WHY INVEST IN YDEAL FUNDS?

1. WE FOLLOW PROVEN ANALYSES

As an investor, you will always receive a 100% verified and expert-backed assessment of the fair value of the asset from an expert witness or a certified RICS member.

2. OUR PORTFOLIO UNDERGOES STRICT SELECTION

We focus on commercial real estate with a stable income and expert-verified collectable cars with a unique history.

3. BROAD PERSPECTIVE AND EXPERTISE

Collaboration within our group allows us to create synergistic effects and offer our clients unique opportunities to diversify investments across various sectors.

4. WE HAVE A STRONG BACKGROUND WITH YD CAPITAL

We are part of the YD Capital Investment Group, which operates on solid foundations supported by thorough analyses and the experience of long-term specialists in all areas of finance.

ABOUT SUB-FUNDS

I WANT TO INVEST

INVESTMENTS THAT WILL BELONG TO YOU

ABOUT THE FUNDS

I WANT TO INVEST

Be part of the dynamic growth of a transparently managed fund. Choose an investment strategy that best aligns with your preferences.

CURRENTLY OFFERED SUB-FUNDS

YIELD: 6 to 9% p.a.

Real Estate Sub-Fund (QIF)

YDEAL REAL ESTATE

Focusing on income-generating real estate - shopping centres, logistics, retail parks, and production halls.

Minimum investment: 1,000,000 CZK

Investment horizon: 5+ years

MORE ABOUT THE SUB-FUND

I WANT TO INVEST

YIELD: 10 to 15% p.a.

Unique

Investment Vehicles (QIF)

YDEAL CARS

Alternative investments in Classic Cars – timeless vehicles with a story that maintains their value.

Minimum investment: 1,000,000 CZK

Investment horizon: 5+ years

MORE ABOUT THE SUB-FUND

I WANT TO INVEST

YDEAL MIX

Spread your investment (minimum 1,000,000 CZK) among our sub-funds for diversification. Get the best of both worlds.

MORE ABOUT YDEAL MIX

I WANT TO INVEST

YIELD: 5% p.a.

Coming Soon

Public Sub-fund

YDEAL ANNUITY

Focusing on investment in residential, commercial, and income-generating properties.

Minimum investment: 1,000 CZK

Investment horizon: 3+ years

WE ARE PART OF THE YD CAPITAL GROUP

YDeal Funds is built on solid foundations of an extensive and diversified YD Capital holding, engaged in investment, development, technology and energy.

4 years in the market

8 completed projects

200 team members

40,000+ clients

4.17 billion CZK in assets (as of December 31, 2022)

361 million CZK in distributed returns (as of December 31, 2022)

Disclaimer: The above-mentioned data refer to the results of the asset consolidation of the holding company and are not an indicator of potential future appreciation of the YDeal Funds SICAV a.s. sub-fund.

MORE ABOUT YD CAPITAL

TRANSPARENCY IS IN OUR DNA

Working with objective valuation of investors' assets is fundamental to building trust. When valuing assets and continuously assessing their worth, we adhere to standards that ensure the accuracy of information.

1 RICS VALUATION FOR REAL ESTATE

We utilise this globally recognised standard, relied upon by investors throughout the developed world. In the Czech Republic, we are one of fewer than a dozen companies that provide this standard to their investors.

2 EXPERT WITNESSES, EXPERTS FROM THE VALUATION INSTITUTE

For our Classic Cars division, we rely on the experience of expert witnesses who have successfully managed hundreds of transactions to the satisfaction of investors.

WE BELIEVE IN THE EXPERIENCE OF OUR TEAM

YDeal Funds SICAV a.s., a partner of YD Capital a.s., comprises a team of experienced professionals dedicated to identifying optimal investment opportunities. We specialise in selected development projects and commercial real estate. Stability, security, and sustainable growth are our core values. We regularly evaluate the success and performance of our fund, take comprehensive care of your investments, and collaboratively determine the optimal investment strategy with you. You can rely on our team, just as I rely on my professional colleagues.

PAVEL RYDZYK

Founder of the Fund

Chairman of the Board of Directors of YD Capital a.s.

