tour>



New shots from Mladá Boleslav

In Green Mladá Boleslav we are finishing concreting of the sixth floor and bricking of the partitions on the first three floors. The latest photos show the status below.



A modern vision for Ister Tower is also reflected in its new logo

The Ister Tower project is meant to embody dynamics, elegance and luxury. That's why a new logo was created that matches these values in both style and colour. Primarily, it will be presented in black and gold. Do you like it?

ISTER
T O W E R

BRAND

Visual identity of the 3 Dvory Residence project

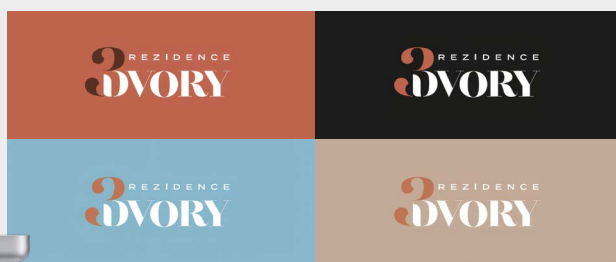
We have prepared a brand-new visual identity that suits the project. Take a look at the latest website landing page design along with a new logo.

LOGO

The elegant logo works with the numeral "3", while the colour-distinct letters do not lose their clarity. Choosing black and beige is timeless, while brick shade reflects the colour of the future complex.

WEBSITES

The design of the website, which is in the pipeline, will be in the same elegant spirit.



DRFG and Chytrý Honza for the first time at MoneyFest conference

Together we attended the first ever MoneyFest financial conference which had a promising start, bringing in well-known names such as Radim Pařík or Margarita Fries. For the first time, experts from all over the Czech Republic met at one venue, in the multifunctional premises of Cubex Centrum Praha.

Our teamwork was rewarded by winning the trophy for the best exhibitor of the whole event, which went to the brokerpool Chytrý Honza. We cannot wait to attend the same event next year!

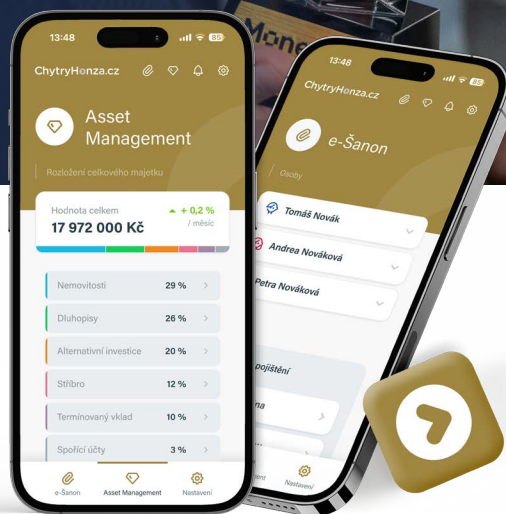
Video from the conference

https://www.youtube.com/watch?v=ILo2kX_OUOI



Hundreds of financial advisors and clients use the app from Chytrý Honza

The app includes an interface for advisors, where there is a complete overview of all their clients and also a connection to the head office and business partners.



The entire client base in one place



Overview of all client's assets



News from the headquarters and from the market



Electronic signature of documents



App store

<https://cutt.ly/qeolWAXI>



Google Play

<https://cutt.ly/CegkGHja>



Vojtěch Hebmar's
comment on
Newstream.cz



Corporate bonds are a standard and important financing instrument for companies in every developed economy. These securities allow companies to raise capital by borrowing from investors, who are in the position of lenders, for a fixed time period and with clearly defined terms. In return, the investors receive an agreed yield on the funds invested. However, the approach to this type of financing varies, and a closer look at the Czech environment can reveal a number of specificities compared to abroad.

The legacy of history

It may sound like a cliché, but today's state of the capital market, including the methods of

corporate financing, is to a large extent a product of the past periods. It is not so much connected to the legislation or the standards used. These are in fact, through the transposition of EU regulations and the operation of multinational corporations as well as deep interconnection of the Czech Republic and Europe, above all, at the appropriate level. It is rather a "mental" setting, which is to a certain extent characteristic for the entire Central Europe.

