Company Overview

DRFG
Investment Group


DRFG
Investment Group

REAL ESTATE

EUR 1 billion

market value of managed real estate assets

234,000 m²

of leasable area in the Czech Republic and Poland

FINANCIAL SERVICES

750+

financial experts and investment brokers

4

funds established or owned by the Group

TELECOMMUNICATIONS

1,700+ km

of optical networks

700+

experts building and servicing mobile and data networks

About Us

DRFG INVESTMENT GROUP

As an international investment group founded in 2011 in Brno, we have grown into a trusted presence across 8 European markets. We invest in sectors including real estate, telecommunications, financial services, and energy, where our teams bring extensive expertise and proven know-how. Guided by a long-term vision, we focus on strategic acquisitions across Europe that offer sustainable growth and stable returns.

More at
→ **www.drfg.cz/en**

Timeline

2011

- establishment of the DRFG Group

2012

- first bond issuance

2013

- growth of asset value from CZK 7 million to CZK 122 million

2014

- establishment of Prague branch
- ROYAL VISION joins the Group
- EFEKTA-IZ joins the Group

2015

- entry into Suntel Group
- acquisition of first real estate properties
- cooperation with HC Kometa Brno established
- FINEST Invest joins the Group

2016

- foundation of the Czech Real Estate Investment Fund
- establishment of the DRFG Foundation
- first public bond issuance

2017

- consolidated turnover nearly CZK 2 billion

2018

- new DRFG logo
- Chytrý Honza joins the Group (now EFEKTA Brokerpool)
- CLEAR Investment joins the Group
- PROFORZA joins the Group

2019

- consolidated turnover exceeding CZK 4.5 billion
- entry into FibreNet
- Group's first real estate development project
- entry into the Polish real estate market
- ASSETIO SOLUTION joins the Group

2020

- Group assets totaling CZK 7.2 billion

2021

- establishment of the Czech Development Fund SICAV
- entry into Czech Home Capital

2022

- establishment of the real estate development division
- acquisition of the Ister Tower project

2023

- transition to IFRS accounting standards
- acquisition of the multifunctional 3 Dvory project
- successful merger: formation of DRFG Investment Group a.s.

2024

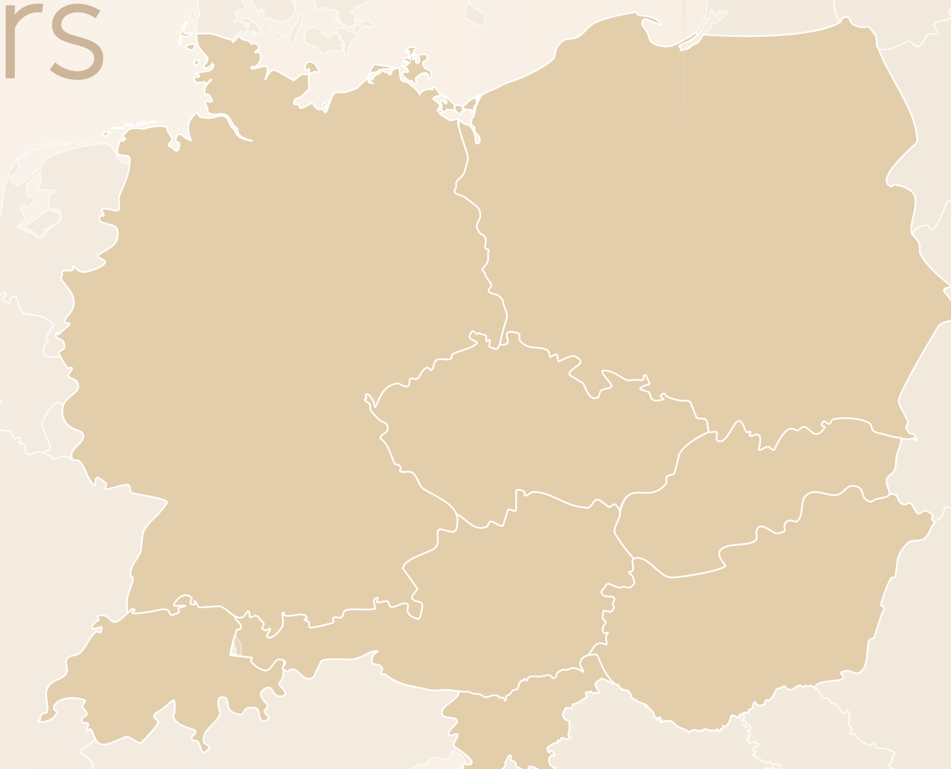
- approval and completion of the Rezidence Spojovací project
- acquisition of the international real estate development company TriGranit
- acquisition of the Signum office building in Warsaw
- completion and handover of the production hall for Heraeus Medevio
- establishment of the DRFG Investment Fund

