

AEQUITAS CAPITAL INVESTMENT A.S.

Our fund invests in the construction of apartment houses in attractive locations of the Czech mountains. Invest with us in something that makes sense.

ADDRESS TO :

Na Bělidle 997/15
150 00 Praha 5
Email: info@aequitascapital.eu



Mlýn Herlíkovice
Krkonosé | Hradec Králové Region



Rezidence Pod Portáškami
Pec pod Sněžkou | Hradec Králové Region

DISCLAIMER

This pitch book based on the web-site www.aequitascapital.cz/investicni-fond is a presentation of the fund of qualified investors Aequitas Capital Investment SICAV a.s. ("the Fund"), managed by the investment company DELTA Investiční společnost, a.s., IČO: 03232051, with its registered office at Sokolovská 9, 186 00 Prague 8, Czech Republic, registered in the Commercial Register maintained by the Municipal Court in Prague, Section B, Insert 19885 (hereinafter referred to as "DELTA IS") and is for informational and promotional purposes only and is not an offer or invitation to invest, investment recommendation, investment advice or analysis of investment opportunities. DELTA IS is subject to the supervision of the Czech National Bank, Na Příkopě 28, 115 03 Prague 1, www.cnb.cz. The exercise of supervision by the Czech National Bank is not a guarantee of investment return or performance of the Fund. The exercise of supervision by the Czech National Bank cannot exclude the possibility of a breach of the legal obligations or the statutes of the DELTA IS Fund, the Depositary or any other person and does not guarantee that any damage caused by such breach will be compensated.

Further information on the Fund's investment strategy is set out in the Fund's Articles of Association. The Fund's Articles of Association in the Czech language are available on the afore-mentioned website and can also be obtained on request in electronic or paper form from DELTA IS.

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

INVESTMENT HIGHLIGHTS

Management team with
extensive experience

Effective property sales even
during pandemic

Competitive mix of valuable
locations in the Czech
mountains and a wide range
of residential options

AEQUITAS
CAPITAL INVESTMENT

Supervision by
the Czech National Bank

Supervision of financial
reporting & administrative
procedures under control of
the Czech National Bank's
agent company

Sustainable business and an
uncompromising focus on
quality for long-term
appreciation in value

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

ABOUT US

Aequitas Capital Investment SICAV

We are an investment fund dedicated to the development of apartment buildings in the Czech mountains. We offer so-called "second homes" in the most attractive locations and come with attractive investment opportunities.

VISION

The primary focus of Aequitas Capital Investment Fund is real-estate projects in attractive locations in the mountains of the Czech Republic.

So-called "second homes" outside the city that can be used for both personal recreation and renting have only been gaining in popularity during the coronavirus pandemic.

As people could not widely travel abroad, various services were restricted and there was a significant shift of work from offices to home offices, more and more people started to look for an alternative to living in big cities.

It is also thanks to this fact that investing in the construction of apartment houses in the Czech mountains has proven very attractive and profitable.

