



Generalist Capital Management SICAV, a.s.

Real Estate II.

Qualified Investor Fund

www.generalistcapital.com



Foreword

The growing demand for housing in European cities is creating new investment opportunities in build-to-rent (BTR) and long-term apartment rental sector. The investment focus of Real Estate II. is to acquire and consolidate a portfolio of rental apartments and a subsequent sale of the portfolio to an institutional buyer at the end of the investment horizon.



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 II.

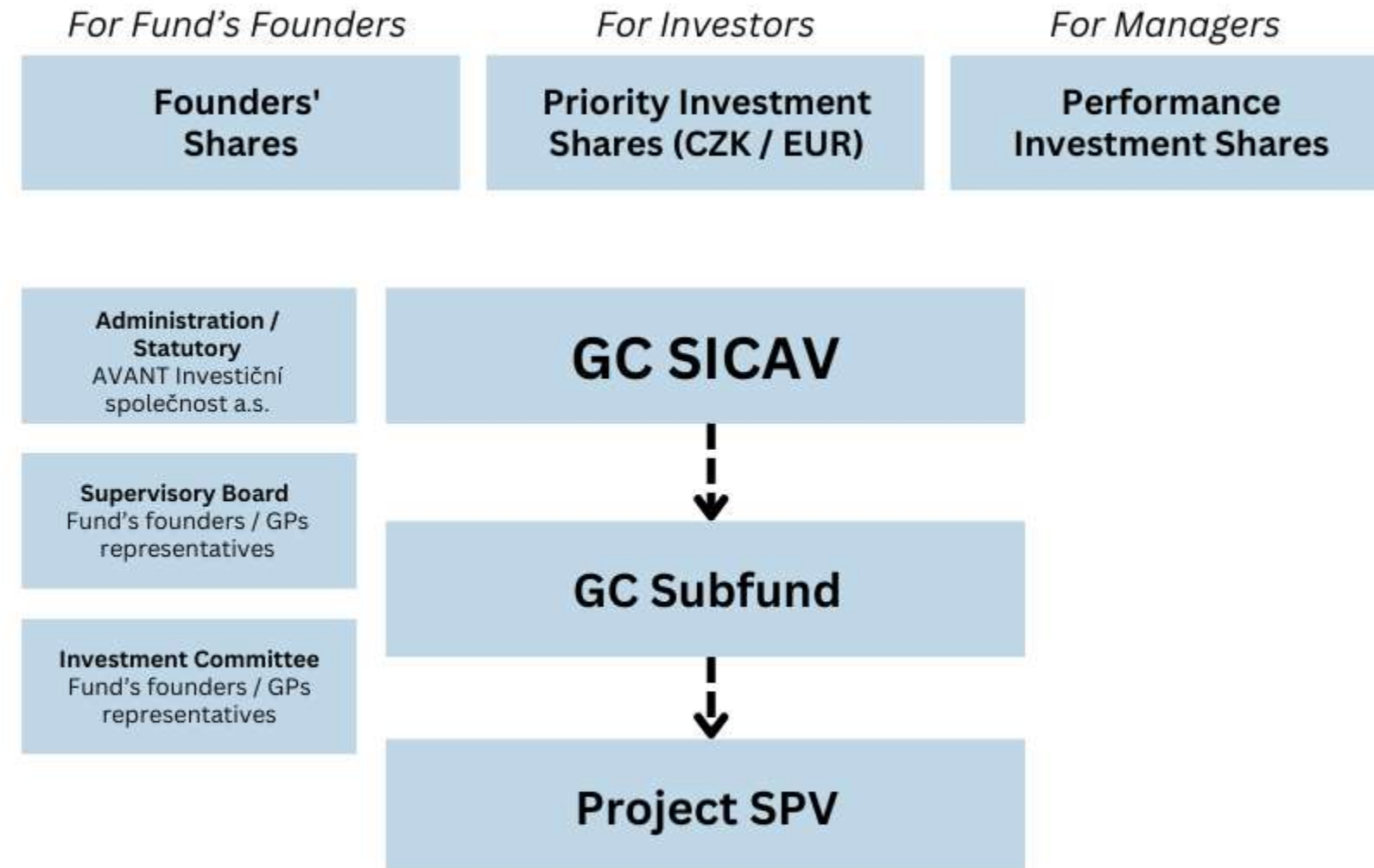
Investment Focus	Rental Housing Acquisitions and Consolidation
Target Market	CEE
Investment Horizon	7 - 10 Years
Target Return	TBD
Average Investment	€2 million - €10 million
Exit Strategy	Sale of the Rental Apartment Portfolio to an Institutional Buyer
Fund Inception	Q3/2023



Fact Sheet | Real Estate II. Subfund

Investment Focus	Rental Housing Acquisitions and Consolidation	Exit Fee	TBD
Legal Form	SICAV (joint stock company with variable share capital)	Fund Income Taxation	5% of the Fund's Profit
Subfund	Real Estate II.	Shareholder Taxation (Natural Person)	15% for Redemption up to 3 Years, 0% for Redemption after 3 years
Target AUM in 7 years	TBD	Investment Shares Class	Priority Investment Shares (PIA)
Public Tradability	Prague Stock Exchange (in EUR)	Target Return (% p.a.)	TBD
Investment Shares Issue Freq.	Quarterly	Fund's Duration	An Indefinite Period
Minimum Investments	EUR 125,000 CZK 1,000,000	Fund's Manager and Administrator	AVANT investiční společnost, a.s. (joint-stock company)
Entry Fee	0% - 3%	Depository Bank	CYRRUS, a.s. (joint-stock company)
Investment Horizon	7 - 10 Years	Auditor	KPMG Česká republika Audit, s.r.o (limited liability company)
Investment Shares Redemption Freq.	Quarterly (Investment Share Redemption up to 5 months)	Regulator	Czech National Bank and the Czech Republic

Fund Structure



Benefits for Investors

Experienced asset and investment managers

Multi-national operations and global reach

5% taxation on the Fund's profits

0% income tax on shareholders profit after 3 years

Transparent structure aligned with international standards

Regulation by the Czech National Bank (CNB)

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

Investment shares liquidity provided via the Prague Stock Exchange

Wide range of possibilities for investment focus and limits

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



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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/>.