



ESG SeniorCARE SICAV, a.s.

We invest in active and dignified aging

QUALITY AND CARE FIRST



Building a modern portfolio of facilities as a part of a sustainable investment future in Europe.

Our primary objective is to assure quality and affordable housing for elderly, giving an opportunity to live a happy and active life in a dignified way. We believe that getting old is the most wonderful part of life. Our projects assure the status of a stable institutional owner. The long-time experience and good relationships with our partners in the field allow us to apply modern and trusted processes and technologies to all of our centers - to let our clients truly spend beautiful moments in cozy facilities, where no one has to feel alone.



The responsibility we maintain towards our investors, leaseholders, business partners, employees, society and the environment is part of our corporate identity.

We stand behind the principles and objectives of responsible investment as a part of the long-term ESG commitments. We firmly believe the development of these principles is the way for reaching a better and more sustainable future for us all. The responsibility we maintain towards our investors, leaseholders, business partners, employees, society and the environment is a part of our corporate identity. And we strive for its fulfillment every day.



ENVIROMENTAL

We invest and do business in compliance with environmental protection. The minimization of the carbon footprint truly matters to us.

- Reducing the greenhouse gas emissions with a help of modern technologies in all of our branches
- Waste management and effective wastewater utilization in order to eliminate the negative effects on the environment
- Usage of BREEM, LEED certification parameters, especially in the field of renewable resources
- Long-term project sustainability



SOCIAL

We support beneficial activities anywhere we operate. We strive to build new communities and integration of every member matters to us.

- Ethical fond codex obedience
- Cooperation with subjects aligned with our values
- Gender-equal work conditions
- Work-life balance approach
- Humanistic approach to clients and their needs



GOVERNANCE

We invest and do business in compliance with environmental protection. The minimization of the carbon footprint truly matters to us.

- Cooperation with subjects aligned with our values
- Cooperation with local authorities
- Equal salary conditions at any of our locations
- Undertaking to fully respect the tax and accounting legislation
- Transparent legal regulations



ABOUT PROJECTS

The entire scheme of services and operations within our facilities is guaranteed by the SeniorGarden concept.



01

SeniorFLATS

SeniorFLATS provide comfortable and independent living in a flat. The everyday life is facilitated through various services and further revitalization is provided by quality cultural and social programmes. If needed, the residents may take advantage of the terrain nursing or assistance services.

02

SeniorUNITS

The residents of SeniorUNITS experience premium living and comfort in a stylish environment with the highest level of comfort and individual versatile care. Comfortable custom-made social and medical care, quality culture, active sports and rehabilitation programmes and efficient hospitality service are in accordance with the very high standard demands.

03

SeniorHOMES

Homes adapted to clients with intensive and specific care needs, such as Alzheimer's disease, Parkinson's disease, etc. Our priority is access to first-class professional care and maximum client comfort. SeniorHOMES are complementary to SeniorUNITS within a single building, providing comprehensive care for SeniorUNITS clients as well.

CareFEEL™

Everything begins with an individual needs evaluation of any applicant interested in accommodating in our facilities. The specialists will develop a complex plan according to the client's preferences. The process begins with a proposal of the ideal facility, care programme, sports, educational and cultural activities, followed-up by realization of the relocation and designing the new unit and programme of the long-term sustainable financing of the living in our facilities. It is only up to you to enjoy the stay and let us take care of your happy and active days.



THE QUALITY OF THE SERVICES

The quality has to be measurable and provable - in the delicate field of care especially. Our professional and centrally controlled quality management evaluates, reviews and further develops our services. Ensuring the quality of our services is our highest priority.



MEMORY CARE

Our programme MemoryCARE is defined by an individual approach that supports and improves the quality of the memory through modern research-based activities and technologies.



SPORT & REHABILITATION

The centers provide a wide range of rehabilitation and sports activities under the supervision of experienced professionals. Pool, fitness, rehabilitation machines, electrobikes and other machines are available for maintaining the client's physical form.