PEOPLE WHO DRIVE YDEAL FUNDS WITH THEIR ENTHUSIASM AND EXPERTISE

First name Last name

Business Director of YD Capital

We utilise the independence, expertise, and reputation of industry specialists in our business area.

DISCOVER OUR VALUES

SAFETY

Elaborated analyses, verified facts, quality contracts, and stable foundations.

PARTNERSHIP

You are our partners, and we are pleased to discuss our projects with you.

CONFIDENCE

Mutual dialogue, absolute transparency, and regular communication.

HUMANITY

We are people who support, move and grow together.

CO-CREATION

We work as a whole, we look for common solutions, and we do things together.

HESITATING WON’T INCREASE THE VALUE OF YOUR ASSETS. MAKING THE RIGHT DECISION WILL.

What is the SICAV Fund?

How can I buy and sell fund shares?

How risky is the fund compared to other investment instruments?

About Sub-Funds

WHAT’S NEW IN THE YDEAL WORLD?

Events in the Group

October 5, 2023

The Client's YDeal Evening at the DOX gallery has set a new standard!

ALREADY KNOW ENOUGH? TAKE THE NEXT STEP

We'll discuss it over the phone

Leave your contact details

Let’s meet in person

Find a branch

We are happy to create a personalised offer for you

Michal Beneš

Partner and Division Director

+420 731 885 556

[michal.benas@ydinvest.cz](mailto:michal.benas@ydinvest.cz)

YDeal Funds

About Us

Funds

News

For Investors

For Intermediaries

Contacts

Follow us

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Phone number: + 420 731 885 556

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Na Poříčí 1071 / 17

110 00 Prague 1 - Nové Město

Czech Republic

Partner of the Group

Stay informed. Get the latest updates delivered to your inbox.

Leave us your e-mail address.

I agree to the processing of personal data.

I agree to receive news from the YDeal Funds offer at the provided e-mail address.

Submit

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INVESTMENTS FOR THE FUTURE YOU DESIRE

Create a strategy with both conservative and progressive investments and fulfil your goals and visions, whatever they may be. Not sure exactly how to achieve this? Get advice from our experienced specialists.

QUALIFIED INVESTORS FUNDS

QIF is designed for investors with capital exceeding 1,000,000 CZK and a high level of knowledge about the market and investment instruments. These funds often offer higher potential returns, with risks proportional to those returns.

Yield: 6 to 9% p.a.

Real Estate Sub-Fund (QIF)

YDEAL REAL ESTATE

Focusing on income-generating real estate - shopping centres, logistics, retail parks, and production halls.

Minimum investment: 1,000,000 CZK

Investment horizon: 5+ years

Yield: 10 to 15% p.a.

Unique

Investment Vehicles (QIF)

YDEAL CARS

Alternative investments in Classic Cars – timeless vehicles with a story that maintains their value.

Minimum investment: 1,000,000 CZK

Investment horizon: 5+ years

PUBLIC FUNDS

These funds are designed for smaller investors who wish to invest their money in a diverse portfolio of assets. Their advantages include high liquidity and low risk.

Yield: 5% p.a.

Coming Soon

Public Sub-fund

YDEAL ANNUITY

Focusing on investment in residential, commercial, and income-generating properties.

Minimum investment: 1,000 CZK

Investment horizon: 3+ years

New Fund or Offer?

Subscribe to our newsletter and be the first to know about all the latest updates.

Name

E-mail

Submit

Calculate Your Return

How much do you wish to invest?

One-time investment: 1,000,000 CZK

Continue

A longer investment horizon increases the chance of withstanding possible market fluctuations.

Back

Continue

Risk tolerance is a key parameter for choosing a suitable investment. In general, higher risk corresponds to a greater chance of achieving higher returns, but it also comes with an increased possibility of losses.

Conservative Scenario

5% annual return

Target return: 4 to 6%

Target return >10%

6,000,000 CZK

Entered Amount

CZK 1,657,689

Total Appreciation

7,657,689 CZK

Your Total Return

Disclaimer: Ydeal Funds SICAV a.s. is a fund of qualified investors as defined in the Provision §95, Paragraph 1, Letter a) of Act No. 240/2013 Coll., on Investment Companies and Investment Funds, as amended (hereinafter referred to as "ZISIF"), and only qualified investors are eligible to invest in this fund, as defined in the Provision §272 of ZISIF.

