

Since our inception in 2022, we have been the only fund in the market offering qualified investors the opportunity to participate in the development of Czech agriculture.

THE FUND'S STRATEGY

- » We invest in **agricultural farms** focused on **primary production**, driving **modernisation** and **operational efficiency**.
- » Our portfolio spans both **crop and livestock production**, complemented by **renewable energy generation**.
- » We are committed to **sustainable land management** and uphold **the highest standards of animal welfare**.

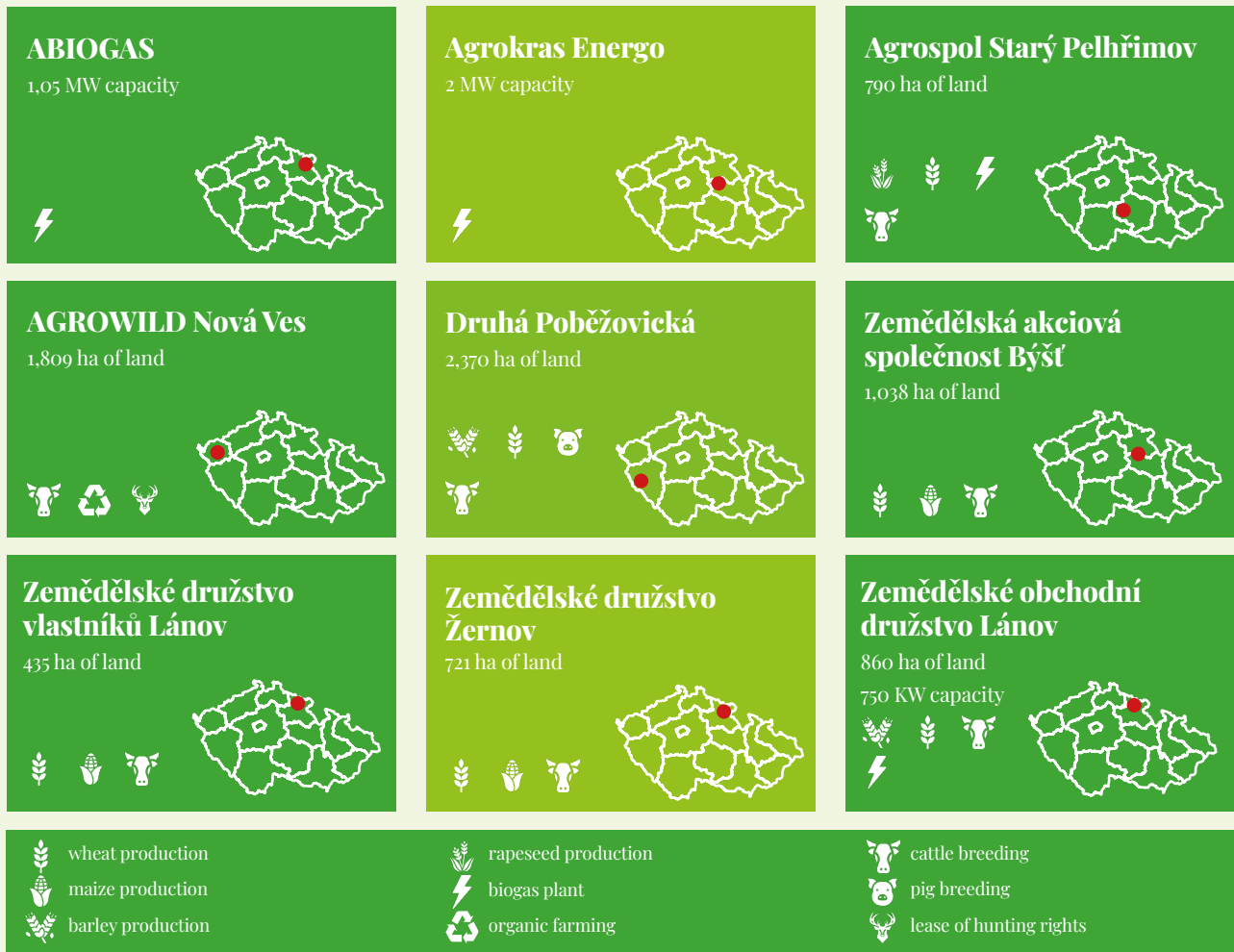
WHY INVEST IN THE FUND

- » **Agriculture is a stable asset class** with **low correlation to economic cycles**, demonstrating **resilience** in times of crisis.
- » The sector's **long-term importance** continues to grow due to **global trends in food security** and concerns over **geopolitical and economic developments**.
- » **Agricultural land is a defensive investment**, with a **consistent track record of value appreciation**.
- » The industry benefits from **long-term profitability**, partly supported by **national and EU subsidies**.
- » The fund's **founders and partners** have invested over **EUR 8 million** of their own capital, ensuring **strong alignment of interests** with investors.

PRODUCTION

- » **Livestock production:** We specialise in **modern pig and cattle farming**, prioritising **animal welfare** and **ethical farming practices**. Currently, we raise over **2,700 cattle** for both **dairy and meat production**, along with more than **5,200 pigs**. We continuously improve living conditions to ensure the highest standards of care.
- » **Crop production:** On the **7,800 hectares of land** we currently cultivate, we focus primarily on growing **wheat, barley, and maize**. Additionally, we cultivate **spring cereals, mustard, and peas**. By utilising organic fertilisers, we **enrich the soil with organic matter**, enabling us to achieve outstanding yields and ensure long-term sustainability.
- » **Energy production:** We own and operate **four biogas plants** across the Czech Republic, generating over **4 MW of electricity and heat**. The **digestate byproduct** from energy production serves as a high-quality organic fertiliser, enhancing soil quality across our farms.

OUR FARMS



INVESTMENT TERMS

Legal form	Investment company with variable capital (SICAV)
Fund type	Qualified investor fund
Fund domicile	Czech Republic
Underlying assets	Agricultural farms and cultivated land
Type of security	Investment share
Investment horizon	5 years
Minimum investment	EUR 50,000
Manager and administrator	Winstor investiční společnost, a.s.
Depository	ČSOB
Auditor	PwC
Frequency of subscription/redemption	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 indicator of the future results 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.