

INFORMATION FOR INVESTORS

The qualified investor fund specializes in investments in residential projects within the Central European region — specifically the Czech Republic, Slovakia, and Austria — at various stages of permitting or construction. The investment strategy primarily focuses on acquiring residential buildings and development zones for the construction of family and apartment houses in locations with strong demand for quality housing.

Investments are made through indirect ownership of properties, their leasing, or development and subsequent sale. The fund also allocates capital through secured loans, borrowings, and equity stakes in its real estate companies.

The portfolio of real estate companies owned by the fund includes projects aimed both at capital appreciation through development and sale, as well as income-generating properties with regular rental income.

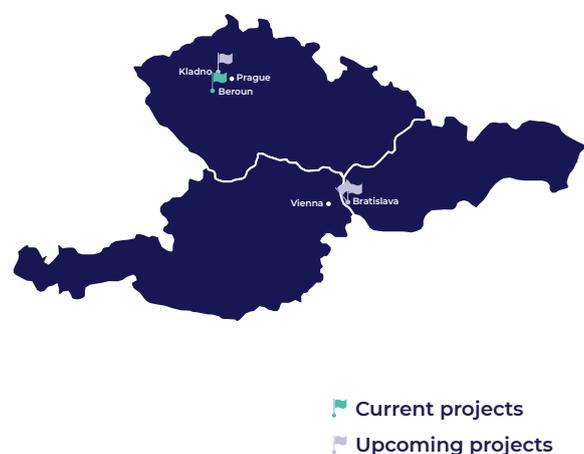
The fund's goal is to achieve attractive and stable returns by combining rental income with profits from the sale of residential projects. It actively seeks opportunities with growth potential, especially in urbanizing areas.

FUND DESCRIPTION

Minimum Investment	CZK 1 million / equivalent in other currencies
Investment Horizon	5 years
Subscription Options	At any time during the year
Subscription Fee	Up to 3.5%
Redemption Fee	30% - 0% - year 1 up to year 3, 0% after year 3*
Form of Investment	Growth Investment Shares
Target Return	<p>Client above CZK 10 million / EUR 400,000:</p> <ul style="list-style-type: none"> • 8% p.a. + 12% performance fee above 8% p.a. <p>Client from CZK 1 million to 10 million / equivalent in other currency / by type of shares:</p> <ul style="list-style-type: none"> • 7% p.a. + 9% performance fee above 7% p.a. • 5% p.a. + 15% performance fee above 5% p.a.
Fund Manager and Administrator	DELTA Investiční společnost, a.s.

* the exact terms and conditions for each share class are specified in the Statut Jasminum 2025

PROJECT MAP



ISIN of the Sub-fund's Invest. Shares

Class A	CZ1005201689 (CZK)
Class B	CZ1005201697 (EUR)
Class C	CZ1005201705 (CZK)
Class D	CZ1005201713 (EUR)
Class E	CZ1005202380 (CZK)
Class F	CZ1005202398 (EUR)

Minimum Investment

Class A (CZK): over CZK 10 million
 Class B (EUR): over EUR 400,000
 Class C (CZK): CZK 1 million / equivalent in other currencies
 Class D (EUR): CZK 1 million / equivalent in other currencies
 Class E (CZK): CZK 1 million / equivalent in other currencies
 Class F (EUR): CZK 1 million / equivalent in other currencies

PROJECT IN THE FUND

Slunečná vyhlídka – Beroun – Králův Dvůr

Project Type:	Family Houses
No. of Houses:	83
Total land area in m²:	74,412
Construction Start:	3Q - 4Q/2026
Construction Period:	36 months, 3 phases

Project Description: Beroun is strategically located on the route between Prague and Pilsen. It offers modern suburban living with attractive architecture and excellent accessibility. Most family houses are detached, situated on plots starting from approx. 800 m². Semi-detached houses are also available on plots starting from 500 m². The project has a signed planning agreement.

UPCOMING PROJECT FOR THE FUND

Panónska - Bratislava Petržalka

Project Type:	Complex of 2 Building
No. of Apartments:	322
Floor Area in m²:	19,275
Construction Start:	2Q/2025
Construction Period:	36 months, 3 phases

Project Description: Lucrative address in the largest district of Bratislava. One of the most anticipated projects in the Slovak capital, aimed at providing modern housing at highly competitive prices. The construction of the project is already underway, and its completion is scheduled for the turn of the year 2027/2028. Apartment Structure: 1-, 2-, 3-, and 4-room units. Expected Acquisition to the Fund in 3Q/2026.

PLANNED PROJECTS

Dúbravka (BA) - SK

Kladno - CZ

Risk Warning: Investments involve risks. The value of an investment may fluctuate over time (both decrease and increase), and the return of the invested amount is not guaranteed. Please pay close attention to the risk description in the fund's prospectus and the Key Information Document (KID). Past performance of the investment is not a reliable indicator of future returns. The investment may not be suitable for investors who plan to redeem their invested funds within less than 5 years.

Legal Information:

Update Date: 02/2026

The Fund is a fund of qualified investors pursuant to Act No. 240/2013 Coll., on Investment Companies and Investment Funds, as amended. Only a qualified investor under § 272 of this Act may become a shareholder of the Fund. In the case of an investment ranging from CZK 1,000,000 to EUR 125,000, the suitability of such an investment for the investor is assessed by DELTA investiční společnost, a.s.

This text is intended solely for informational and promotional purposes and does not constitute an offer or invitation to invest, an investment recommendation, investment advice, or an analysis of investment opportunities. Before making any investment decision, it is necessary to review the statutes of the fund (sub-fund) and the Key Information Document (KID). To obtain these documents, please contact DELTA investiční společnost, a.s. at info@deltai.cz.