



Generalist  
Capital

Generalist Capital Management SICAV, a.s.

**Real Estate I.**

**Qualified Investor Fund**

[www.generalistcapital.com](http://www.generalistcapital.com)





**Maximum Impact**  
**Diversified Portfolio**  
**High-Quality Projects**  
**Fee Efficient**  
**All-in-One**

The first and only fund on the CEE market enabling qualified investors to invest in the best real estate projects from the top developers via a single investment vehicle.

# Who we are

Generalist Capital is an international asset management group focused on real estate and private equity investments on multiple European and global markets. We are utilizing worldwide reach and operational expertise to create and capture value for our shareholders and make a positive impact across the World.

# What we do

We are a long-term value-driven investor with a global reach. We are investing in projects and businesses with a proven feasibility and an opportunity for value appreciation. We are specialized in Real Estate and Private Equity. In Real Estate we focus on residential development equity investments and secured debt financing. In Private Equity we focus on buyouts and growth capital.



# A Word from the Founder

After more than 22 years of successful career in the field of mergers and acquisitions, transaction services and real estate development facing current challenging times, I feel there is more than ever, a need for creating a new benchmark in the provision of asset management services. I have set up Generalist Capital exactly to serve this purpose.

We at Generalist Capital believe that in order to develop a long-lasting successful relationship with our clients and partners, transparency, alignment of interest and honesty are the values for preserving sustainable yet beneficial investment environment. We are keenly aware of the importance of creating value to you, which is utmost to us, and that is why we set up rigorous investment procedures bringing significant expertise and experience in markets in the CEE, Germany and the United Kingdom.

Entrepreneurial in spirit, we thrive to play a significant role in shaping the industry going forward. Setting new standards when working with you, our investors and partners, achieving long-term vision to become your asset manager of choice. Above all, being responsible to our society bringing not only financial but also socio-economic benefits corresponds with our core values.

We believe our agility allows us to adapt to current market conditions and our creativity in extracting value from investments will develop synergies not only for you, but also for all stakeholders involved. We are fully committed to working with you and look forward to our cooperation.

*Matej Majerčák*

Founder Partner and Managing Director  
**Generalist Capital Management SICAV, a.s.**



*Entrepreneurial in spirit, we thrive to play a significant role in shaping the industry going forward.*

## Our Track-Record

**€800+ million**

in real estate  
transactions

**€400+ million**

in private equity  
deals

**120+**

completed  
projects

**60+**

years of combined  
experience

Visit our website

# Our Subfunds



**Subfund: Real Estate I.**  
**Sector: Real Estate**  
**Strategy: Development Financing**  
**Inception: Q1/2023**



**Subfund: Private Equity I.**  
**Sector: Retail Services**  
**Strategy: Buyouts, Consolidation**  
**Inception: Q2/2023**



**Subfund: Real Estate II.**  
**Sector: Residential Real Estate**  
**Strategy: Rental Property Acquisition**  
**Inception: Q3/2023**



**Subfund: Real Estate III.**  
**Sector: Retail Income Properties**  
**Strategy: Retail Property Acquisitions**  
**Inception: Q1/2024**



**Subfund: Healthcare I.**  
**Sector: Healthcare Services**  
**Strategy: Buyouts, Consolidation**  
**Inception: Q2/2023**



**Subfund: Energy & Mobility I.**  
**Sector: Renewable Energy**  
**Strategy: Equity Financing**  
**Inception: Q2/2024**



**Subfund: E-Commerce I.**  
**Sector: E-Commerce, Online Retail**  
**Strategy: Buyouts, Consolidation**  
**Inception: Q1/2024**



**Subfund: Fund of Funds I.**  
**Sector: Generalistic**  
**Strategy: Subfund Investments**  
**Inception: Q4/2024**

# Investment Strategy

## Real Estate I.

Investment Focus	Residential Development Financing & Acquisitions
Target Market	CEE (Czech Republic, Slovakia, Poland)
Investment Horizon	3 - 5 Years
Target Return	8% - 12% p.a.
Average Investment	€2 million - €10 million
Fund Inception	March 2023