2025

- acquisition of telecommunications infrastructure in Slovakia
- acquisition of a 100% stake in the Fond Českých korporátních dluhopisů fund

Data as of 30 June 2025

Business Pillars



We operate in 8 European countries

- Czech Republic
- Slovakia
- Germany
- Switzerland
- Poland
- Austria
- Slovenia
- Hungary

Real Estate	Financial Services	Telecommunications
Retail parks and shopping centres	Distribution	Construction of telecommunications networks
Logistics	Broker pool	Service and maintenance of telecommunications networks
Residential properties	Online platforms	Optical network infrastructure
Development		Data centres
Rental housing		Energy

Real Estate: DRFG Real Estate, Real Estate Facility Management, TriGranit, Czech Home Capital

Financial Services: efekta Brokerpool, ASSETIO, proforza Finance, HLAVA Advisory, DRFG Finance, Royal Vision, Finest Invest, Efekta Invest, Clear Investment

Telecommunications: suntel Group, FibreNet, Progres, DRFG Energy, DRFG Energy Balancing Services

Consolidated and Audited Results for 2024

396,813
ASSETS

149,657
REVENUE

51,626
EQUITY

47,262
EBITDA

Values are presented in EUR thousands. Data as of 31 December 2024.

Values

Transparency

Transparency is the foundation of our company culture. We believe that open communication and knowledge sharing help us build trust with employees, clients, and business partners.

Agility

Agility is a key element of our strategy. Thanks to our transparency and family-oriented approach, we respond quickly to new opportunities and market changes, removing barriers to growth and embracing every chance to move forward.

Resilience

We believe that resilience, focus, and determination are essential to success. The ability to stay committed despite changing circumstances, combined with a clear business vision, gives us an advantage in a highly competitive market.

Trust

Trust is the cornerstone of both personal and business relationships. It is crucial in our interactions with employees, clients, and partners. That is why we ensure the quality of our services and projects – always honoring our commitments.

A project developed by TriGranit. Investor: Revetas Capital

DRFG Real Estate

Real estate represents the **most profitable business pillar** of the DRFG investment group. It is built on proprietary residential and non-residential development, as well as investments in logistics, retail, offices, and attractive development sites. The strategy is to acquire real estate projects with **strong growth potential** – whether in the zoning phase or with a building permit – and to manage both their preparation and implementation.

DRFG Real Estate works with leading industry partners and primarily operates as a transaction entity. The team focuses on actively **sourcing new acquisition opportunities**, executing them, managing properties, and ultimately selling them on the market. In addition, it pursues development projects, drawing on nearly thirty years of tradition and expertise of TriGranit.

DRFG REAL ESTATE

TriGranit

TriGranit is one of the largest privately owned development platforms in Central Europe, founded in Hungary in 1997. Its activities span **investment management, acquisitions, development,** and **construction**.

Over the years, TriGranit has completed 50 projects across seven countries in Central and Eastern Europe, totalling 1.7 million m² of GLA. This impressive portfolio has earned the company **more than 50 prestigious international awards**, cementing its position as a market leader in international development. The company focuses on the development of multifunctional "City Center" projects, combining office, retail, and residential space.

www.trigranit.com

TRIGRANIT
Member of DRFG Investment Group

CZECH HOME CAPITAL

Czech Home Capital is part of the DRFG Group's portfolio, specialising in **residential property investment and apartment building management**. This aligns seamlessly with the Group's real estate strategy, which focuses on long-term, sustainable, and stable investments.