A typical example is the general approach adopted from the German environment, i.e. if a company needs money, the first "go to" institution is the bank. The capital market and other alternatives are addressed only in later phase in case that the company fails to obtain the money from the bank or does not get an



offer it wanted. But the reality is different. Czech companies have learned how to work with different financing options and variants. This is also why, today, a large number of companies use a mix of investment sources and it is no longer the truth that it is the prerogative of multi-billion-dollar companies. On the contrary, even relatively small companies can use the mix without significant difficulties today. As a result, the sources of capital and money are shifting, from huge disconnected institutions to a diverse range of investors, from funds to retail.

Equity bond issuance, as one of the financing alternatives, also offers several immediate interesting benefits. ČEZ and its approach to the acquisition of a controlling stake in a gas

utility distribution group GasNet worth 846.5 million Euro can be mentioned as one example demonstrating this practice. ČEZ has secured the financing through a bridge bank loan. However, it plans to refinance the loan through a bond issue. This will allow the company to better manage the debt over time, whether it be through potential distribution among more creditors, extending the repayment period or through an active refinancing policy in times of favourable market conditions.



Read the full article

<https://cutt.ly/YegkKKdv>



We are expanding our portfolio with an investment company

EFEKTA IS, which is part of the DRFG Investment Group, was granted a permission to operate as an investment company by the Czech National Bank on 17 May 2024. The new investment company is a sister company of EFEKTA

OCP, and together they will share know-how and services. The mission of its activities will be the management and administration of qualified investors funds and foreign funds, which are comparable to qualified investor funds.

"Obtaining an investment company licence will allow us to advance services related especially to qualified investor funds. Safety, economics, time and flexibility are key attributes of this licence. At the same time, it opens the door to new business partnerships."

Roman Řezníček

CEO and shareholder of the DRFG Investment Group



The next steps will be to start up a complete operation of the new company. However, the strategy has been set. The quality of provided services will be fundamental, not the quantity of partners. By a gradual expansion of the portfolio, the company wants to build the foundations that will be healthy and sustainable in the long term.

"Thanks to the investment company, we have been able to complement the already existing entities so that we can provide the broadest possible range of

financial services. The goal is to provide the quality of service that the investors are used to today from our securities dealer, across the entire distribution chain," adds Roman Řezníček.

The new investment company is the third entity licensed in the Group's portfolio. It complements the securities trader with almost 30 years of tradition in the market - EFEKTA OCP and an investment intermediary Chytrý Honza.

We are introducing: Logistics Park in Plotiště near Hradec Králové

Construction of this modern logistics park belonging to the Czech Real Estate Investment Fund (CREIF) started at the end of January this year. Heraeus Medevio, for whom the project is being built, is a partner of the world's largest medical device company, the plans of which are to open specialized manufacturing site as well as company offices.

When completed, the hall will offer an area of 7,100 square meters, so it is definitely not a small project. You can see the current status of the hall being completed in the photo.



9 640 m²

land area



300

new jobs



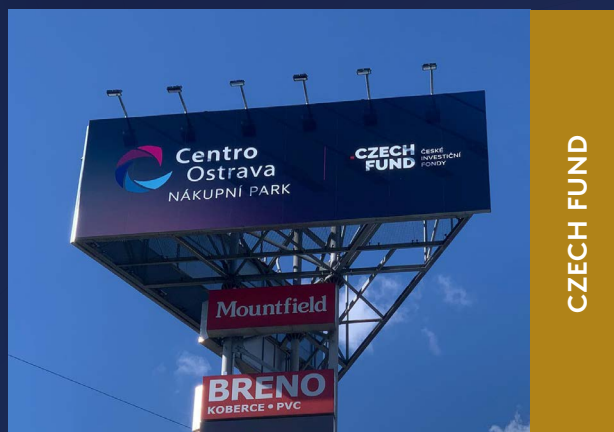
Press release

<https://www.drfg.cz/drfg-buduje-vyrobnni-halu-pro-heraeus-medevio/>



Improvements for our retail park in Ostrava

Part of the Czech Real Estate Investment Fund portfolio (CREIF) includes retail park Centro Ostrava. Thanks to careful work of Real Estate Facility Management, belonging to the DRFG Group, the park is enjoying many improvements. Among the latest ones we can mention, for example, the pruning of self-seeding trees and installation of a new logo on the pylon and facade, which has increased the visibility of the centre to potential customers. In order to be sustainable and reduce operational costs, an energy-saving LED lighting system was also installed in the car park.



