

Price as of March 31, 2024 denominated in:

EUR: 6,8222

CZK: 1,3523

Profitable months **94:1** Losing months

227 mil. EUR

Total Value of Assets

18 buildings

In possession

80 tenants

In buildings

7 % p. a.

Targeted return for the investor

94.5 % occupancy

In buildings

MANAGEMENT COMMENTARY

In March 2024, the NOVA Real Estate Fund's appreciation reached 0.40% and therefore the total appreciation for 2024 is 0.65%.

We are continuing with the process of selling the real estate portfolio. Of the potential bidders approached, over 20 investment groups have signed non-disclosure agreements at this time. During the month of April, viewings of individual properties by interested parties will take place. Offers are expected by the end of April 2024. Bidders include both local entities and representatives of foreign capital.

Ideally by the end of May, we intend to review the bids in detail with the interested parties with a view to selecting a winner with whom an exclusivity agreement will be signed with a view to closing the transaction by the end of 2024.

Kik has confirmed its interest in remaining in our Olomouc facility and is extending the lease for a further five years. The total leasable area is approximately 650 sqm. We have also agreed to extend the lease with NOTINO, which has one of its three Prague stores in the Smíchov Gate building.

PERFORMANCE

NAV in EUR: **111,248 mil. EUR**

NAV in CZK: **2,815 mld. CZK**

2021 return: **9,66 %***

2022 return: **8,1 %***

Last month return: **0,40 %***

6 months return: **-7,28 %***

12 months return: **-6,23 %***

YTD return: **0,65 %***

*All data include capital yield and dividend earned

REAL ESTATE PORTFOLIO

Office **37 000 m²**

Retail **72 000 m²**

Total: 109 000 m²

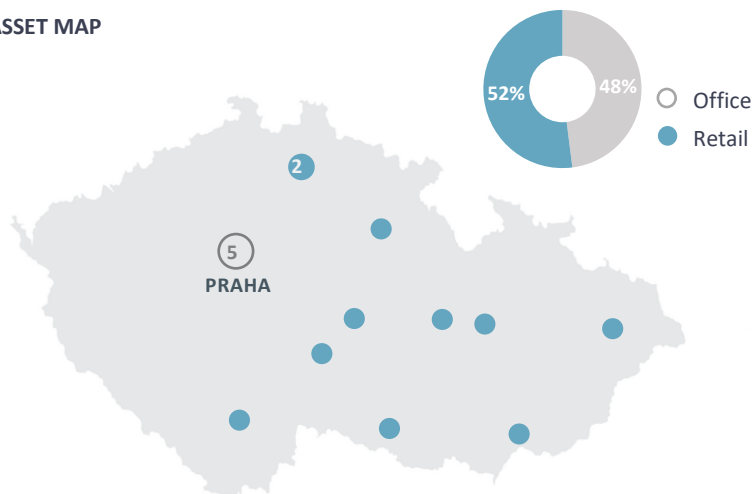
THE FUND'S PERFORMANCE*

	January	February	March	April	May	June	July	August	September	October	November	December
2022	0,68 %	0,38 %	0,81 %	0,43 %	0,51 %	0,60 %	0,61 %	0,98 %	0,54 %	0,47 %	0,41 %	1,39 %
2023	0,46 %	0,46 %	0,28 %	0,28 %	0,22 %	0,38 %	0,27 %	0,26 %	-0,28 %	1,11 %	0,46 %	-9,30 %
2024	0,15 %	0,10 %	0,40 %									

*After the deduction of the management fee

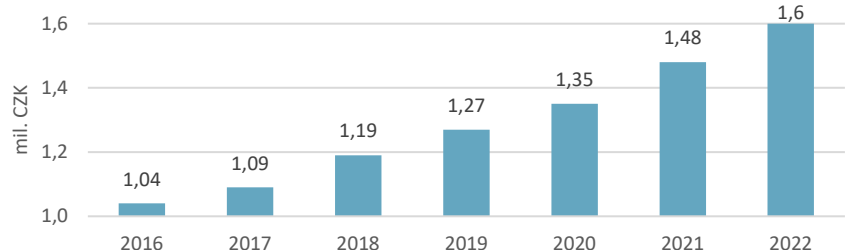
DISCLAIMER: The investment is intended exclusively for persons meeting the definition of a qualified investor according to Section 272 of Act No. 240/2013 Coll., on investment companies and investment funds, as currently applicable. In the case of an investment between EUR 40,000 to EUR 125,000, the fund manager assesses of the investment. The return on the investment is not guaranteed. Detailed information shall be found in the Statute of the Fund available at the registered office of the manager.

ASSET MAP



THE FUND'S PERFORMANCE

Evaluation of the initial investment of CZK 1 million in the last 7 years



AUDITED APPRECIATION

2016	2017	2018	2019	2020	2021	2022
3,60 %	5,29 %	8,65 %	7,39 %	6,61 %	9,66 %	8,1 %