This Czech-owned company with strong financial backing operates in the rental housing market in the Czech Republic and selected EU countries. Alongside its own portfolio, the company manages **more than 3,000 residential units** across the Czech Republic and Germany.

www.homecapital.cz

CZECH HOME CAPITAL

Suntel Group

Suntel Group is an international provider of telecommunications services, operating in Switzerland, the Czech Republic, Germany, Austria, and Slovakia. Beyond building telecommunications sites, the company focuses on the **expansion of fiber-optic networks and FTTH connections**, develops data centers and renewable energy projects, and explores new opportunities created by advancing technologies.

Founded over 25 years ago by DRFG co-shareholder Roman Řezníček, the company has grown into a trusted partner for some of the world's leading telecom providers, including Cellnex, Swisscom, Vodafone, Salt, Ericsson, Nokia, Huawei, Cetin, T-Mobile, O2, and others. Its team of more than **700 professionals** is available 24/7.

www.suntel-group.com

suntel GROUP

FibreNet

FibreNet owns and operates passive telecommunications infrastructure for data transmission in Slovakia. It **currently manages more than 650 kilometres of optical routes** and several metropolitan networks, with the capability for direct connections to the Czech Republic, Austria, Hungary, and Ukraine. By connecting to FibreNet's network, any operator or company can cut the cost of building their own infrastructure or speed up the process considerably. The company's infrastructure and services are used by national and international telecom operators, regional providers, and public-sector institutions.

FibreNet's growth strategy is centred on expanding its own infrastructure and acquiring local providers, with the **aim of reaching 100,000 active connections** in Slovakia. These efforts will open the door to a wider range of B2B customers and enable the company to deliver fully integrated solutions.

www.fibrenet.sk/en

FibreNet

EFEKTA Brokerpool

EFEKTA Brokerpool is one of the **leading broker pools in the Czech financial brokerage market**, specialising in mortgages, insurance, and investments. Its network includes more than **750 financial brokers** and investment consultants, offering over 650 products from nearly 70 banks, insurers, pension funds, and investment companies. Combining online and offline distribution, EFEKTA Brokerpool delivers a unique business model that benefits both brokers and their clients. Modern technology, paired with a personal approach, ensures efficient, high-quality service across the entire network.

It became part of the DRFG Investment Group in late 2018. This autumn, it will undergo a full rebrand, aiming to create a more attractive and modern brand that better reflects its vision and values.

www.efektabrokerpool.cz

efekta Brokerpool

Investown

Investown is a leading Czech **fintech platform focused on real estate crowdfunding**. It offers investors a simple, transparent, and technologically advanced way to invest in property-backed projects. Since its launch in 2021, it has earned the trust of **more than 120,000 investors**, who have collectively invested over CZK 4 billion through the platform. The DRFG Investment Group holds a stake in the company alongside other investors, including Česká spořitelna.

www.investown.com

investown

Partner entities

efekta
Obchodník s cennými papíry

EFEKTA OCP is a licensed securities dealer specializing in funds, bonds, and ETFs, with nearly 30 years of experience in the market. Over this time, it has worked with more than 27,000 satisfied clients, offering carefully selected products and projects built on deep market knowledge and supported by equity stakes from long-term partners.

As a non-banking institution, it holds all the necessary licenses, has the appropriate infrastructure, and possesses long-standing expertise, enabling it to provide comprehensive investment services to both individual clients and business partners.