CZECH FUND

CZECH HOME CAPITAL



Czech Home Capital invests in modernization

Czech Home Capital, which specialises in rental housing, considers satisfied customers to be its greatest value. Despite the complexity of the process, they modernized and partially reconstructed the heat exchanger in their apartment building in Ostrava.

The use of new technologies allows more efficient heat distribution and reduction in energy loss. Thus, this project saves costs, especially for tenants. Thanks to the new automatic regulation system, it also offers greater stability and more reliable operation, which is an indisputable advantage, especially in winter months.

For the first time ever, Triola opened its branch in a shopping mall

Triola's move into a beautiful modern unit in the Géčko Liberec shopping centre marked an important step for this purely Czech brand, whose history dates back to 1919. Since its opening in 2015, the Triola store in Liberec Géčko was the first store of this brand located in a shopping centre, previously the brand had only brick-and-mortar stores. Thanks to its lasting success in Liberec, after 9 years, Triola has decided to move to a larger unit, which we were able to offer. Triola designs and sews its lingerie and swimwear locally in the Czech Republic, and this relocation will allow the brand to be even more responsive to customer needs.

15 %
SLEVA
NA CELÝ NÁKUP



Opening a new BENU Czech Republic store in Liberec

Shopping centre Géčko Liberec welcomed a new tenant. In the first half of May a new store of BENU pharmacy opened in the mall. This network of pharmacies is one of the most popular for its classic services, possibility of booking medicines through ePrescription or online shopping and picking up goods directly at the pharmacy branch.



A new tenant also in Ostrava - Kolofix network of bicycle services

In Centro Ostrava retail park, which is part of the CREIF fund, we are welcoming another new tenant, which is a unique network of Kolofix bicycle services. The black container is located directly in the parking lot of the shopping park. Kolofix is a reliable bicycle service provider with 15 branches and five points all over the country. Their professional team can service all types and brands of bicycles, including electric bikes.



Video commentary by CZECH FUND's analyst, Filip Emmer

Scan the code and watch the video commentary about real estate (not only) from the Czech Development Fund SICAV (CDFS). In collaboration with analyst Filip Emmer, we have prepared a video informing about the growth of real estate prices and the factors that influence this growth. Filip also focuses on the trends and events that will affect real estate market in the coming months.



Video can be found at:

<https://www.youtube.com/watch?v=GGWH900HzQ4>



DRFG Energy constructed the biggest photovoltaic power plant in the Olomouc region

Last year we successfully completed the installation of rooftop photovoltaic power plants on two shopping centres, which are managed by our team at Real Estate Facility Management. Our colleagues from DRFG Energy managed the installation. The first photovoltaic power plant, located in Olomouc region on the roof of the Haná shopping centre, is the largest rooftop power plant in the region. The second photovoltaic power plant is located on the roof of the Paráda shopping centre in Hodonín in the South Moravian Region.



PV plants

last year



779 kWp

total capacity

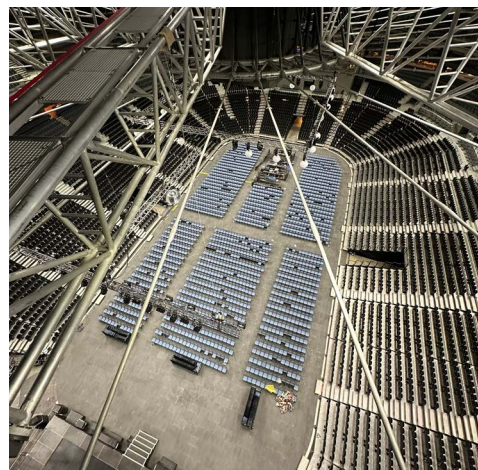


Connectivity without compromise. Instant connectivity during the biggest sports and cultural events

Increasing demands regarding internet speed are the trend of our time. However, instant sharing of experiences from sports and cultural events requires a reliable network. And that is exactly the focus of Suntel Group.

