

## INVESTMENTS IN THE MOUNTAINS THRIVE: equitas Group Confirms Growth in Real Estate Fund Returns and Advances the Pod Portáškami Residence Project

Prague, June 20, 2024

The qualified investors fund Aequitas Capital Investment SICAV, focusing on investments in premium mountain properties, achieved a 21% return on performance investment shares for 2023. The company also confirmed progress in its flagship project, the Pod Portáškami Residence in Velká Úpa, which has now successfully passed the Environmental Impact Assessment (EIA).

Despite gloomy forecasts for 2023, most domestic real estate funds achieved returns between 5% and 11%. Typically, qualified investor funds performed best. This is confirmed by Aequitas Capital Investment SICAV, part of the Aequitas Group, whose performance investment shares exceeded an annual return of 21%, which is 5 percentage points higher than in 2022.

***“We are observing high demand for mountain properties, whether for sale or rent. In December last year, we launched the hotel operation of the Mlýn Herlíkovice Apartments, further contributing to the appreciation of investors’ shares,”*** commented Lukáš Weigner, Managing Partner of Aequitas Group. The group is now following up the aforementioned aparthotel project with 30 apartments by finalizing the preparatory phases of a nearby project in Velká Úpa.

### Investments in the Mountains as a Hedge Against the Crisis

Compared to Prague, the offer price per square meter is higher in ten ski resorts in the Krkonoše and Jizera Mountains. Due to the limited number of properties in these locations, their prices are not affected by the crisis, unlike housing in larger cities.



Mlýn Herlíkovice Apartments

***“Mountain properties in some areas reach up to double the offer prices compared to Prague. Importantly, premium properties are holding their value. In the context of falling interest rates and inflation, investing in these real estate properties is becoming more attractive, and we aim for a long-term fund return of around 10–15%,”*** added Lukáš Weigner. ***“Compared to investments in foreign projects, Czech mountains offer a significant advantage — proximity and easy accessibility, allowing investors to enjoy their apartments not only in the winter season.”***



# Pod Portáškami Residence in Velká Úpa

---

In addition to completing Mlýn Herlíkovice, Aequitas Group also has the Prkenný důl apartment project under its belt. The group is currently working on its flagship project, the Pod Portáškami Residence aparthotel in Velká Úpa, which is in the process of finalizing building permits. The complex, with a total area of 7,100 m<sup>2</sup>, will offer over 150 apartments in 6 buildings. According to the recently published environmental impact assessment, the project is not expected to have a significant environmental impact and will not be assessed under the EIA Act.

***“We have successfully concluded negotiations with authorities and neighbors and are now only awaiting the building permit. Once granted, we are ready to start construction preparations,”*** explained Lukáš Weigner, detailing one of the largest projects in Velká Úpa. The architectural studio ABM Architects, which sensitively integrated the complex of buildings into the landscape and the current arrangement of the town, collaborated on the design of the residence to meet the town’s management requirements and increase the chances of obtaining the aforementioned positive EIA opinion.



Pod Portáškami Residence

---

## About Aequitas Group

Aequitas Group is a Czech investment group founded in 2020. Its main business areas include real estate development, restructuring, energy, financial and legal services, e-commerce, real estate sales and rentals, and hospitality management. More at [aequitasgroup.eu](https://aequitasgroup.eu)

## About Aequitas Capital Investment SICAV

The qualified investors fund Aequitas Capital Investment SICAV is administered and managed by DELTA Investment Company, a.s., which is supervised by the Czech National Bank. As of April 30, 2024, the fund's assets amounted to CZK 131 million with a Net Asset Value of CZK 121.8 million. The performance investment shares (VIA) achieved a 21.24% return for 2023, with an average annual appreciation of 18.62% since the fund's inception.

---

## Media Contact



**Jan Skalník**  
Communication Lab  
honza@commlab.cz  
+420 775 000 557



**Jiří Baumruk**  
Communications Director of Aequitas Investment Group  
baumruk@aequitascapital.eu

Aequitas Capital SE  
Na Bělidle 997/15, 150 00 Praha 5  
The Czech Republic  
info@aequitascapital.eu  
+420 603 937 776

IN: 17077753, TIN: CZ17077753  
Case Number: H 2541 kept at the Municipal Court in Prague  
Data Box: 68h4v69

[www.aequitasgroup.eu](https://www.aequitasgroup.eu)