# Fact Sheet | Real Estate I. Subfund

<b>Investment Focus</b>	Residential Development Financing & Acquisitions	<b>Exit Fee</b>	30% in year 1-2, 10% in year 3-4, 0% after 4 years
<b>Legal Form</b>	SICAV (joint stock company with variable share capital)	<b>Fund Income Taxation</b>	5% of the Fund's Profit
<b>Subfund</b>	Real Estate I.	<b>Shareholder Taxation (Natural Person)</b>	15% for Redemption up to 3 Years, 0% for Redemption after 3 years
<b>Target AUM in 3 years</b>	EUR 167.17+ million / CZK 4+ billion	<b>Investment Shares Class</b>	Priority Investment Shares (PIA)
<b>Public Tradability</b>	Prague Stock Exchange (in EUR)	<b>Target Return (% p.a.)</b>	8% - 12% p.a. for PIA, Preferential Share on Profits up to 8% per year
<b>Investment Shares Issue Freq.</b>	Quarterly	<b>Fund's Duration</b>	An Indefinite Period
<b>Minimum Investments</b>	EUR 125,000   CZK 1,000,000	<b>Fund's Manager and Administrator</b>	AVANT investiční společnost, a.s. (joint-stock company)
<b>Entry Fee</b>	0% - 3%	<b>Depository Bank</b>	CYRRUS, a.s. (joint-stock company)
<b>Investment Horizon</b>	3 - 5 Years	<b>Auditor</b>	KPMG Česká republika Audit, s.r.o (limited liability company)
<b>Investment Shares Redemption Freq.</b>	Quarterly (Investment Share Redemption up to 5 months)	<b>Regulator</b>	Czech National Bank and the Czech Republic



# Profit Distribution

## Annual Return    Share on the Fund's Profits

**>12%**

30% Share on Profits for Priority Investments Shares - "PIA" (Qualified Investors). 70% Share on Profits for Performance Investment Shares - "VIA" (Fund's Management)

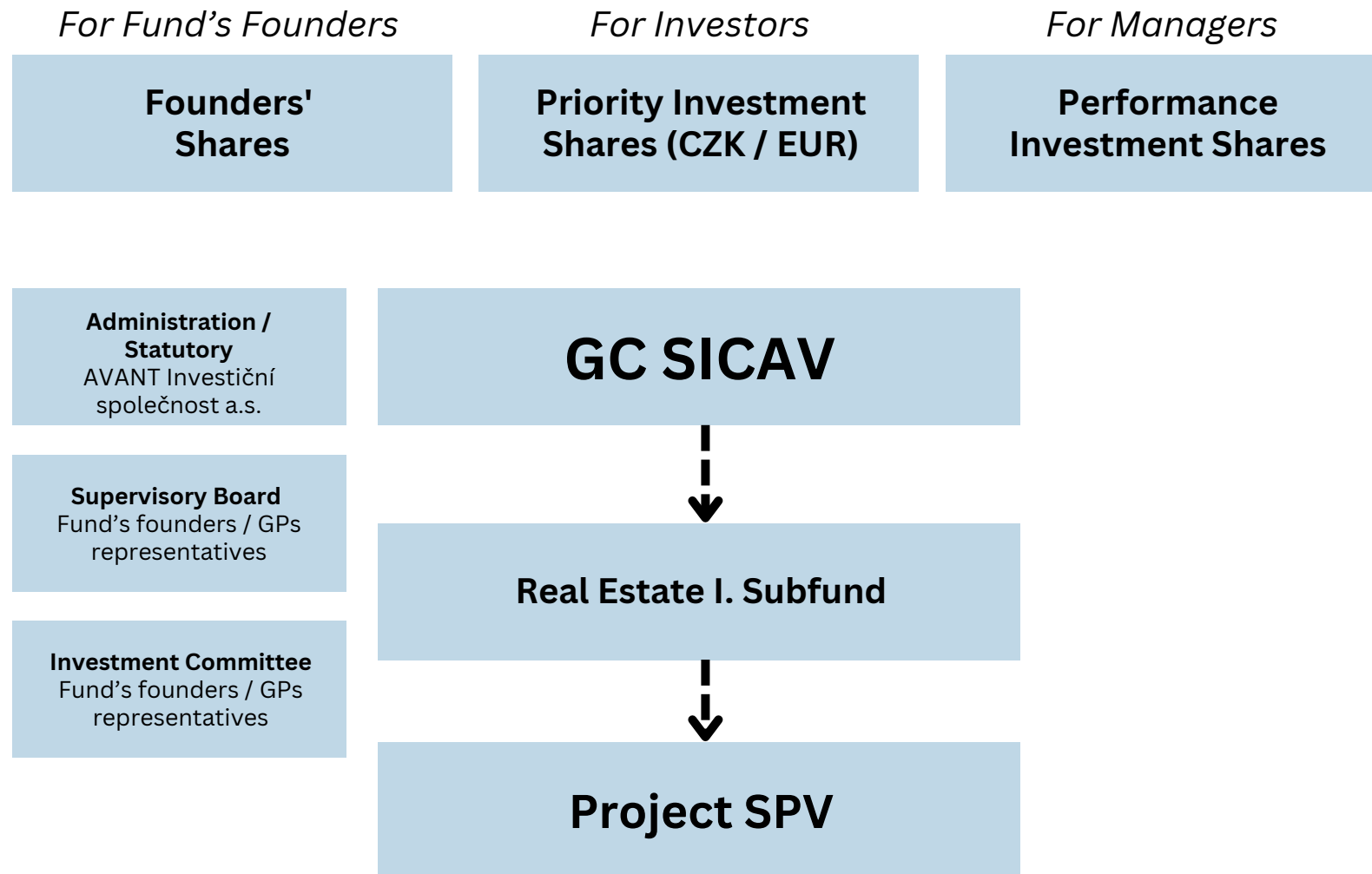
**8% - 12%**

70% Share on Profits for Priority Investment Shares - "PIA" (Qualified Investors). 30% Share on Profits for Performance Investment Shares - "VIA" (Fund's Management)