The expected performance of the fund is neither an indicator nor a guarantee of future returns, and the manager hereby warns that the value of the investment in the fund may decrease as well as increase, and the return of the originally invested amount is not guaranteed. Collective investing is associated with the risk of a decrease in the value of the investment, including the potential loss. Investing in the fund is a long-term commitment and therefore not intended for short-term speculation.

Before making any investment decision, investors are advised to thoroughly familiarise themselves with the publicly available information, risks, and investment objectives of the fund, as stated in the FUND STATUTE, SUB-FUND STATUTE, and the summary of KEY INFORMATION (KID, which is available on the website of the management company AMISTA Investment Company, a.s.), where you can find a summary of all important information. Investing in financial instruments is generally associated with certain risks arising particularly from the nature of the specific financial instrument, the economic situation in the market, the fund’s investment strategy, as well as from legal regulations, customs of the relevant financial markets, and other risks.

YDEAL MIX: The Best of Both Sub-Funds

We offer the option to allocate a single initial investment (1,000,000 CZK or more) across multiple sub-funds. Choose from the offered scenarios or define your own.

I am interested in YDeal Mix.

Conservative Scenario

Balanced Scenario

High-Return Scenario

Target Return

We are subject to strict regulations and supervision by the Czech National Bank (ČNB).

Our investment and transaction activities are overseen by independent companies.

Management and Administrator

AMISTA Investment Company, a.s.

An investment company that monitors and manages risks and ensures that the fund and its operations comply with the law.

Depository

CYRRUS, a.s.

A securities dealer that oversees the management and protection of assets, directs investments and disburses funds.

TRANSPARENT PROPERTY VALUATION USING THE RICS METHOD PROTECTS YOUR INVESTMENTS

Globally Recognised Methodology

The RICS valuation is widely used on the international stage for its credibility. We are one of the few providers in the Czech Republic to offer this quality.

Sophisticated Risk Management

Transparent and realistic valuations help prevent overvaluation or undervaluation of assets, which is crucial for effective risk management.

Objective Determination of Market Value

RICS' strict ethical and professional standards ensure that property valuations within the fund accurately reflect their market value.

Liquidity

The methodology provides you with clear information about the value of your investments. This enables you to know the real value of your share whenever needed.

OFFER YOU’LL BE PROUD TO PRESENT TO YOUR CLIENTS

ABOUT FUNDS

ABOUT THE COMPANY

Offer your clients premium investment opportunities that both you and they will appreciate, allowing you to rely on them with confidence.

WE ARE YOUR YDEAL PARTNER

YDeal Funds is built on the support and expertise of professionals from the YD Capital Group. By integrating parts of the group, we help minimise risks and costs while delivering potentially higher returns for our investors. Active approach to project search, thorough analysis, and RICS valuation.

WITH US, IT ALL MAKES SENSE

1. Group Support

We build on the support and expertise of professionals across the entire YD Capital Group. By integrating parts of the group, we help minimise risks and costs while delivering potentially higher returns for our investors.

2. Distribution Managed by a Securities Dealer

The distribution of our investment funds is conducted through a securities dealer, who, in most cases performs financial due diligence and analysis of the fund's business plan when listing it in the investment product offer.

3. RICS Valuation

Selected real estate projects in Qualified Investor Funds (QIF) undergo RICS valuation. Retail AIF funds are required to perform RICS valuation for each project upon acquisition and during regular revaluation.

4. Performance Fee

Selected real estate projects in Qualified Investor Funds (QIF) undergo RICS valuation. Retail AIF funds are required to perform RICS valuation for each project upon acquisition and during regular revaluation.

5. Open Cooperation

We are happy to transparently explain our business activities, ensuring that our cooperation is always based on strong and trustworthy foundations.

6. Everything is Online

Quick online signing of investor contracts through the Securities Dealer’s online platform and client’s continuous online access to their portfolio, easy online management for investment intermediaries, as well as a professional information centre available whenever needed.