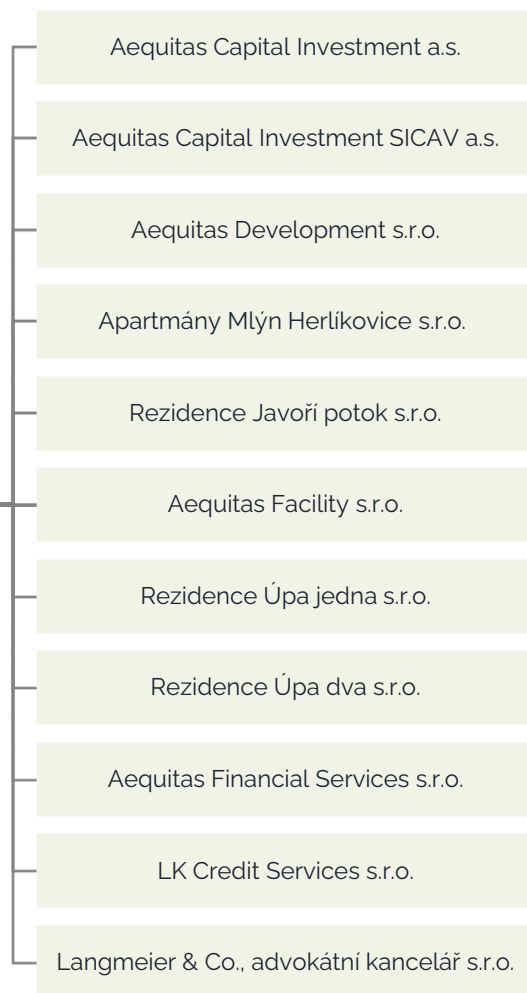


HISTORY AND FUTURE OF THE FUND



STRUCTURE OF THE AEQUITAS INVESTMENT GROUP

AEQUITAS INVESTMENT GROUP



Controlling person	Company name, ID number	Address	Share / voting rights
JUDr. Jan Langmeier	Langmeier & Co., advokátní kancelář s.r.o., ID: 02870355	Na bělidle 997/15, 150 00 Praha 5	100 %
JUDr. Jan Langmeier	Aequitas Real Estate, s.r.o. ID: 03524876	Na bělidle 997/15, 150 00 Praha 5	100 %
JUDr. Jan Langmeier	Aequitas Development s.r.o. ID: 03959813	Na bělidle 997/15, 150 00 Praha 5	100 %
JUDr. Jan Langmeier	Langmeier & Co., insolvenční správci v.o.s. ID: 07860498	Na bělidle 997/15, 150 00 Praha 5	98% (of which 80% of the voting rights are held by Langmeier & Co., advokátní kancelář s.r.o.)
JUDr. Jan Langmeier	LK Credit Services, s.r.o. ID: 03373291	Na bělidle 997/15, 150 00 Praha 5	50% (partners acting unanimously)

WE ARE COMMITTED TO TRANSPARENCY



Due Diligence

Aequitas Capital Investment SICAV a.s. has its headquarters in Prague, the Czech Republic, and is supervised by the Czech National Bank (Česká národní banka).

Aequitas Capital Investment SICAV a.s. and all affiliated entities are firmly committed to participating in international efforts to prevent money laundering and the financing of terrorism and run business in compliance with applicable rules and international best practices.

Aequitas Capital Investment SICAV a.s. adheres to transparency by publishing relevant documents to assist our partners and creditors in fulfilling the international "Know-Your-Customer" standards.

WHY INVEST WITH US?

Valuing your spare capital



Purposeful investment

We focus on development projects in the Czech mountains. It is the unique location that is the key factor in our investment, but also in yours.



Immediate opportunity

The current situation favours investment in real estate projects. In the Czech mountains, these opportunities will not be repeated.



Balanced appreciation

Returns from the sale of mountain apartments promise a stable appreciation of the investment over a medium-term horizon of three years.

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

THE PROPERTY OVERVIEW

Rezidence Pod Portáškami



Location

Pec pod Sněžkou
Hradec Králové
Region



Current project status

Project and design
study



Total investment value

Over 40.000.000 EUR



Financing

Start of the investment
journey



TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

INVESTMENT OPPORTUNITIES

Your investment journey

Real Estate Bonds
Aequitas Capital investment

€2.000,-

Minimum investment

At a time when inflation is devaluing funds even in savings accounts, real estate bonds are a reliable protection for your spare capital.

Investment Fund
Aequitas Capital investment

€40.000,-

Minimum investment

Put your free money directly into our fund regulated by the Czech National Bank and profit from unique real estate projects in the Czech mountains.

Investment in a specific project

€400.000,-

Minimum investment

Become a private investor in one of our real estate projects. We will discuss your ideas and agree on individual terms.



Unlock your
opportunities

PROPERTY BONDS | Aequitas Capital Investment a.s.

Key aspects of the investment



High demand

We take advantage of the growing demand for second homes in the Czech mountains



Predictable appreciation

Projects with corresponding appreciation that is also well predictable over several years



Experienced partners

We work with partners who are among the most experienced in their fields



Protection against inflation

At a time when inflation is devaluing money even in savings accounts, property bonds are a reliable means of protection



Service cultivation

We want to contribute to the cultivation of accommodation services in the Czech mountains



Knowledge of the environment

We have excellent knowledge of and experience with the environment. We know how to bring our projects to a successful conclusion

BOND ISSUE PARAMETERS

Issuer: Aequitas Capital Investment a.s.

Aequitas Development 7 %/2026

7,00 %

gross return per annum

Nominal value: 50 000 CZK

Net return: 5,95 % p. a.