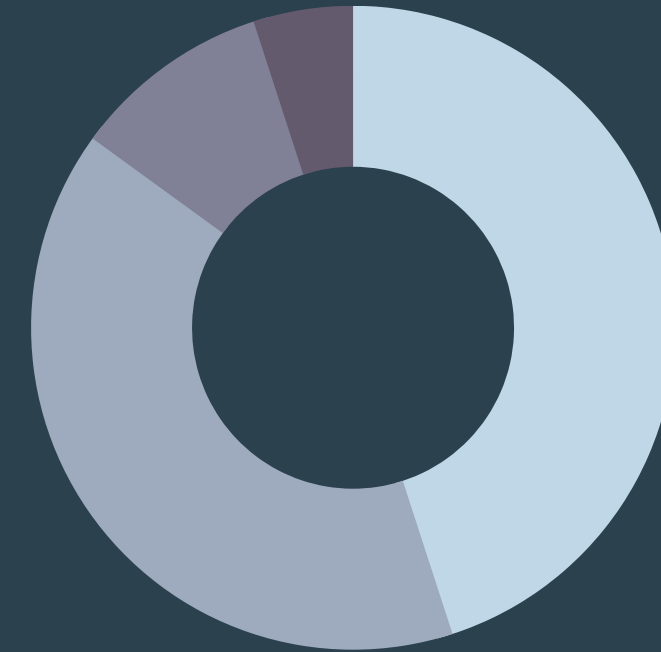
**8%**

Preferential Share on Profits for Priority Investments Shares - "PIA" (Qualified Investors)

# Fund Structure



# Fund Allocation



- 45% Residential Real Estate Development Debt Financing
- 40% Residential Real Estate Development Equity Investments
- 10% Acquisition of Distressed Assets
- 5% Acquisition of Income Properties

# Benefits for Investors

Experienced asset and investment managers

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Multi-national operations and global reach

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5% taxation on the Fund's profits

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0% income tax on shareholders profit after 3 years

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Transparent structure aligned with international standards

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Regulation by the Czech National Bank (CNB)

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Preferential share of the fund's profit up to 8% p.a.