TO ENSURE A WIN-WIN COOPERATION, WE GUARANTEE:

Performance Fees Truly Tied to Performance

All of our funds have fixed performance fees. This means that our funds must achieve a minimum annual return for us to claim the fee, which is calculated from the generated excess returns.

This is why we are motivated to select only the most high-performing projects. You can review all the performance fees in the statutes of our investment funds and sub-funds.

Distribution Managed by a Securities Dealer

The distribution of our investment funds is carried out through a securities dealer, who, in most cases, performs financial Due diligence and analyses of the fund’s business plan when listing it in the investment product offer.

We Use Industry Professionals for Valuation

Selected real estate projects of QIF undergo RICS valuation. Retail AIF funds are therefore required to conduct RICS valuation for each project upon acquisition and during regular revaluation.

The portfolio of classic cars is valued by an expert witness in the field of forensic matters with nearly 20 years of experience. We collaborate with other internationally recognised professionals who have extensive knowledge of the specific environment of the Classic Cars market.

We Are Transparent and Open to Discussions

Just as with our cooperation with securities dealers, we are ready to explain our business activities transparently and assist you in making decisions regarding your interest in cooperating with us.

We offer personal consultations to securities dealers, investment intermediaries, and tied agents, both individually and together with investors.

Interested in our cooperation offer?

Leave us your contact information

Name

E-mail

Phone

Message

Send

Miroslav Horák

External Distribution Manager

PARDUBICE

COMMERCIAL ZONE NOVA TESLA

Learn More

A commercial property with retail spaces and an anchor tenant, PENNY Market.

Strategic Location, Tenants, and part of investment portfolio

A revitalised urban brownfield site of the former Tesla factory in Pardubice now hosts a new commercial building with retail premises, featuring reliable tenants including PENNY Market and MultiScan Pharma. The modern design of the building, including a green roof, a sufficient number of parking spaces, and a new infrastructure, enhances the character of the project. The property boasts a total rentable area of 1,384 m2 and an additional 2,586 m2 of parking space.

This lucrative project is located in Pardubice, in the local Pardubičky district, a newly developed modern residential area for 750 residents, offering excellent connections to the city, nearby railway transport, and the university hospital.

Location Pardubice

Status Leased

Total Usable Area 1,384 m2

WAULT 15.9 years including municipalities

Occupancy 100%

Number of Parking Spaces 54

Year of Completion 2023

Type of Valuation Expert Witness, RICS valuation

Tenants 2

Land area 3,116 m2

Gallery

Iconic Porsche 911 (997) GT3 Model

ACCELERATES YOUR HEARTBEAT AT FIRST SIGHT, EVEN FROM A PHOTO.

Learn more.

Follow a Passion That Never Loses Value

The unique Porsche 911 (997) GT3 is rightfully called a legend that captivates your heart. Produced in 2007, this model is considered by experts to be one of the purest and best-balanced GT3 variants, embodying Porsche’s traditional values as breathtaking performance and driving precision. This is the second generation of the GT3 series, which has also earned its reputation in the GT3 Cup racing series.

This particular car has only 3,700 kilometres on the clock, and its value is further enhanced by its top-class history – kept in the depository of a South Korean collector from its acquisition until 2023. Collectors from this country are known for their precise approach and exceptional care for vehicles.

However, this particular model is even more unique: it features a custom-made sunroof, produced directly at the Porsche factory, which is highly unusual for GT3 models.

Transmission Manual

Origin Germany (for collectors from South Korea)

Drive Rear-wheel drive

Curb Weight 405 Nm, at 5500 rpm

Maximum Speed 310 km/h

Torque 405 Nm, at 5500 rpm

Year of Production 2007

Expert Opinion 2Q/2024 180,000 EUR

Acceleration 0 to 100 km/h in 4.3 seconds

Gallery

I WANT TO INVEST

GREAT, THIS IS THE MOMENT THAT WILL CHANGE YOUR FUTURE

Experienced investment specialists will guide you through the entire process and the details of the offer during a personal meeting. Leave us your contact information, and we will get in touch with you.

How Does It Work?

WE ENSURE A SMOOTH INVESTMENT PROCESS

1. Schedule a Personal Meeting

We’re happy to meet you at our office or at a location of your choice, whichever suits you best.