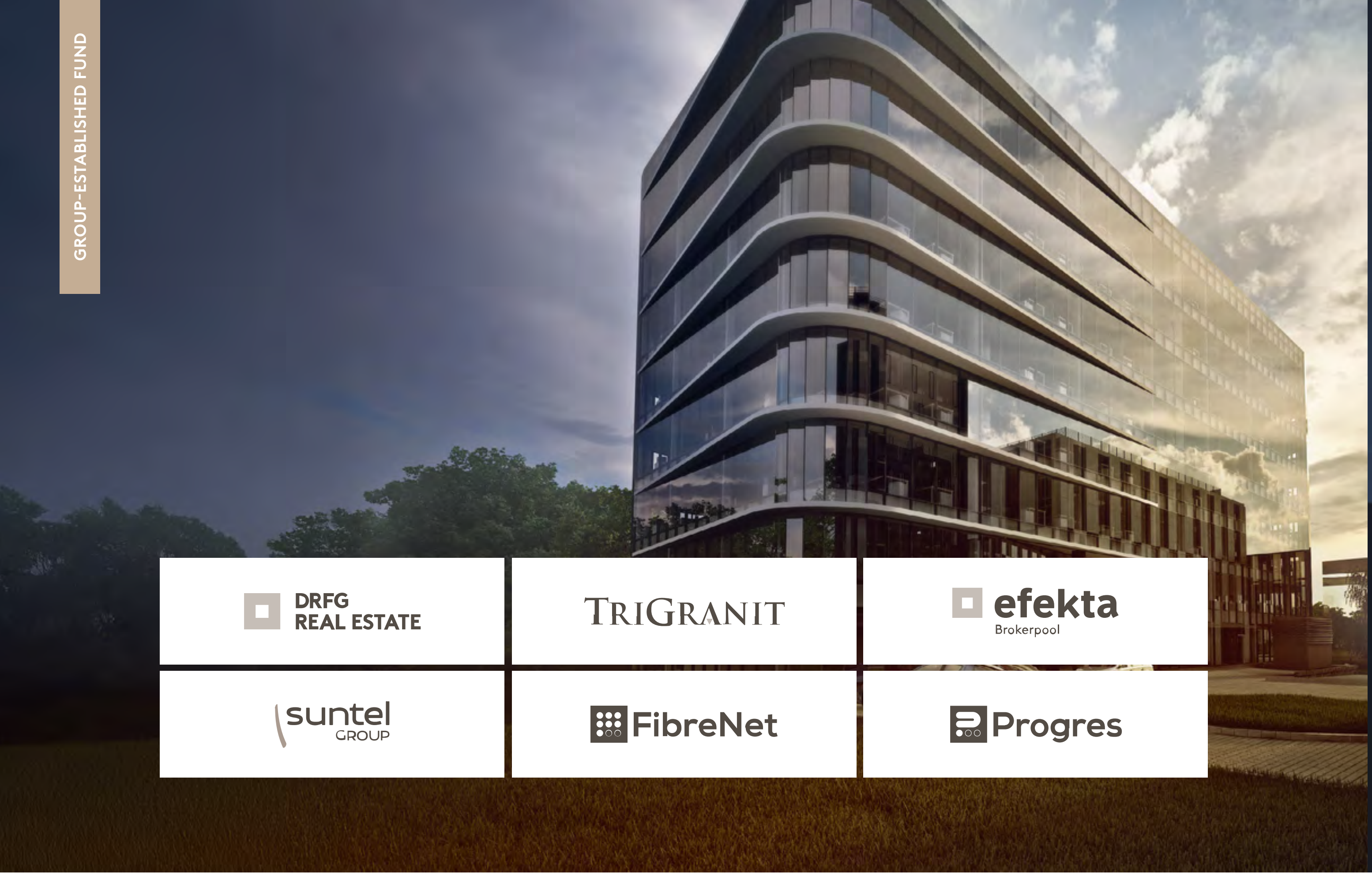
www.efekta.cz

efekta
Investiční společnost

In 2024, EFEKTA IS was granted a license to operate as an investment company by the Czech National Bank, becoming another key partner in the Group's financial services pillar.

It entered the market as a sister company to the well-established securities dealer EFEKTA OCP, focusing on the management and administration of qualified investor funds as well as comparable foreign funds.

www.efekta-is.cz



DRFG Investment Fund SICAV

The DRFG Investment Fund SICAV a.s. is designed for qualified investors seeking attractive returns through participation in the most profitable and high-potential companies within the DRFG Investment Group. The fund invests in real estate, telecommunications, and financial services – sectors in which the Group has long-standing expertise. This combination ensures sufficient portfolio diversification and allows investors to share in the returns of companies across the entire Group.

www.drfg-fund.cz/en

DRFG INVESTMENT FUND SICAV

Fond Českých korporátních dluhopisů

Fond Českých korporátních dluhopisů focuses on corporate bonds, primarily those issued by leading Czech companies with strong growth potential. An experienced team of analysts continuously monitors the financial health of these companies and adapts the investment strategy to current market conditions. The fund is designed for qualified investors seeking higher returns than what the traditional instruments can offer and are willing to accept a medium-term investment horizon. DRFG Group acquired a stake in the fund in 2024.

www.fckd.cz

FOND ČESKÝCH KORPORÁTNÍCH DLUHOPISŮ

Czech Real Estate Investment Fund

Czech Real Estate Investment Fund, established in 2016, focuses on investments in commercial properties in the Czech Republic and abroad, primarily in the retail, warehousing, and light manufacturing sectors. It targets conservative investors who prefer long-term, stable returns with lower risk, backed by a well-leased real estate portfolio.