Start of issue: 01.09.2021

Issue maturity: 31.08.2026

Coupon payment: quarterly

Quarterly net yield: 1,49 %

Total nominal value: up to 100.000.000 CZK

Aequitas Development 8,5 %/2025

8,50 %

gross return per annum

Nominal value: 50 000 CZK

Net return: 7,23 % p. a.

Start of issue: 11.04.2022

Issue maturity: 10.04.2025

Coupon payment: Annually

Total nominal value: up to 30.000.000 CZK

Aequitas Development 8 %/2025

8,00 %

gross return per annum

Nominal value: 50 000 CZK

Net return: 6,8% p.a.

Start of issue: 01.06.2022

Issue maturity: 31.05.2025

Coupon payment: monthly

Total nominal value: up to 30.000.000 CZK

INVESTMENT STRATEGY

Our plan for future



Subject of investment:

We purchase commercial properties in attractive locations in the Czech mountains, which most often operated or still operate as accommodation facilities. Based on expert analysis, we either reconstruct these properties or demolish them and build new ones in their place.



Property selection procedure:

These are buildings whose standards do not correspond to the requirements of modern times, often they are practically no longer functional. For their owners, selling the property is usually the ideal option. We always want the new project to bring benefits to its surroundings, not problems.



Clear potential:

We focus exclusively on the construction of apart-hotel residences, with majority of apartments going on free sale. We have already verified the interest in the Mlýn Herlikovice project, where construction started in the summer of 2021 and half of the apartments were booked by November 2021.



Complex solution:

But our projects are not just concrete cubes that we completely sell off and move on. Experienced architects design buildings that don't damage the character of the surrounding area. In addition, residential projects also include non-residential spaces - restaurants, wellness facilities, pharmacies, medical offices, etc.

AEQUITAS RESTRUCTURING AND DEVELOPMENT SUBFUND

Aequitas Capital Investment SICAV a.s.



**SUPERVISORY
AUTHORITY**

Česká národní banka



**FUND MANAGER &
ADMINISTRATOR**

DELTA Investiční
společnost, a.s.



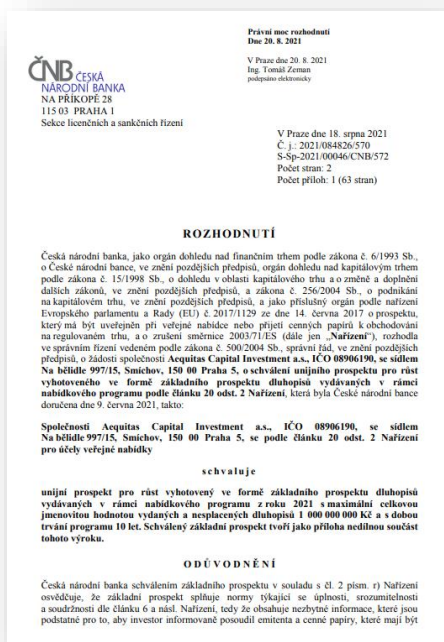
DEPOSITOR

Československá
obchodní banka, a.s.



AUDITOR

APOGEO Audit, s.r.o.



AEQUITAS RESTRUCTURING AND DEVELOPMENT SUBFUND

Aequitas Capital Investment SICAV a.s.



Focus of the Fund

Mountain real estate, restructuring projects



Legal form

Joint-stock company with variable share capital



Minimum investment

1 000 000 CZK,
or alternatively 125 000 EUR



Redemption of investment shares

Within 12 months of client's request



Exit fee

20 % if redeemed within three years;
0 % on redemption after three years



Types of investment shares

Priority (PIA), Performance (VIA)



Publicly traded

Yes



Entry fee

0 – 3%



Recommended investment horizon

Five years



Expected average return*

(with a holding period of 5 years)
6,92 % p. a. (PIA); 10,20 % p. a. (VIA);



Fund manager and administrator

DELTA Investiční společnost, a.s.



Depositor

Československá obchodní banka, a.s.

*The return is subject to investment risk and the return on the invested amount is not guaranteed and that it is an estimated future return that does not guarantee actual returns.

The fund is administered and managed by DELTA Investiční společnost, a.s., which is subject to the supervision of the Czech National Bank. Only a qualified investor within the meaning of Section 272 of Act No. 240/2013 Coll., On Investment Companies and Investment Funds, may become an investor of the Fund.

FUND MANAGER & ADMINISTRATOR

DELTA Investiční společnost, a.s.