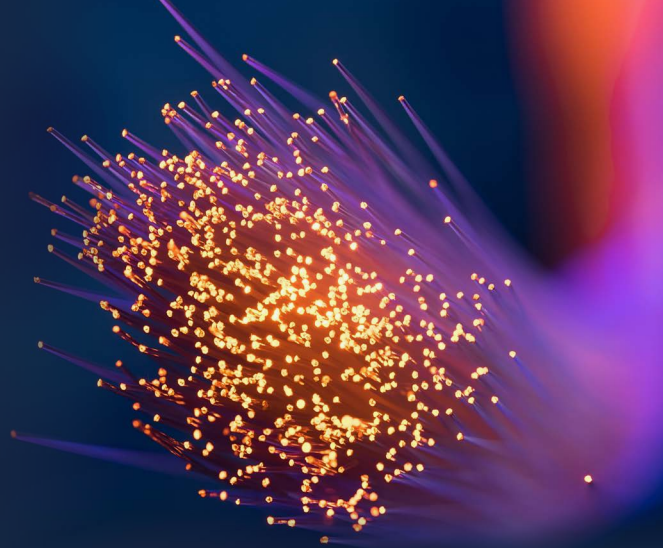
Biathlon World Championship in Nové Město na Moravě, Oktoberfest in Munich, NATO Days, Colours of Ostrava or this year's World Ice Hockey Championship. That's just a few examples of the many events where Suntel has secured quality data service coverage.

"Prior to the World Cup, the O2 Arena hosted the playoffs, so we did not have much time for installation of antennas over the ice. We dealt with a similar situation in the Fortuna Arena in Eden, where Slavia was playing European and Czech League. The modernisation in Eden was even more challenging, because in addition to the 5G technology, the steel structures had to be strengthened and the new cable distribution systems installed. Overall, we have installed almost a kilometre of fibre optic and power cables," says Michal Mrázek, managing director of Suntel.



Dozens of kilometres of new fibre optic cables and thousands of connected households. These are Suntel's goals for this year.

Suntel Czech is working on building a type of optical fibre network known as Fiber to the Home (FTTH). The team has already connected thousands of households and this year it plans to build additional 75 kilometres of network and 3,000 connections. The first FTTH project in Fulnek included 21.5 kilometres of network and 382 connections. The investor was CETIN, a company leasing the sockets to the data service providers. "Preparation and the actual implementation took seven months and brought valuable experience, we put to a good use many times during the subsequent construction. We have completed 40 successful projects and we plan to continue at this pace," says Michal Mrázek, Executive CEO of Suntel.



IN THE NEXT YEAR



3 000

connections



75 km

of network

Heights without any limits: Enkom and Suntel teams' achievements in Switzerland

In our telecommunications division, one of the prerequisites for working in the field is not to have any fear of heights. This is especially important when installing masts that can reach up to tens of metres. Recently, our colleagues from Enkom in Switzerland successfully completed another similar successful installation. But it's not just about the installation itself. Another prerequisite for successful installation and operation is a flawless teamwork and collaboration of our colleagues from Enkom and Suntel Switzerland. Moreover, thanks to the optimised design they have developed, the assembly is even easier.



Last year was particularly interesting for our telecommunications group. In particular, the boundaries were pushed in key areas of the business, and in addition we focused on diverse projects. In a short video, Michal Mrázek, CEO of Suntel, mentions the biggest achievements of the past year. Starting with the development of photovoltaic projects to the construction of an iconic lookout tower and the expansion of our fixed and fibre optic network.

In the second video, Michal introduces the key projects of the company planned for this year, as well as the plans for the future.

And what will my colleagues focus on? Definitely, strengthening core business, i.e. continuing the construction of optical networks, installation of new photovoltaic power plants and generally expanding (not only) in the energy sector. Our goal is to assist our customers in achieving energy self-sufficiency.

