



# Factsheet

April 2024

Dear investors,

We are pleased to report that the Verdi Agro Fund has continued to demonstrate a robust performance despite prevailing market conditions. Over the past quarter, our fund has achieved an excellent return of over 13%, outperforming our benchmarks and delivering value to our investors. We attribute this success to our commitment to investment excellence, disciplined risk management and relentless pursuits in the agricultural sector.

Despite the positive results, the agricultural sector continues to face many challenges as reported in our previous newsletter. The rising costs of materials such as fertilisers, seeds and crop treatments have all contributed to rising input costs, and therefore higher production expenses. Additionally, the Czech agriculture sector was affected by a reduction in certain subsidies and a fall in commodity prices which resulted in farmers selling their crops below the cost of production and often had problems placing commodities on the market.

Notwithstanding the difficulties, Verdi Agro Fund through its good management decisions, adopting efficient operational processes and efficient use of the subsidies, has managed to keep the farms fully operational and retain its employees. Another contributing factor to our results was the rise in land prices, which increased by an average of 3%. Verdi Agro Fund owns substantial part of the land on which the farms are operational.

In the current climate, the diversification of production on our farms has proven to be crucial. In addition to crop production, we focus on power generation, production of dairy cattle and selling beef cattle. Simultaneously, we process most of our crop production into our own cow feed and use the grains and cow waste for the biogas plant. As the price of milk and electricity have remained stable, we have been able to mitigate the aforementioned effects of falling market commodity prices.

We also intend to continue the diversification trend by building solar power plants on our rooftops and brownfield sites. We have made significant progress on these projects in recent months, but due to the limited capacity on the grid it has led to delays.

By the end of 2023, we acquired a new farm Druhá Poběžovická a.s., located close to the German border. The farm acquisition spans over 2 370 hectares and represents a strategic expansion of our agricultural portfolio. The farm focuses on crop production and livestock farming to maximise productivity, sustainability and profitability. Additionally, the quality of the land has optimal fertility which contributes to exceptional produce.

In recent months we have invested significantly in modernising our farms, particularly machinery and equipment, which will lead to more efficient production. We are also renovating the stables to improve the living conditions of our livestock. We are also focusing on buying arable land around our farms.

In conclusion, we thank you for your trust and confidence thus far. We are committed to make the Verdi Agro Fund one of the most stable investment funds in the market providing an alternative investment independent of financial market movements whilst delivering attractive returns.

**Anita Khosla**

Partner

Verdi Agro Fund



**15.7%**

annual return

**3**

farms owned by the Fund

**4700+**

hectares of operated land

**80 mil.**

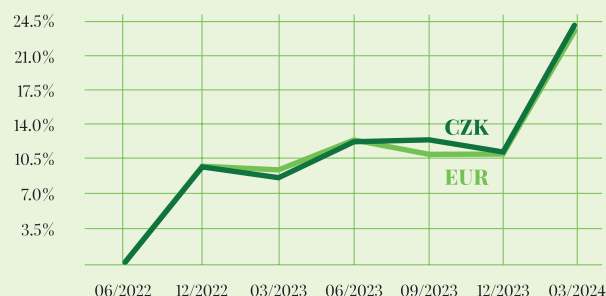
EUR of planned investments



**We are the first fund on the Czech market to offer qualified investors a share of profits from the management of agricultural farms. On our farms Agrospol Starý Pelhřimov and Agrowild Nová Ves we are engaged in crop and livestock production, we produce clean electricity and deliver attractive valuations to qualified investors. We are currently negotiating the acquisition of additional farms to modernise and develop. And you can join us.**

### Current data as of **31/03/2024**

Share performance in CZK for Q1 2024	<b>13.56%</b>
Share performance in EUR for Q1 2024	<b>13.19%</b>
Share performance in CZK since inception	<b>15.72% p.a.</b>
Share performance in EUR since inception	<b>15.33% p.a.</b>
Share price CZK	<b>CZK 1.2449</b>
Share price EUR	<b>EUR 1.2386</b>



### Our strategy

- We purchase, modernise farms in the Czech Republic and Slovakia and preserve the tradition of agricultural production.
- With balanced economic growth, we emphasise animal welfare and respect for the landscape.
- In the coming years, we want to further increase the number of farms in the fund and reach at least 10,000 hectares of operated land.
- In combination with bank financing, we plan to invest up to EUR 80 million.
- Even in uncertain times, we want to deliver a stable return to qualified investors that is independent of financial market movements.

### Investment terms

<b>Legal form</b>	Investment company with variable capital (SICAV)
<b>Fund type</b>	Qualified investor fund
<b>Fund domicile</b>	Czech Republic
<b>Underlying assets</b>	Agricultural farms and cultivated land
<b>Type of security</b>	Bearer share
<b>Investment horizon</b>	5 years
<b>Minimum investment</b>	CZK 1,000,000 / EUR 50,000
<b>Manager and administrator</b>	Winstor investicni spolecnost a.s.
<b>Depository</b>	CSOB
<b>Auditor</b>	PwC
<b>Frequency of subscription/redemption</b>	Quarterly



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*Verdi SICAV a.s. is a qualified investor fund according to Act No. 240/2013 Coll., on Investment Companies and Investment Funds and its shareholder can only become a qualified investor according to Section 272 of this Act. The Fund warns investors that the value of the investment may fluctuate and the return of the amount originally invested is not guaranteed. Past performance is neither a guarantee nor an indication of the future performance of the Fund. Prospective investors should particularly consider the specific risks that may arise from the Fund's investment objectives as set out in its statute. This material is for informational purposes only and does not constitute an offer or investment.*