



Silverline
Real Estate

CNB CZECH
NATIONAL BANK
REGULATOR

CODYA
INVESTIČNÍ SPOL. S R.O.
FUND MANAGER AND
ADMINISTRATOR

CYRRUS
FUND DEPOSITORY

CONSEQ
BROKER

RESIDENTIAL DEVELOPMENT

Silverline Real Estate is an Accredited (Qualified) Investor Fund focused on residential development with headquarters in the Czech Republic. The fund identifies and implements high-margin development projects primarily in the Czech Republic.

The fund focuses on smaller to mid-sized projects with shorter turnaround cycles and in locations with high market liquidity.

WITH STABLE DOUBLE-DIGIT NET RETURNS

KEY FIGURES

10-12 % p.a.
Targeted and
historical return

~43 mil EUR
fund capital

~57 mil EUR
Assets under management

~12 mil EUR
Value of founders
capital in the fund

11
Years in the residential
development market

10
Portfolio projects

~800
Accredited investors

<30 %
LTV of Silverline group

LIBČICE NAD VLTAVOU

JOSEFŮV DŮL

PRAHA-LIBEŇ



PRAHA-KRÁLOVICE

PRAHA-KOLODĚJE

STRUHAŘOV

VYSOKÝ ÚJEZD



BRNO-ZÁBRDOVICE

PRAHA-HOLEŠOVICE

OSTRAVA

PLZEŇ



SILVERLINE FOUNDER



DAN VAŠKO

Founder & CEO

Graduated from the Institute of Economic Studies (IES) at the Faculty of Economics, Charles University and International Business at the University of Economics in Prague

For ten years, he worked as a management consultant, mainly in the field of private equity funds

In 2016, he founded Silverline Ventures, a company that renovated apartments and placed them on short-term rental platforms; Silverline Ventures has been growing rapidly since its establishment

At the turn of 2021/22, he founded Silverline Real Estate, an Accredited investor fund with an initial deposit of EUR ~3 mil.

Fund capital has grown to more than EUR 40 mil.; Also, Silverline Real Estate has also exceeded target returns since its establishment

Dan Vaško is the sole holder of the founding shares of Silverline Real Estate, acts as CEO of the Silverline group and is heavily involved in the fund with his capital

Long-term ambition is to develop Silverline into a strong international investment group spreading over Europe and USA

INVESTMENT TERMS

Investment stock class	Stock class A (CZK)	Stock class B (CZK)	Stock class E (EUR)	Stock class I (CZK)
Proposition	10 % p.a. preferred return ²	7 % p.a. preferred return ² + 50 % performance bonus	9 % p.a. preferred return ²	7.5 % p.a. preferred return ²
Exit fee³	Year 1. – 8 %, Year 2. – 6 %, Year 3. – 4 %, after 36 months – 0 %			Year 1 – 4 %, after 12 months – 0 %
Legal form	Accredited (Qualified) Investor Fund; legal form “SICAV“			
Minimum investment	1,000,000 CZK or equivalent in EUR (or as low as 100,000 CZK or equivalent in EUR, subject to total investment of CZK 1 mil. or its EUR equivalent to funds under same Fund manager) ¹			
Entry fee	Max. 5 % of the investment			
Management fee	Max. 1.6 % p.a. ⁴			
Frequency of investment rounds and appraisals	Monthly basis			
Liquidity	~8 weeks from the end of the month in which the redemption request was submitted (under standard circumstances; excluding the audited period) ⁵			
Risk indicator (SRI)	6			
Total expense ratio (TER)	2.01% p.a. (investment stock class B)			

1. Investment as low as 100,000 CZK is possible if investment of CZK 1 mil. is spread among multiple Accredited Investor Funds overseen by same Fund Manager (Codya IS in case of Silverline Real Estate) 2. Preferred return is a form of guarantee for investors: any profit gained in the fund since its foundation can be distributed among founders only after target returns for investors are fulfilled 3. Calculated based on actual value of investment stock; 4. Management fee max. 1.6 % p.a. as per fund statute is applied on gross return of the fund and thus does not lower the preferred return for investors 5. According to the statute, the possibility of withholding redemption payments in the event of a crisis situation for up to 6 months from the end of the month in which the redemption request was submitted.

LINKEDIN



This is a promotional communication and not an offer or call for investment. Only a qualified investor within the meaning of Section 272 of Act No. 240/2013 of the Civil Code, may become an investor. Before making any final investment decision, please read the fund's Articles of Association (fund's statute) and Key Information Document (KID), which are available in Czech at www.codyainvest.cz (in some cases available only after logging into client access). Investments in investment instruments are risky and may result in losses under unfavorable circumstances. Value of investment instruments changes over time and historical results are not an indication or guarantee of future results. Returns and yields on investments are not guaranteed. Return for an investor in foreign currency may increase or decrease due to fluctuations in currency exchange rates. Specific risks and details thereof, as well as details of investor rights, can be found in the fund's Articles of Association (fund's statute), KID, or fund's articles of incorporation (fund's regulations).

✉ INVEST@SILVERLINERE.COM

☎ +420 601 576 328

WEB

