



Residential development capital: who to screen

A developer needs to distinguish potential construction lenders from providers of supplementary capital. We compare five public profiles against the funding purpose and stage of one illustrative project.

Komerční banka and Raiffeisenbank merit screening for construction debt; Upvest for supplementary capital. Crowdberry evidences a comparable Slovak debt case, not fit with our Prague project. REICO LONG LEASE falls outside this brief.

The brief and screening boundaries

Project and stage	Illustrative 40-unit Prague scheme for individual sale. Land held by an SPV, effective permit, pre-construction; 24-month delivery.
Working budget	Total funding requirement of CZK 240m: assumed CZK 160m construction loan, CZK 40m sponsor funds and CZK 40m supplementary capital.
What the budget does not prove	This is an illustrative allocation, not approved financing. Sales receipts, pre-sales, tax effects, contingency and repayment require a financial model.
Screening criteria	Capital purpose, residential construction versus long-term rental, geography and unresolved conditions. Rates, capital availability and acceptable leverage are not estimated.

The sample compares bank products, a platform offering several capital types, a historical supplementary-debt case and a fund with a different strategy. These are not interchangeable offers or a price ranking. The banks are alternatives for the same role; their amounts are not added together.



Profile comparison

Sources checked: 14 September 2026. Assessment and questions: ORIGINATION.

Komerční banka Screen for construction debt

Published information

Describes lending for residential property for rental or sale, with a dedicated team for projects from CZK 100m. [1]

Assessment against this brief

The purpose and illustrative project scale justify further lending enquiries. The team threshold is not an approved loan limit.

Next verification question

What sponsor equity and pre-sales are required? Would another lender be permitted, and on what conditions?

Raiffeisenbank Screen as an alternative construction lender

Published information

Project finance includes residential construction in Czechia and describes staged loan drawdown during works. [2]

Assessment against this brief

A relevant alternative for the main loan. The product description does not establish CZK 160m availability or the required term.

Next verification question

What security, cost monitoring, drawdown conditions and consent for supplementary capital would be required?

Upvest Screen supplementary capital structures

Published information

Publishes mezzanine, senior debt and equity participation for property projects. States it is wholly owned by Komerční banka. [3, 4]

Assessment against this brief

Screen for the illustrative CZK 40m. Debt and equity carry different rights; KB and Upvest are not two independent groups.

Next verification question

Do project size and stage fit? Which entity would borrow, who would supply capital, and what would the senior bank permit?

Crowdberry Verify geography and current mandate

Published information

In February 2025, described supplementary debt alongside a bank for Bottova Residence in Banská Bystrica. [5]

Assessment against this brief

The case evidences a structure. A late-stage Slovak development does not establish fit for a Prague pre-construction scheme.

Next verification question

Does the same product accept new Czech projects at this stage and size? On what terms and in which currency?

REICO LONG LEASE Exclude for this brief

Published information

Its strategy focuses on commercial property with long leases, specifying lease terms of at least ten years. [6]

Assessment against this brief

Apartments sold individually on completion do not provide the required long-term rental income. This fund does not fit.

Next verification question

Reassess only after a material change to the project. This finding concerns this fund, not every REICO strategy.



How an engagement would continue

1. Reconcile the financial model

Prepare monthly drawdown and repayment, price and delay sensitivities, contingency and evidence of sponsor funds. The CZK 160m / 40m / 40m allocation is only a working assumption.

2. Compare the same capital role

Compare banks with banks. For supplementary funding, distinguish subordinated debt from equity, control rights and profit participation.

3. Agree outreach and supporting documents

Approve a concise project profile and recipients. Agree information-sharing arrangements before sending sensitive documents. Compare offers only once actual terms exist.

Scope of this example

No provider has assessed this project or committed financing. Loan amounts, pricing, security, sponsor contribution, senior-lender consent and capital availability are unconfirmed. A historical project is not a current offer; the named entities are not ORIGINATION partners.

This is a purposive sample, not comprehensive market coverage. It uses the listed primary public sources; their claims have not been independently verified. The illustrative brief is not a client mandate. Nobody was contacted for this example. Sources must be refreshed before use in an engagement.

Sources and review date

1. Komerční banka / Financování nemovitostí

www.kb.cz / Publication date not stated / Sources checked: 2026-09-14

2. Raiffeisenbank / Projektové financování

www.rb.cz / Publication date not stated / Sources checked: 2026-09-14

3. Upvest / Portfolio investičních produktů

www.upvest.cz / Publication date not stated / Sources checked: 2026-09-14

4. Upvest / Schémata financování developera / mezaninový úvěr

app.upvest.cz / Publication date not stated / Sources checked: 2026-09-14

5. Crowdberry / Loans to real estate developers / Bottova Residence

www.crowdberry.eu / 2025-02-11 / Sources checked: 2026-09-14

6. REICO / LONG LEASE / Investiční kritéria

www.reico.cz / Publication date not stated / Sources checked: 2026-09-14

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