COMMUNITY LIVING

The elderly people should never feel alone. Our facilities provide the opportunity to connect with other clients and spend a pleasant time with their families. Shared cooking, community gardens or beekeeping are only some of the irreplaceable advantages of community living, as well as a chance to personally or professionally participate in these activities.



EDUCATION

The lifelong education and the client's know-how about the modern technologies and its usage allows them to keep up with the times and get closer to the younger generations. We emphasize the proven educational methods used worldwide.



LEISURE ACTIVITIES

We care about the social interactions and the cheerful life of our inhabitants. All the facilities offer various activities, so the elderly may enjoy the concert evenings, celebrate seasonal festivals, experience interesting trips or dedicate time to their own hobbies.



DELICIOUS FOOD

Food plays an important role especially in old age, when it may become the only pleasure of the day. We care about a variety of food in order to maintain and improve health. The local ingredients rich in vitamins, prepared as a part of the healthy and balanced meals are particularly important for us.



MODERN TECHNOLOGIES

Modern technologies don't necessarily need to be complicated. Every unit is equipped with the one-click system. Only by pressing one button on a TV remote can easily connect you with your friends or family. Our technologies are used in education likewise.



THE TIME BANK

Volunteers-Family get credits in the form of the hours worked. These credits are stored in the time bank and may be withdrawn later as the payment of the services for their relatives or can be saved to ensure priority admission to one of the facilities.

ABOUT THE FUND

Total fund profitability 9 % p.a.



Secured spot in our facility along with the investment.

If a senior or family invests a minimum amount of CZK 2 million in the fund, they will receive a GUARANTEE OF PLACEMENT of the senior in any of our facilities owned by the fund.

01 THE FUND LEGAL FORM

Joint-stock company with variable registered capital (SICAV)

02 TYPE OF A FUND

Qualified Investor Fund

03 EMITTED SECURITIES

Preference investment shares (PIA)

04 SHARE SUBSCRIPTION FREQUENCY

Joint-stock company with variable registered capital (SICAV)

05 MINIMUM INVESTMENT

1 million CZK, in case of CODYA mix
100 000 CZK

06 INVESTMENT HORIZON

Medium-term, 5 years



A place for your responsible ESG investments.

The objective of the investment is to constantly increase the value of the means placed by the shareholders - especially to the facilities that create a space for active and dignified aging. Acquisitions are focused on sustainable ESG projects by purchasing the property interest in the real estate companies.

- ✓ Not a widely accessible asset for non-qualified investors
- ✓ Rich experience of key individuals of the fund in the field of private equity and the real estate management
- ✓ Explicitly defined and stable investment strategy
- ✓ Growth fund - the portfolio companies growth is increased by reinvestment of their profits, thus the revenues of a single investor increase too
- ✓ Investment in real existing companies
- ✓ Diversification among wider range of portfolio companies



Invest with us.



Martin Gillar

PARTNER, DEVELOPMENT,
GROUP MANAGEMENT

Martin has gained his experience while leading the most significant companies of the related market segments in the Czech Republic (Dopravní podnik hl. města Prahy, Česká pošta, ČD telematika). He also focused on elderly and rental housing development during his specialized internships in Hong Kong, Lisbon and Brussels.

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Radek Hladký

PARTNER, ACQUISITION,
GROUP MANAGEMENT

Radek is a co-founder of the law firm Z/C/H Legal. Over almost 20 years of existence they have provided consulting and law services for property transactions worth more than 100 billion CZK. As a part of ESG SeniorCARE project his primary focus is the leadership of the acquisitions and group processes.

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Zdeněk Fiala

ACQUISITIONS,
STRATEGIC GROUP MANAGEMENT

With more than 20 years of experience, Zdeněk has been focusing on building companies in the field of properties and services. He has successfully built and sold companies worth approximately 5 billion CZK. He is a startup enthusiast with a main focus on complex acquisitions and strategies of individual projects.

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