Video commentary by Michal Mrázek on current topics



Greatest achievements

<https://cutt.ly/QegkVm1l>



Key projects

<https://cutt.ly/HegkBXV1>



Interview with Michal Mrázek in the E15 special edition

"I would even say that we may have better coverage of small towns and villages with the latest 5G technologies or LTE than Germany. And this is despite the fact that in Western Europe, these technologies usually appear in the market a bit earlier."



Link to the full interview

<https://cutt.ly/XegA0EW2>



Martin Slaný on ČT24 speaking about the general budget deficit of the Czech Republic

Our chief economist Martin Slaný spoke on ČT24 about the published data regarding the state budgetary performance for the period January to April 2024. However, in his opinion, the state budget is not just about calculating revenues and expenditures. It is especially a macroeconomic instrument that significantly affects all entities in the economy as well as financial markets.



Read the full news report

<https://cutt.ly/EegkMmB6>



Euro Business Breakfast partnership

On 25 April, Euro Weekly organised a Euro Business Breakfast on the topic of investments.

We were a partner of the event and one of the speakers was our chief economist Martin Slaný. During the panel on real estate as an investment tool, he spoke, among other things, about the Czech market and factors that have the deepest impact on it.

Interview with Jan Kobyłka on rental housing

"The share of rental housing is significantly higher in the West of the Czech Republic. It is a very common way of living. It is not considered to be an inferior option. But in the Czech Republic, it is just the new generation that brought a change regarding rental housing," says Jan Kobyłka, CEO of Czech Home Capital in the interview for Euro Weekly.

Is it true that it is more expensive to live in your own home or apartment? What is Jan's opinion on current legislation? And does digitization help in managing rental properties? Find out this and much more by scanning the QR code.



Read the full article

<https://cutt.ly/oegA4Hsi>



Martin Slaný in Victory Club Business on Newstream.cz

In Victory Club Business with our chief economist Martin Slaný, you will hear more about what he expects to happen with interest rates and the Czech economy in general as well as what it was like for the companies to finance the projects in a situation where interest rates of the Czech National Bank were seven percent or how investors have dealt with high inflation.



Read the full news report

<https://cutt.ly/vegkIZRO>



About Ister Tower

Yes In My Bratislava informed about the flagship of our development projects that we implement in our investment group. The main building of Ister Tower will be 100 metres high, and with its 33 floors it represents an impressive structure that will add another dimension of modern architecture to Bratislava's downtown. Together with other projects, such as Sky Park, Eurovea Tower and Nivy Tower, it will put the finishing touch to this rapidly developing and sought-after area of the city.



Read the full article

<https://cutt.ly/pegk2uc7>



FOCUS

by **DRFG**
Investiční skupina

The third episode of our internal DRFG FOCUS videocast with Jan Bartušek

This year it will be five years since he joined our investment group. In the new episode of the videocast he talks not only about his journey at DRFG, which started in distribution and ended up in the position of CEO of the financial services division. Other topics, he spoke about, were digitization, why he believes a human factor is still important, his view on trends in insurance and investment instruments, as well as successes of Chytrý Honza (brokerpool) and investments in Investtown (crowdfunding platform).



Spotify

<https://cutt.ly/GegA5P24>



We have had a series of meetings with clients in Brno, Ostrava and Prague

In June, in the spirit of our tradition, we set off to visit our clients in three major Czech and Moravian cities. The meeting in Ostrava took place in Dolní Vítkovice – Brick House, an industrial space. Clients from Brno followed us to the roof terrace in the city centre. And in Prague, we welcomed the guests in our premises in Nová Waltrovka. The atmosphere of the meetings can be seen in the photos or videos. In autumn we plan to visit another regional city - we will meet our clients in Olomouc!



