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# VERDANTLand

Own the land. Agree the plan.

Acquire identified agricultural plots with professional preparation and administration within the agreed scope. Choose from VERDANT EUROPE listings on Sreality.cz or request a portfolio recommendation tailored to your requirements.



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## How VERDANTLand works

VERDANTLand is part of 03 VERDANT REALITY. The client acquires direct ownership of identified plots through approved Land Register registration. Services are provided by APF AGRICULTURAL INVESTMENT LTD. Future repurchase is agreed with APF Malta Real Estate Limited under a separate agreement to enter into a future purchase agreement (FPA).



# Key parameters

Minimum land value Approx. EUR 12,330

Cooperation term 12 / 24 / 36 / 48 / 60 months

Contractual price increment 3M PRIBOR + 4–7% p.a.

Indicative EUR equivalent of CZK 300,000 at CZK 24.340/EUR (CNB, 19 October 2026). The 7% administration fee is additional. Binding prices and the form amount are in CZK. The EUR equivalent changes with exchange rates.



# How is the future purchase price calculated?

The future purchase price includes the land purchase price, the 7% administration fee, agreed charges and appreciation for the holding period. Appreciation on the land purchase price uses 3M PRIBOR + 4% p.a. for 12 months, + 5.5% p.a. for 24, 36 or 48 months, and + 7% p.a. for 60 months. Advances already paid are deducted from the total future purchase price.

The administration fee is 7% of the land purchase price. Appreciation is calculated on the land purchase price using 3M PRIBOR plus the margin for the agreed holding period. The fee and charges do not increase the appreciation base. Particular charges and the precise calculation will be set out in the agreements.



## Annual payments

The annual advance is 10% of the land purchase price, excluding the administration fee and charges. It forms part of the future purchase price and is deducted at final settlement.

Balance on repurchase = future purchase price including the administration fee, agreed charges and appreciation – advances already paid. Annual advances are 10% of the land purchase price alone, excluding the fee and charges, and are deducted once only.



## What will I receive before signing?

You receive plot particulars, purchase price, cost schedule and draft agreements. Title, leases, legal defects and purchaser eligibility are checked. Non-EU purchasers require separate assessment of applicable statutory exceptions and reciprocity rules. An enquiry is not a purchase agreement or payment instruction.

Appreciation is a contractual component of the future purchase price, not a statement of the land's market price. Future repurchase performance also depends on the purchaser's ability to meet its obligations.



# From land selection to your client account

Select plots and assess your objectives

Agree individual terms and review documents

Payment, transfer and agreed management

Agreements and records in your client account

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