2. Evaluate Your Expectations

You can expect an initial evaluation during the first meeting, where our specialist will help you find the best way for your finances to immediately start working in your favour.

3. Start investing

Since mutual funds are about co-ownership, all contracts are concluded directly through our dealer or via our direct business partners.

4. Manage Your Investments Conveniently

Through the app provided by our distribution partners, securities dealer CYRRUS a.s., and Amista Investment Company, a.s., you have full control over your investment portfolio. You will receive regular updates on the fund and its performance. All necessary data can be found in the fund reports.

5. Sell Your Share Anytime

If you decide to sell your share, simply reach out to us, and we will handle the entire process for you.

Schedule a Personal Meeting

Name

E-mail

Phone

Message

Send

Michal Beneš

Partner & Division Director

OUR DIRECT BUSINESS PARTNERS WILL ALSO GUIDE YOU THROUGHOUT THE ENTIRE PROCESS

INVESTMENT INTERMEDIARY

AMISTA investiční společnost, a.s.

Fügnerova

818/8

702 00 Ostrava-Přívoz

Czech Republic

[www.cz-in.cz](http://www.cz-in.cz/)

SECURITIES DEALER

CYRRUS, a.s.

Veveří 3163/111

616 00 Brno-Žabovřesky

Czech Republic

[www.cyrrus.cz](http://www.cyrrus.cz/)

YDEAL REAL ESTATE

SOLID FOUNDATION FOR GROWING YOUR CAPITAL

I want to Invest

Discover the long-term appreciation of your funds in projects that not only create value to you as investors but also benefit the general public.

Target Yield 6 – 9% p.a.

Intended for: Qualified Investors

Minimum Investment 1,000,000 CZK

Investment Horizon 5 + years

Fund Risk Rating (SRI) 317

Tax on Profit after 3 Years 0%

Cumulative Return Since Fund Inception 26.5%

Property Value CZK 9.85 billion

Calculate the Valuation

Report IV.Q/2023

INVESTMENTS WITH HIGH PROSPERITY. FOR YOU.

The YDeal Real Estate Sub-fund is designed for qualified investors, focusing on investments in income-generating properties - shopping centres, retail chains, logistics and manufacturing facilities - with an emphasis on long-term stable leases.

GROWING INVESTMENTS EVEN IN UNCERTAIN TIMES

As tenants, we prioritise businesses from critical sectors and daily needs segments (groceries, drugstores, pharmacies, pet supplies) that continue to operate successfully even during challenging economic periods such as pandemics and crises. This approach ensures stable performance for the sub-fund and reliable income for investors.

Commercial Zone Nova Tesla

Share 100%

Rentable Area of 1,384 m2

Occupancy 100%

More about the project

Shopping Centre OC Sokolov

Share 100%

Rentable Area of 1,823 m2

Occupancy 100%

More about the project

Slavkov Brickworks development project

Built-up Area 12,000 m2

Total Land Area 110,000 m2

Number of Storage and Office Buildings 11

More about the project

EXPERT MARKET KNOWLEDGE AND OPENNESS

How Do We Create Investment Opportunities for You?

1. Strategic Portfolio Diversification

We select projects with stable returns and pricing in accordance with the other assets in our fund. This approach allows us to effectively respond to market changes and maintain portfolio stability.

2. Property Selection

We utilise RICS valuation, a globally respected methodology for accurately determining the market value of real estate. This provides our investors with a transparent income model, clear exit strategies, and stable share value.

3. Partner Selection

When choosing and acquiring tenants, we focus on several key aspects:

Ensuring long-term leases

The reputation and economic strength of potential tenants

The potential and stability of the industry in which the tenant operates

4. Long-term Contracting

Our contracts are carefully designed to be transparent and fair to tenants, supporting their growth. At the same time, they protect investors from the impacts of macroeconomic factors such as interest rate fluctuations and inflation.

5. Project Management

We ensure the smooth operation of properties and the satisfaction of tenants by swiftly resolving issues. In the event of a tenant departure, we promptly find a replacement, guaranteeing minimal vacancy and stable income.