DELTA Investiční společnost, a.s. deals with the establishment, management and administration of qualified investors' funds according to Act No. 240/2013 Coll. on investment companies and investment funds with the provision of complete services.

DELTA Investiční společnost, a.s. obtained authorization by the decision of the Czech National Bank, File no. 2014/016410/CNB/570, Sp/2013/526/571, on 11 July 2014, which came into force on 16 July 2014, authorized to manage and administer qualified investors' funds.

The sole shareholder of the Fund is NETAX Invest s.r.o., IČ 01592041, with its registered office at Sokolovská 675/9, Karlín 186 00 Prague 8, entered into the Commercial Register kept by the Regional Court in Brno, Section C, entry number 112484.

PRIVATE INVESTMENTS

Aequitas Capital Investment SICAV a.s.

Do you like to invest in specific projects? We offer you the opportunity to join as an investor directly in one of our fund's current or future real estate projects. Build with us mountain residences in the most attractive locations of the Czech mountains!



Mlýn Herlíkovice



Rezidence
Pod Portáškami

Become an investment partner. We know that when you decide where to invest your funds, you consider everything carefully. We understand this because we also invest wisely and each of our investments goes through several decision-making stages. As a result, we can provide investors with exclusive negotiations and individual terms for their investment. So, you don't have to invest directly in a fund or buy bonds, but you can participate in a specific project as a private investor.

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

MARKET ANALYSIS

The Czech Republic at a glance



 10,7 mln
people

 78,864
sq. km

Key Data

Y-O-Y Industrial Production Growth*: -3,8% in April 2022

Y-O-Y CPI**: +16% in May 2022

Y-O-Y GDP growth rate (real)**: +4,8% in May 2022

Credit Ratings:
Fitch AA- (Outlook Negative)
Moody's Aa3 (Outlook Stable)
S&P AA- (Outlook Stable)

Unemployment rate***:
2,3% (+1% Y-O-Y)
in January 2022

- The Czech economy is projected to grow by 1.8% in 2022 and 2% in 2023, according to the OECD Economic outlook
- Since June 2021, the Czech National Bank has cumulatively raised its policy interest rate to 5.75% in May 2022 and further rate rises are assumed until the summer of 2022
- The CNB reintroduced limits on new mortgage loans (based on debt-to-income and debt service-to-income ratios) to limit risks accumulating in the housing market
- Targeted income-support measures to protect the vulnerable from rising energy prices include a temporary reduction in the excise duty on diesel and petrol, state guarantees for loans to the SMEs affected by rising energy costs, a delay of VAT payments for firms in the transport sector, and increased and extended housing allowances

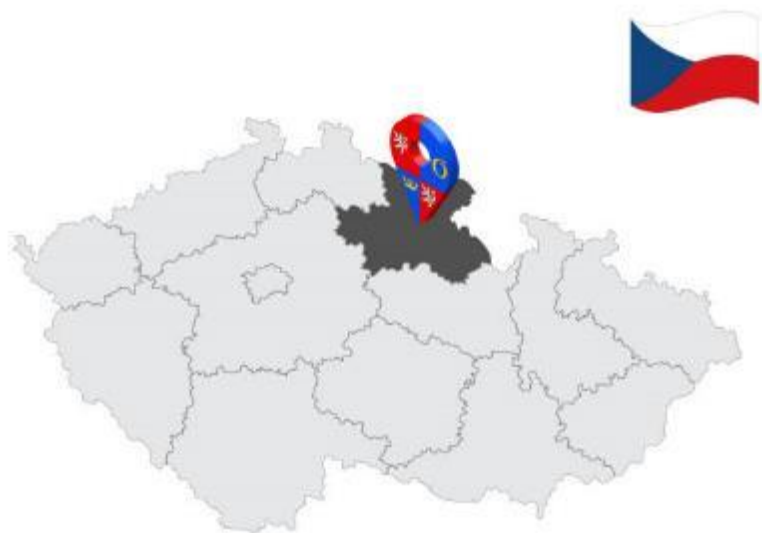
Sources: */ tradingeconomics.com

**/ kurzy.cz

***/ czso.cz

SUB-MARKET ANALYSIS

Krkonoše mountain region



160 km
from Prague

The Region's advantages

- a competitive tourism destination with the most valuable localities of the *Krkonoše National Park* and *Sněžka*, the highest peak of the country
- a wide range of recreational activities (skiing, snowboarding, hiking, cycling, wakeboarding, sightseeing, etc.)
- ideally situated on the economic crossroads between the Czech Republic and Poland – as the member of Euroregion Glacensis association

