

We are introducing Smetanka Park, a modern urban housing

A long-standing brownfield in front of the Olomouc railway station will be replaced by a multipurpose complex Smetanka Park. Our intention is to offer 400+ apartments on a total area of 40,000 m².

[More about real estate on page 4 »](#)

Real estate

CZK 25 billion
under management

CREIF Fund

40,53 %
yield since the establishment of the fund in 2016

Telecommunications

CZK 1.6 billion
projected Sutel Group revenues in 2023



We are planning further acquisitions in telecommunications projects

We plan to make further investments in the infrastructure that will allow us to build up to 150,000 fibre optic connections in Slovakia, where we currently own and operate 600 kilometres of FibreNet backbone network.

[More telecommunications news on page 10 »](#)



This year, the CREIF Real Estate Fund celebrated its seventh birthday

Since its establishment, the investors have gained more than CZK 1 billion in appreciation.

[More CREIF Fund news on page 8 »](#)



Editorial

Dear friends of DRFG Investment Group,

it is my pleasure to greet you here. In your hands, you are holding a copy of our nontraditional newsletter. It aims to keep you informed about our activities across the group – to keep you up to date.

In this issue we will update you on the news from the world of retail parks and shopping centres, which are part of the funds under the Czech Fund brand, and which are carefully looked after by our colleagues from Real Estate Facility Management. We will also share the latest addition to the fund.

We will reveal the progress of our development projects, and which buildings will welcome their first owners in the coming weeks and months. We will also introduce the new DRFG HOME division that will soon focus on residential housing sales.

There will also be some news from the telecommunications sector.

I hope, that not only during the summer and vacation days, you will spare some moments to browse through this special edition we have enthusiastically prepared for you. Enjoy the long sunny days and the time with your family and friends.

David Rusňák

Chairman of the Board

"The Czech market is small for us – after having entered the Polish retail parks, there are Slovakia, Croatia and Romania waiting for us; however interesting business opportunities are also in Slovenia."



Josef Šilhánek
Director of DRGF Real Estate

Did you know that...

The total area of the land in commercial projects of the group is 179,583 m².



A new skyscraper will be erected in Bratislava downtown – ISTER TOWER

Another skyscraper will complete the panorama of Bratislava. The multifunctional complex Ister Tower will be built in cooperation with local developer The Galata Group. The project, unique in Central Europe, will be located in the city centre near other high-rise buildings such as Sky Park, Eurovea Tower or Nivy Tower. The project, with a total market value of nearly CZK 6 billion, will offer approximately 500 residential units, commercial space and ample parking lots.



Acquisition of a new development project Tři Dvory

We have announced the acquisition of a new development project Tři Dvory, which will offer housing for an unusual family life in an attractive location, in perfect harmony with nature.

This project is aimed primarily at young families, couples and singles, which means practically at everyone who is looking for the housing with a lot of benefits, yet in an excellent quality and at affordable price with good trans-

Exceptional housing near the golf resort – GREEN Mladá Boleslav

A new apartment building with a private garden will be built in an attractive 50-minute driving distance to the centre of Prague, in a beautiful location in Mladá Boleslav.

Apartments Green Mladá Boleslav can be found amidst the greenery of the golf course in Michalovice, a quiet city district of Mladá Boleslav. The project will offer 106 apartments in sizes 1+kk to 4+kk, 61 underground parking lots and 80 outdoor parking lots. The ground floor will also offer three commercial premises that will increase the quality of community facilities and increase the satisfaction of its residents.



-  **CZK 1 billion**
market value of the project
-  **spring 2026**
expected completion date
-  **159**
apartments of various sizes from 1+kk to 4+kk



Let me introduce DRFG Home

The new DRFG HOME division will focus on the sale of residential housing. The development projects offer first-class housing for people who have clear ideas about their homes. We build homes that bring people comfort and joy.

EXPERIENCED TEAM



Michaela Hubáčková

Michaela is responsible for the management of development and residential projects under implementation and in preparation phase. She has more than 25 years of experience in development and senior project management. During her professional life she has been through a number of senior positions in development and project management. She has worked as a business department and development director at Tempus Group and as a head of development project preparation at Bidli development.



Martin Nesládek

In the new DRFG Home division, Martin is responsible for product strategy and sales of development and residential projects. Martin is an experienced property sales manager with a background in development, finance and retail market. He has been in real estate for 20 years. Among other things, he gained his experience as the founder of his own real estate agency and co-owner and area director responsible for real estate in ESTY.

We are preparing a new website

Prevailing colours of the DRFG Home website will be emerald and gold.



Did you know that...

Within the properties that are part of the Czech Real Estate Investment Fund (CREIF) you can simply recharge your electric cars during your shopping.

These charging stations are currently located within the premises of retail parks and shopping centres in OC Haná, Olomouc City and Berounka Park Plzeň, whereas in the near future you will also be able to charge your electric cars in Ostrava, Most and other cities.



"We help our partners to mitigate the impact of energy crisis by saving operational costs."

Angelika Houdková

Executive Director of Real Estate Facility Management

Thanks to our active energy management, in the first quarter of 2023, our tenants can benefit from the power supply that is by 31% cheaper than the government's cap.

Czech Real Estate Investment Fund (CREIF) celebrated the 7th birthday

Since its establishment it has become one of the largest real estate funds in the country. It's portfolio holds 30+ properties and it still has been a convenient and safe instrument especially for conservative investors. It focuses primarily on retail properties not only in our country, but also in neighbouring Poland. If you want to know

more, scan the QR code and watch our video commentary in which our chief economist Martin Slaný assesses the seven years' presence of the fund on the market.



The fundamental strategy of the fund remains the same – to maintain a conservative approach to investments, whereas the non-real estate yield assets should prevail.