The fund maintains a high level of diversification in both tenants and rental income, as well as in locations across the Czech Republic and Poland. Stability of returns is supported by around 300 tenants, primarily located in regional retail parks.

Its strategy is based on acquiring commercial properties with an optimal tenant mix and generating consistent, predictable income secured by long-term lease agreements. The expected return for investors in the fund's units is 6%. The fund focuses mainly on regional retail parks with a strong presence of food retailers and essential goods stores (such as pharmacies and drugstores), as well as logistics facilities, office buildings, and light manufacturing properties. This strategy has proven to be successful and resilient to exceptional market disruptions over the years.

www.czech-fund.cz/en/real-estate-en

.Real Estate
CZECH REAL ESTATE INVESTMENT FUND

GROUP-ESTABLISHED FUND

Czech Development Fund SICAV

Czech Development Fund SICAV, a.s. is designed for experienced and confident investors seeking attractive returns through participation in development projects. The fund focuses on investments in the construction of residential, manufacturing, and logistics properties across Central Europe. Each project is managed from inception to completion by a dedicated team of experts with many years of experience in real estate investments, project management, and bank financing, enabling the fund to achieve maximum returns. The minimum investment is CZK 1 million.

The fund's strategy is to invest in high-yield development projects in logistics, light manufacturing, and residential construction, actively participating in their implementation and control, and generating returns for investors through the subsequent sale of completed properties.

Disclaimer: Czech Development Fund SICAV, a.s. is a fund for qualified investors pursuant to Act No. 240/2013 Coll., on Investment Companies and Investment Funds. Its shares may only be acquired by a qualified investor as defined in Section 272 of this Act.

Qualified investors can participate in the construction of residential or industrial properties through so-called Priority Investment Shares (PIA) with a conditional return guarantee, up to the amount of the fund capital of Performance Investment Shares (VIA I), which offer returns of up to 9% p.a., with a minimum of 7% p.a.

www.czech-fund.cz/en/development-en/

.Development
CZECH DEVELOPMENT FUND SICAV, A.S.

DRFG Foundation

In times of prosperity, we should not forget those who find themselves in need and rely on our help. We recognize that, for various objective reasons, many people face a more difficult path to life's happiness than most of us.

Prosperity should go hand in hand with solidarity. For nine years now, the DRFG Foundation has been helping people with disabilities, the socially disadvantaged, volunteers, and caregivers for the seriously ill, as well as those facing unforeseen and challenging life situations.

Our assistance is primarily long-term in nature. We provide regular support to organizations such as Diakonie Brno and Domov Horizont in Kyjov, and we are proud to be the general partner of the "Krabice od bot" project – a Christmas gift collection for children from low-income families and shelters. In 2024, this initiative brought joy to nearly 61,000 children. We also launched cooperation with the Veronika Kašáková Foundation, which focuses on helping children leaving orphanages.

The total support provided by the DRFG Foundation in 2024 exceeded CZK 1.44 million.

ESG Approach

Environmental

Photovoltaic technologies

In addition to developing photovoltaic projects within the Suntel Group, we have successfully completed the installation of solar panels on the rooftops of three shopping centres in the Czech Real Estate Investment Fund portfolio.

BREEAM-certified buildings

We reduce the energy intensity of all our properties, both owned and managed. For logistics buildings, achieving BREEAM Excellent or LEED Gold certification is the standard, reflecting our strong commitment to a sustainable approach to construction and operations.

ECO-labeled buildings

In response to current societal challenges, we continuously modernise our property portfolio, actively reduce the energy intensity of buildings, and promote electromobility.