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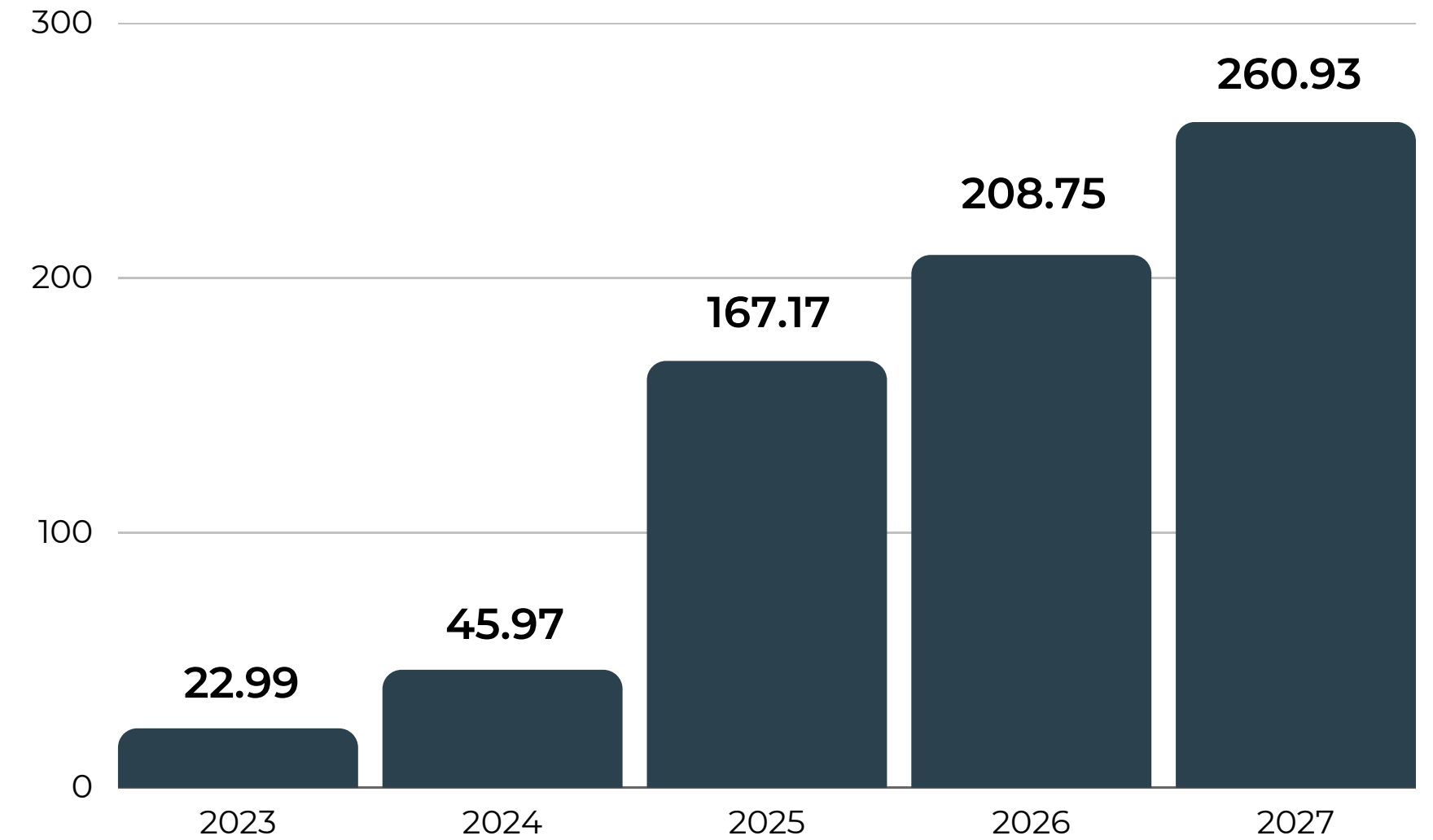
Investment shares liquidity provided via the Prague Stock Exchange

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Wide range of possibilities for investment focus and limits

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# Portfolio Value Projections



(in million EUR, fiscal year end)

# Fund Manager

AVANT investiční společnost, a.s.

AVANT is a Czech investment company founded in 2007 and specializing in the establishment, management, and administration of qualified investor funds (QIF). It offers remarkably interesting investment opportunities intended for qualified investors.



Identification Number	27590241
Commercial Registry	Registered with the Prague Municipal Court, ref. no. B 11040
Place of Business	Prague 8 – Karlín, Rohanské nábřeží 671/15, POSTAL CODE 186 00
Registered Capital	CZK 5,000,000
Auditor	ADL Audit s.r.o.
Focus	Management and administration of qualified investor funds pursuant to Act No. 240/2013 Coll. on Investment Companies and Investment Funds
Association Membership	CZECH CAPITAL MARKET ASSOCIATION
Chairman of the Board	Vladimír Bezděk



## Prague

### The Dancing House

**Generalist Capital CZ s.r.o.**

Jiráskovo square 6  
120 00 Prague  
Czech Republic



## Prague

### City Tower

**Generalist Capital Management SICAV, a.s.**

Hvězdova 1716/2b  
140 00 Prague  
Czech Republic



## Bratislava

### Nivy Tower

**Generalist Capital SK s.r.o.**

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# Disclaimer



Generalist Capital Management SICAV, a.s. is a fund of qualified investors according to Act No. 240/2013 Coll., on investment companies and investment funds. An exclusively qualified investor within the meaning of Section 272 of this Act may become a shareholder of the fund. AVANT investiční společnost, a.s., is the fund manager of qualified investors according to the law. 240/2013 Sb.

The manager warns investors that the value of the investment in the fund may fall or rise and the return on the amount originally invested is not guaranteed. The fund's performance in prior periods does not guarantee the same or higher performance in the future. The investment in the fund is intended to achieve a return on its medium and long-term holding and is therefore not suitable for short-term speculation. In particular, potential investors should consider the specific risks that may arise from the fund's investment objectives as set out in its fund rules. The investment objectives are reflected in the recommended investment horizon as well as in the fund's fees and costs. The information on the website is only informative and does not constitute a proposal for the conclusion of a contract or a public offer in accordance with the provisions of the Civil Code.

The Fund's Key Information Communication (KID) is available at <https://www.avantfunds.cz/en/obligation/>. The information can be obtained in paper form at the registered office of AVANT investiční společnost, a.s. CITY TOWER, Hvězdova 1716/2b, 140 00 Praha 4 – Nusle. Further information on the Common Reporting Standard (CRS) and the Foreign Account Tax Compliance Act (FATCA) and other important information can be obtained at <https://www.avantfunds.cz/en/important-information/>.