"Investments in real estate development bring not only interesting appreciation at a reasonable level of risk. At the same time, the investor participates in projects that bring lasting added value and can be 'touched'. The funds in the CZECH FUND's portfolio are among the most stable in the Czech Republic."

Juraj Černička

A member of the Investment Committee of the Czech Development Fund SICAV



Rózana Gallery: the fund expanded its portfolio in Poland

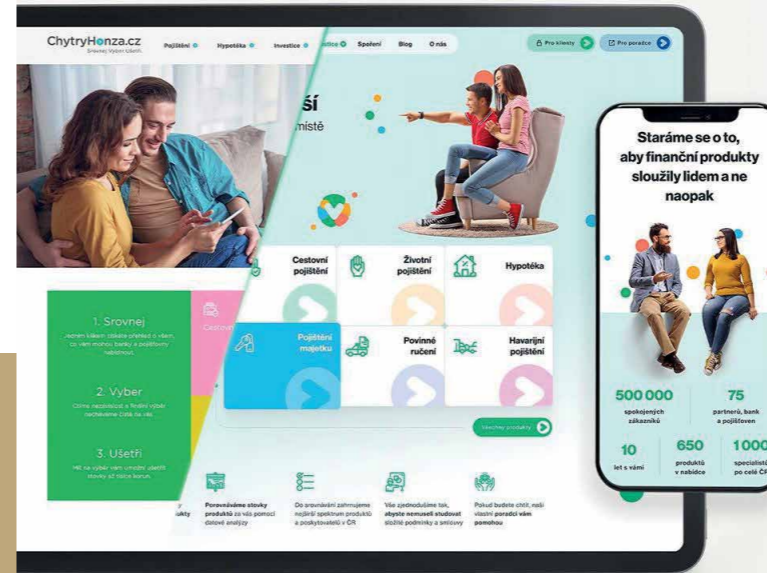
We are introducing one of the latest additions to the Czech Real Estate Investment Fund portfolio (CREIF) - Galeria Rózana, a modern regional centre in Kutno, Poland. With a sales area of 16,100 m2 the gallery offers its customers a wide range of brands in various shopping categories, including fashion, sports, interior design, electronics and others. The centre's tenants include Polish and foreign retailers such as H&M, Jysk, Media Expert, Reserved, Mohito, Sinsay, Diverse, Cropp Town, 4F, Martes Sport, CCC, Rossmann and Brijju.

The Spojovací Residence is close to its completion

The Spojovací Residence in Prague Vysočany, the development project, which is part of the Czech Development Fund SICAV (CDF), is successfully nearing its completion; the complex is to be inspected for final approval in the end of summer. The building has gained on speed during the last few months. The interior plastering has been finished; the exterior facade is mostly completed as well as the entire roof cladding. The floors have been covered with concrete and the flooring will follow.

Now, it will be possible to invest in CREIF FUND also in EUROS

We have good news for investors in euro currency. Now, it will be possible to invest in the fund starting from EUR 125 per month.



Chytrý Honza website for end customers was upgraded

Not long ago we launched a new website chytryhonza.cz, which has been used by our end customers. It has gone through a major facelift. Now, it is clearly arranged and has a new and fresh design. How do you like it?

www.chytryhonza.cz

"There are more and more people who started wondering how to protect their money from inflation and long-term devaluation. This phenomenon has, up to a certain extent, stirred up investment decisions. As a result, the advisory market makes efforts to navigate the clients and to indicate the options, to show them how to use investment instruments and how to protect their money from devaluation over the long-term."

Jan Bartušek

Director of DRFG Financial Services



"We are one of the most important service providers for telecommunications operators in six countries in the Central and Western Europe."



Roman Řezniče
Vice-Chairman of the Board of Directors of DRFG and founder of Suntel Group

Improved coverage on Tropical Island

Our colleagues from Suntel Czech have successfully completed a modern connection at one of Germany's most popular tourist locations near Berlin.

Thanks to our efforts and technological innovations, we have secured stronger and more reliable signal for all visitors to Tropical Island. Now, visitors can enjoy maximum connectivity and share their best experiences directly from this tropical paradise.



We are introducing a new bond issue aimed at telecommunications



Telecommunications is a perspective domain, which we understand very well. Moreover, it is a sector earning a very interesting yield. .

The period of summer encounters is over

Every year in spring and summer, we meet our dear clients and business partners in Prague and Brno. This year we added another Moravian city to our meeting schedule; and judging by the feedback and local mood, the evening in Ostrava turned out to be a great success.

We used the opportunity and briefed our guests on the latest projects of our investment group in the sector of real estate and investment funds. We have also introduced the most interesting telecommunications projects.



Brno

Prague

Ostrava

In a few months, both of our offices will be relocated to a brand-new, beautiful premises.



In Prague, in the modern urban district of Nová Waltrovka, we are almost finished. From September, you can find us at this new address.

The new premises in Brno, which are part of the Brno Exhibition Centre, will be handed over at the beginning of the next year.

CZECH FUND in Karlovy Vary – the 5th year

The grand movie season is over.

The 57th Karlovy Vary International Film Festival began at the end of June and offered ten days filled with (not only) cinematic experiences, artistic talents and inspiring stories.

As a long-time proud partner of the festival, even this year, we were at the very centre of the festival happenings.



"The funds, which we raise, are directed towards proven social service providers or directly to specific people in need. Every bit of help counts."



Petra Rusňáková

Chairwoman of the Board of Directors

In the past year, the DRFG Foundation continued to collaborate on several long-term a matter of the heart projects, however, we also supported several new organizations as well as individuals. The overview of supported projects forms a part of the Foundation's Annual Report.

DRFG | Foundation

We are grateful for your support and we would be delighted if you stay with us or if newcomers will join us.

Let's help together

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