Social

DRFG foundation

We support a wide range of social, cultural, and sporting initiatives because we believe that business is about more than numbers and results. It carries a human aspect and a broader social responsibility, to which we are committed to making an active contribution.

Public and non-profit organisations

We work with universities and support selected non-profit organisations, engaging in the implementation of projects that are both interesting and socially beneficial.

Equal opportunities

Across all positions within our Group, we strictly uphold the principle of equal opportunities – regardless of gender, race, nationality, ethnic origin, age, sexual orientation, or religious belief.

Governance

Business ethics

Ethical behaviour is one of our core values. We have established principles that our employees follow both in external communications and in their interactions with one another.

Life in the Group

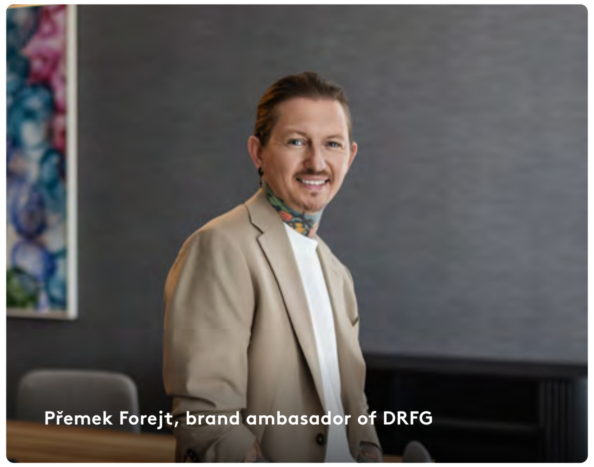

Client event, Praha

FOCUS 2025, Brno

Proud partner of KVIFF 2025, Karlovy Vary

Long-term partner of HC Kometa Brno


Company day 2025


Přemek Forejt, brand ambasador of DRFG

DRFG News

DRFG Investment Group Internal Magazine

Our quarterly internal magazine brings you the most important updates from across the Group, progress on our projects, and interesting stories featured in the media. Each issue also includes an interview with an inspiring person from within the Group.

You can download all editions by scanning the QR code.

Exclusive Interview with David Rusňák in Hospodářské noviny

Investing is not just about capital, it's about long-term strategy, stability, and a clear vision. – These are the principles David Rusňák lives by. In this interview, he explains why the DRFG Investment Fund was established, its role within the Group, and the opportunities it offers investors. He also discusses real estate, telecommunications, and financial services, and shares the Group's vision for the future.

Hana Cajthamlová for Seznam Talks

"Women have the same potential as men and bring a valuable perspective. Fortunately, we now have many women in top positions – and that's how it should be," says Hana Cajthamlová, our CFO, in an interview for Seznam Zprávy on the role of women in the world of investing.

Martin Slaný for MF Dnes

In his interview for MF Dnes, Martin Slaný addressed key issues related to the role of the state in the economy and the setting of economic policy. He emphasised the importance of a long-term vision that would bring greater stability and predictability. Martin also discussed the effective use of public funds and the need for well-balanced regulations in the real estate market – an area where he believes a systematic approach is essential.

Tomasz Lisiecki in Euro Weekly

"The integration with the DRFG Investment Group was a transformative milestone for TriGranit's operations. It strengthened our growth strategy, added synergies and know-how, and created many new opportunities," says Tomasz Lisiecki. In this in-depth profile, he discusses how TriGranit's projects have evolved and shares his perspective on the real estate market in Central and Eastern Europe.

Roman Řezníček for Newstream Club

"Our long-standing and successful presence in Western Europe makes us an attractive partner for international investors. My ambition is for the Group to become a bridge for these investors," says Roman Řezníček. In the interview, he shares insights from his work abroad, reflects on his first year in an executive role, and reveals where he believes the Group should expand – and which sectors hold the most promising opportunities.

Jan Pelíšek on CNN Prima News

Jan Pelíšek, Director of our Real Estate Division, was a guest on the Klíč k bydlení podcast on CNN Prima News. He discussed why it is crucial for developers to understand local conditions and how approaches to construction and real estate investment differ across Central Europe. Detailed knowledge of the environment and strategic project development across the region are key to our international expansion.