Development of Investment Share Value

Value of the security

As of September 30, 2023, 1.0982 CZK

Cumulative Performance

As of September 30, 2023

1 Month 0.82%

3 Months 2.07%

6 Months 4.96%

1 Year 9.88%

Since Inception 38.9%

Development of Security Value

I want to Invest

Sub-Fund Parameters

Downloadable Files

Mandatory Public Documents

Fund Statute YDeal Funds SICAV a.s.

Sub-fund Statute YDeal Cars

Key Information Document (KID)

DISCOVER MORE WAYS TO GROW YOUR MONEY

YDEAL CARS

PRIDE OF YOUR INVESTMENT PORTFOLIO

I WANT TO INVEST

Fulfil a dream that others don’t even dare to dream. Invest with us in legendary, historically rare collector vehicles - Classic Cars.

Target Yield 10-15% p.a.

Intended for Qualified Investors

Minimum Investment 1,000,000 CZK

Investment Horizon 5 + years

Synthetic Risk and Reward Indicator (SRRI)6 of 7

Tax on Profit After 3 Years 0%

Cumulative Return Since the Fund Inception 20.2%

Value of Cars 25,134,679 CZK

Calculate Appreciation

Report IV.Q/2023

GROW YOUR INVESTMENT WITH INTEREST UP TO 15%

Become one of our investors gathered to purchase and appreciate the rarest and most attractive cars, often difficult for individual investors to access.

EMBARK ON UNIQUE JOURNEY OF APPRECIATION

Discover World-class Collectible Rarities

We specialise in selecting cars from limited editions of globally renowned brands with a low production limit.

Rely on renowned experts

All unique vehicles are first assessed by a renowned expert witness, who evaluates the uniqueness of the car and its potential for value growth.

Join an Exclusive Community

Our associates belong to a closed network of Classic Cars collectors and owners granting them access to non-public information and the opportunity to complete hundreds of transactions involving these rare vehicles.

INVESTMENT SPECIALISM AND EXPERTISE IN CLASSIC CARS

How the Investment Process Works

01 Vehicle Selection

We select rare cars with a glorious history, vehicles from limited editions of renowned brands (Ferrari, Lamborghini, Porsche) and those with low production limits.

Our experts have decades of experience in recognising uniqueness and potential for value growth.

02 Authentic Renovations and Restorations

Some vehicles require renovation. The goal is to return the vehicle to its original condition as when it was manufactured. Only parts that are original or made by the original car manufacturer using the same technology are permitted. Renovations are closely documented, and upon completion, each car is certified by representatives of the respective car manufacturer.

03 Restoration is Costly and Requires a Patient Investor

Renovation and restoration are extremely time-consuming and costly processes. This is reflected in the early exits, which are higher than for other products. 50% in the first year, 30% in the second year, 5% in the third year. After that, no fees are charged.

04 Certification

The relevant car manufacturer performs certification. This step confirms the authenticity and quality of the vehicle down to the smallest detail. The vehicle’s price is then determined by an internationally recognised expert witness, evaluating both its technical condition and its collectible investment value. It ensures transparency and objectivity in the valuation.

05 Housing, Security, and Care

Our investment cars are carefully stored in secured, air-conditioned environments with regulated temperature and humidity. We perform regular inspection and maintenance of all vehicles to ensure they remain in perfect condition, keeping each investment car ready for potential sale or display.

06 Value Appreciation

As a fund backed by a strong company, we can quickly respond to unexpected market opportunities. This allows us to flexibly complete advantageous deals that are often inaccessible to individual investors.

We continuously monitor market trends, and our experienced appraisers regularly reassess the cars to keep investors informed of their investments’ value.

NEWS

FROM THE WORLD OF INVESTMENTS

We monitor the investment market, inform, provide commentary, bring the latest news about our projects, and share information about events in the group.

INTERESTED IN INVESTING OR HAVE A QUESTION?

Our specialists are available to discuss your goals, plans, ideas, and investment opportunities. Leave us your contact information, and we will get in touch with you.

Contact Form

Name

E-mail

Phone number

Message

Send

Brno Office

Data box:

Company registered under file number B 27 023 at the Municipal Court in Prague.