AVG Home Value in Krkonoše:

150.000 – 250.000 CZK/sqm (according to location)

Unemployment rate* : 2.6%

Source:

* / statista.com

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

FINANCIAL HIGHLIGHTS

Projected Income and Expenses

1 CZK = 0,0404 EUR

Basic planned financial data	Apartmány Herlíkovice		Rezidence pod Portáškami Pec pod Sněžkou (4 SPV, 7 buildings)	
Initial investment (purchase)	30.000.000,- CZK	1.212.000,- EUR	170.000.000,- CZK	6.868.000,- EUR
Investment costs (construction)	95.000.000,- CZK	3.838.000,- EUR	770.000.000,- CZK	31.108.000,- EUR
Non-investment costs (incl. project. fin.)	14.250.000,- CZK	494.900,- EUR	290.000.000,- CZK	11.716.000,- EUR
Sales	180.000.000,- CZK	7.272.000,- EUR	1.550.000.000,- CZK	62.620.000,- EUR
Gross profit (excluding cost of equity capital)	40.750.000,- CZK	1.646.300,- EUR	320.000.000,- CZK	12.928.000,- EUR

Source: *Union Growth Prospectus*

TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

PORTFOLIO

Mlýn Herlíkovice



Location

Herlíkovice, Krkonoše
Hradec Králové
Region



Planned completion date

Spring 2023



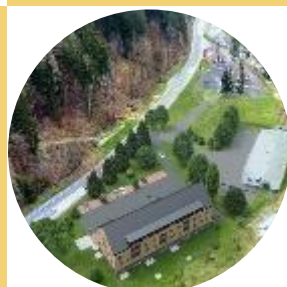
Current project status

Under construction.
75% is already done!



Total investment value

8.000.000 EUR



Financing

All project has
already been
financed



Sales

Half of the apartments
were booked by
November 2021



TABLE OF CONTENTS

1.	Investment Highlights
2.	About Us
3.	The Property Overview
4.	Investment Opportunities
5.	Market Analysis
6.	Financial Highlights
7.	Portfolio
8.	Our Team

OUR TEAM

Fund Managers



JUDR. JAN LANGMEIER



Founder and Chairman of the Supervisory Board, Member of the Investment Committee

Attorney and insolvency administrator with special permission. He is on the list of liquidators and receivers maintained by the Czech National Bank (for investment companies and investment funds and for securities traders, banks, insurance companies, etc.)



MGR. FILIP SHRBNÝ



Executive Director

Responsible for management of the company and for technical and professional analysis of the technologies of the company portfolio, for evaluation and ongoing management of private equity investments and management of portfolio investment companies.



ING. JAN KOLLERT



Chief Financial Officer

He is also the CEO of LK Credit Services, s.r.o. At Aequitas Capital Investment, a.s., Jan is responsible for financial analyses, resource optimisation for project investments and overall management of the group's cash flow.

OUR TEAM

Investment Committee



**JUDR. ING. MICHAL HÁJEK,
LL.M. ET. LL.M.**



Member of the Investment
Committee

Over 15 years of experience in financial and investment management. Member of the Association of Chartered Certified Accountants, Certified Practising Accountant of Australia and member of the Chartered Financial Analyst Institute



ING. DOMINIK HART



Member of the Investment
Committee

Insolvency administrator and insolvency administrator with special authorization, with extensive experience in insolvencies of companies with annual turnover of at least CZK 100 mln or with >100 employees



ING. JIŘÍ LÍVANEC



Division Manager

About 20 years of experience in real estate and property development, especially with large property development projects, namely multi-unit residentials, luxury villas, as well as apartment-building projects in the Krkonoše mountains



**ING. ARCH. LUKÁŠ
OBRŠÁL**



Chief Architect

Chartered architect for civil engineering (Czech Chamber of Architects), having more than 20 years of experience in architecture and property development, with portfolio of successful projects in Prague, Hradec Králové and Costa Rica

**THANK YOU
for attention**

Na Bělidle 997/15
150 00 Praha 5
Cell: +420 603 937 776
Email: info@aequitascapital.eu