CLCF REAL ESTATE OPPORTUNITIES S.C.SP.
INFOLIST

A unique opportunity to invest in the residential housing sector in the wider centre of Prague.

Focus Rezidential real estate	**Minimum Investment** EUR 125 thousand or CZK 1 milion	**Experience in the sector** A number of successfully completed projects
Expected Return 5+ % p.a.	**Regional Focus** Czech Republic	**Investment Horizon** 3 + years

Fund Manager: CLCF Partners S.A.

CLCF Partners S.A. is an independent investment company incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 16, rue Glesener, L-1630 Luxembourg, Grand Duchy of Luxembourg, registered with the Registre de Commerce et des Sociétés, Luxembourg (Commercial Register) as societé anonyme (public limited company), registration number B228641.

CLCF Real Estate Opportunities – CLCF REO S.C.Sp.

Investments in residential real estate projects in Prague and Central Europe. Focus on the acquisitions, renovation, remodelling and sale of residential units in attractive locations. Cooperation with established developers and own transaction teams.

Key benefits:
- Focus on the mid and upper residential segment;
- Projects with zoning approval and time visibility;
- Diversification by project type, location and partners;
- Team with deep experience in real estate, banking and risk management.

Investment Objectives CLCF REO

The fund aims to create a strong and diversified portfolio of high performing assets and companies focused primarily on projects in Prague, and potentially other Central European capitals.

Head office address	16, rue Glesener, L-1630 Luxembourg
Performance objective	Net return of at least 5% p.a., calculated over the entire investment horizon
Investment horizon	Three (3) years and more
Bank account	**Komerční banka, a.s.** CZK: 123-3189270277/0100 EUR: 123-3189470287/0100
Currency	CZK, EUR
Administrator	**A.T.E.S. (Accounting, Tax, Expertise & Solutions)** 16, rue Glesener, L-1630 Luxembourg

Auditor	**Batt Audit Luxembourg** 21, rue Glesener, L-1631 Luxembourg
Target area	EU countries with a focus on Central Europe, in particular the Czech Republic
Class A shares	Initial Investment: EUR 125 000 Further Investment: EUR 10 000 ISIN: LU2264191441 (issued by Clearstream)
Class B shares	Initial Investment: CZK 1 000 000 Further Investment: CZK 500 000 ISIN: LU2264191524 (issued by Clearstream)
Class I shares	Initial Investment: CZK 50 000 000 Further Investment: CZK 5 000 000 ISIN: LU2264191797 (issued by Clearstream)
Subscription fee	Class A,B,I shares up to 1,5 %
Management fee	Class A shares 1,5 % p.a. Class B shares 1,3 % p.a. Class I shares 1,0 % p.a.
Dividend policy	Capital shares accumulating profits, dividend may be paid after two (2) years from the date of payment of subscription
NAV calculation	quarterly
Reporting	quarterly
Conditions for exit	Available after two (2) years from the date of subscription payment. Notice of redemption of shares must be received at least six (6) months before the actual redemption. Redemption of shares and early redemption of shares are subject to a redemption fee, which is set out in the Prospectus.
Performance fee	30% of the difference between the NAV of the shares to be repurchased (including dividends) and the target value of the investment (calculated over the entire investment period with a target net return of 5% p.a.), provided that this difference is positive.

DISCLAIMER

Private equity investments are speculative and involve significant risks.

Key Risks:

- Low Liquidity. Potential investments in any private equity investment strategy are likely to be illiquid.
- Leverage. The potential use of leverage by companies in any private equity investment strategy may expose an investor to additional levels of risk.
- Market Volatility. Economic recessions, economic downturns or adverse market conditions may impact the profitability of any private equity investment strategy and the value of investments made therein or prevent such investment strategy from achieving its objectives. As a result, the value of an investment in a private equity investment strategy could decline to zero.
- Global Macroeconomic Environment. Developments in global financial markets can create significant uncertainty in asset management and may adversely affect any private equity investments, access to funding and overall performance.

Invested capital is not guaranteed. Investors may recover less than they have invested. Historical performance is no guarantee of future performance. The value of shares may go down as well as up. This document is not an advertisement for an investment or sales material; it is neither an offer nor an attempt to broker an offer of the product described herein. The information provided is believed to be accurate but has not been verified by any third party. The Company accepts no responsibility for actions taken on the basis of the information provided herein. Certain types of companies under Luxembourg law have no equivalent in Czech law, and certain expressions of Luxembourg law have no direct Czech translation.