

Factsheet April 2026

7 FARMS

4 BIOGAS PLANTS

7,800+ HA OF LAND

4 MW OF EL. CAPACITY

Since our inception in 2022, we have been the only fund in the market offering qualified investors the opportunity to participate in the development of Czech agriculture. We have consistently delivered **strong returns to our investors**, have significantly expanded our portfolio, and remain committed to our mission of **modernising Czech agriculture and developing farms with a strong focus on sustainable land stewardship and animal welfare**.

The Fund's Strategy

- » We invest in agricultural farms focused on primary production, driving **modernisation and operational efficiency**.
- » Our portfolio spans both **crop and livestock production, complemented by renewable energy generation**.
- » Our goal is to build upon the rich tradition of **Czech agricultural production** while delivering **long-term value to our investors**.

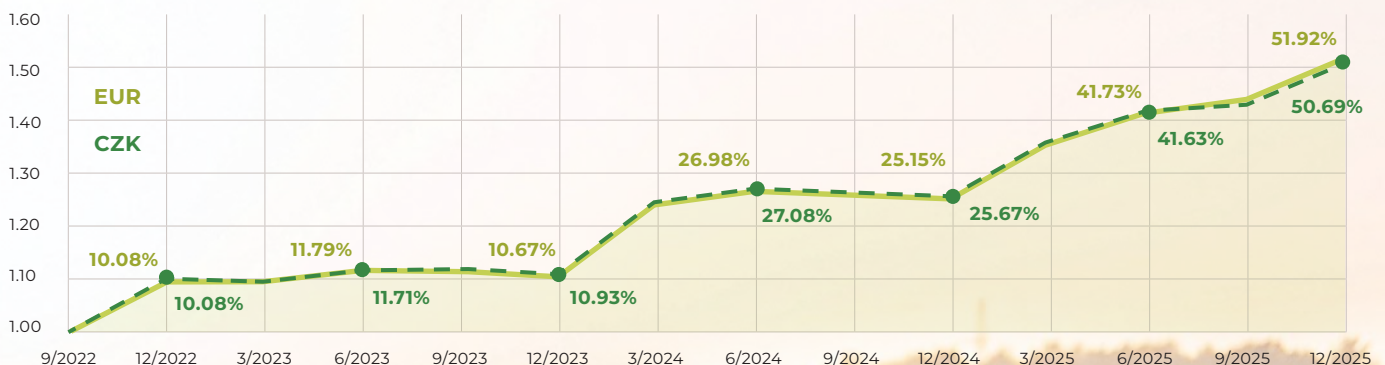
Investment terms

Legal form:	Investment company with variable capital (SICAV)
Fund type:	Qualified investor fund
Fund domicile:	Czech Republic
Underlying assets:	Agricultural farms and cultivated land
Type of security:	Investment share
Investment horizon:	5 years
Minimum investment:	EUR 50,000
Manager and administrator:	Winstor investiční společnost, a. s.
Depository:	ČSOB
Auditor:	PwC
Frequency of subscription/redemption:	Quarterly

Current data as of 31/12/2025

Share appreciation for Q4 2025	5.47% in CZK 5.46% in EUR
Share appreciation since inception	13.45% p.a. in CZK 13.73% p.a. in EUR
Investment share price	1.5069 CZK 1.5192 EUR

Fund performance chart as of 31/12/2025



Why Invest in the Fund

- » Agriculture is a **stable asset class** with low correlation to economic cycles, demonstrating **resilience during periods of economic stress**.
- » **The sector's strategic importance is growing**, driven by global food security trends and heightened geopolitical and macroeconomic uncertainty.
- » Agricultural land is a defensive investment with a **consistent track record of value appreciation**.
- » The industry benefits from structural **long-term profitability**, underpinned in part by national and EU subsidy frameworks.
- » The fund's founders and partners have committed **over EUR 10 million of their own capital**, ensuring a strong alignment of interests with our investors.

LIVESTOCK PRODUCTION

We specialise in **modern pig and cattle farming**, prioritising animal welfare and ethical farming practices. We currently raise over **2,700 head of cattle** for both dairy and meat production, along with more than **5,200 pigs**. We continuously enhance living conditions to uphold the highest standards of animal care.

CROP PRODUCTION

Across **7,800 hectares of arable land**, we focus primarily on growing **wheat, barley, and maize**, as well as **spring cereals, mustard, and peas**. By using organic fertilisers, we replenish soil organic matter, supporting both exceptional yields and long-term land sustainability.

ENERGY PRODUCTION

We own and operate **four biogas plants** across the Czech Republic, with a combined installed **capacity of over 4 MW**. The digestate generated as a by-product of energy production is used as a premium organic fertiliser, improving soil quality across our farm portfolio.

Our companies

ABIOGAS

1.05 MW capacity



Agrokras Energo

2 MW capacity



Druhá Poběžovická

2,370 ha of land



Agrospol Starý Pelhřimov

790 ha of land



AGROWILD Nová Ves

1,809 ha of land



Zemědělské družstvo Žernov

721 ha of land



Zemědělské obchodní družstvo Lánov / 860 ha of land

750 KW capacity



Zemědělská akciová společnost Býšť

1,038 ha of land



Zemědělské družstvo vlastníků Lánov

435 ha of land



biogas plant
 wheat production
 maize production
 barley production
 rapeseed production
 organic farming
 cattle breeding
 pig breeding
 lease of hunting rights

ABOUT VERDI CAPITAL

The Verdi Group, founded in 2011, invests in and actively develops high-value sectors with measurable positive environmental impact. It focuses on investments in agriculture, renewable energy, and strategic opportunities through its private equity arm. Sustainability and social responsibility are the founding principles underpinning all its projects.

Agriculture-focused fund



Fund focused on global hedge and private equity funds



Verdi SICAV a.s. is a qualified investor fund under Act No. 240/2013 Coll., on investment companies and investment funds, and its shares can only be acquired by qualified investors as defined in Section 272 of this Act. The Fund warns investors that the value of their investment may fluctuate, and the return of the originally invested amount is not guaranteed. Past performance is neither a guarantee nor a reliable indicator of the future results of the Fund. Prospective investors should particularly consider the specific risks that may arise from the Fund's investment objectives as set out in its statute. This material is for informational purposes only and does not constitute an offer or investment recommendation.

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