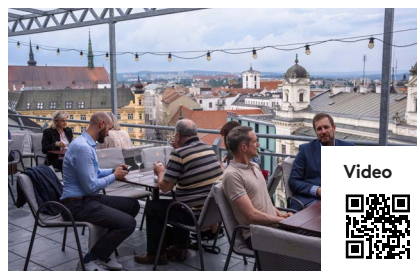
OSTRAVA



Video



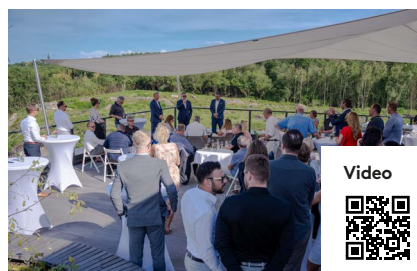
BRNO



Video



PRAHA



Video



PROFORZA organized a family day for colleagues, partners and clients

On Saturday 8 July, our colleagues from PROFORZA organised a traditional family day that took place in the picturesque sports complex SK Metylovice. An afternoon full of fun and entertainment was prepared for children – face painting, bouncy castle, Bumber Ball, football tournament and many other activities. The event was attended by 300+ satisfied visitors, namely our colleagues, product partners and valued clients. Thank you for great organization.

For me, DRFG is first and foremost a Family Group

Michaela Valuchová is associated with DRFG since its inception. She worked her way up from event manager to director of group communications and marketing.

What exactly brought her to DRFG? And what plans does she have together with her team for the future? She revealed the answers to these questions plus much more in a short interview with DRFG News.



Interview with
Michaela Valuchová

With a bit of exaggeration, one could say that you've been at DRFG almost as long as its founder, David Rusňák. What brought you here?

It was basically a coincidence. During my studies I was trying to figure out what career I want to pursue. I have always been drawn to marketing, communications, development and management. I was one of the first members of a creative and marketing agency that was taken under the DRFG's wings in the early days. That was in 2012. My drive met the ambition of the group at that time, and so sometime around 2016, I was offered an internal position at the headquarters.

What's the first thing that comes to your mind when you hear DRFG?

The first thing that comes to mind is a "family group". A lot of people think that the "FG" in the group's name stands for "financial group", which can be interpreted that way, of course. However, at the beginning, there were only a few of us in Brno, everything was happening in a family atmosphere. In the following years, DRFG grew intensively and matured into an international group. For me personally, DRFG is synonymous with a great opportunity. As the group grew, I have also moved up the ranks, to my current position. I need to say that I really appreciate the trust that I had been given by the management. And even though our pace is very intense, and I am not stopping, I enjoy my work.

You have been in the post of director of all communications and marketing for several months. What plans do you have for the next period?

My goal is to create a functional "ecosystem", in which all communications of the Group's activities fit together like a puzzle. I wish we could communicate in a timely and appropriate manner and I also wish the communication can be enjoyed not only by us, but especially by our colleagues, readers, clients and the general public. Even though there are only three key business pillars in the Group, they embrace a broad portfolio of other companies with a range of interesting activities and projects that I wish to become visible. The Group is doing great things on a variety of fronts, we have got a track record of results and we have got a lot to be proud of. My goal is to let everyone know about it, internally as well as outside the Group. Together with my team I also plan to focus on further strengthening of the DRFG brand and better visibility.

This year, for the first time, you held a company-wide conference called FOCUS. The event took place under your leadership. How do you rate it and are you going to organise it in the next year?

Definitely. I think it is absolutely crucial that we can meet even in this big format as it allows us to carry out effective informative communication, to inform and bring the people together. That's why we are already preparing the next event - FOCUS 25. It might seem that it is too early, but when you are organising a full-day event for nearly 300 people from all corners of the country, and even from outside of the Czech Republic, it is a job that takes a lot of time and requires careful preparation. Soon we will be sending out a "save the date" and I am already looking forward to gradually declassifying the program and the concept that we have refined compared to the last event.

Thank you for the support of the DRFG Foundation and for your tips on the projects to be supported

We want to express our great thank you for all the donations you have sent to DRFG Foundation, not only during the FOCUS 24 conference in January. Thanks to your generosity and commitment, we will be able to support several organizations and individuals.

Currently, it seems that we will be able to support most of the projects that you have sent us as ideas.

In the next issue of our magazine, we are going to inform you about the exact amount of support and details of the supported projects. Thank you again.



Email us: nadace@drfg.cz

Do you know someone who is currently facing a difficult life situation? Or is there an organization you would like to support?

Let us know about them. Thank you.

DRFG | Foundation



Let's help together

We are grateful for your support and we will really appreciate if you continue to support us or join us as new members.

BANK ACCOUNT NUMBER:

115-2331520237 /0100