

Profitable months **85:1** Losing months

337 mil. EUR

Total Value of Assets

18 buildings

In possession

90 tenants

In buildings

7 % p. a.

Targeted return for the investor

98 % occupancy

In buildings

PERFORMANCE

NAV in EUR: **121,923 mil. EUR**

NAV in CZK: **2,893 mld. CZK**

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

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

Last month return: **0,38 %***

6 months return: **2,09 %***

12 months return: **6,67 %***

YTD return: **2,09 %***

*All data include capital yield and dividend earned

REAL ESTATE PORTFOLIO

Office **37 000 m²**

Retail **72 000 m²**

Industrial **120 000 m²**

Total: 238 416 m²

THE FUND'S PERFORMANCE*

	January	February	March	April	May	June	July	August	September	October	November	December
2021	0,45 %	0,33 %	0,52 %	0,64 %	0,67 %	0,69 %	0,66 %	0,66 %	0,76 %	0,66 %	1,00 %	2,24 %
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 %						

*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.

MANAGEMENT COMMENTARY

In June 2023, the appreciation of the NOVA Real Estate fund reached a value of 0.38%, since the beginning of the year, the performance is 2.09%.

In the Rýnovka shopping center in Jablonec nad Nisou, which is fully leased from us by the company Ahold, the revitalization of the facade subfloor was completed and the parking areas were maintained after the winter season.

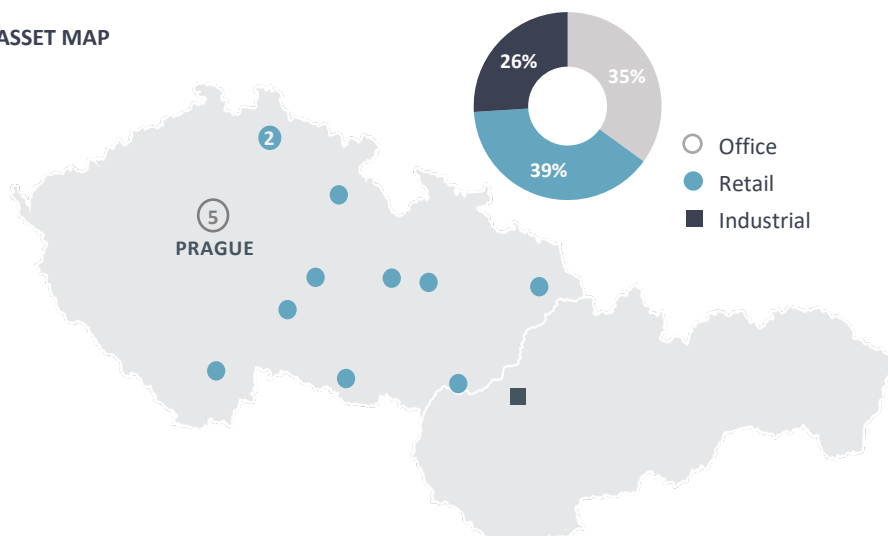
In the Trenčín industrial park, the construction of the expansion of the parking areas was successfully completed. These 118 additional parking spaces will serve our tenants within the premises. The construction brings a double benefit. This is a direct increase in income, as these places will be charged, and at the same time, in the long term, it increases the competitiveness of our hall, which is aimed at tenants from the production segments, who bring with them a higher relative number of workers, and thus demands for the number of parking spaces near the production halls

At the end of June, there is no change in the portfolio, it still remains 99.5% leased, of which Retail is 99.8% leased, offices 97.1% and the industrial hall in Trenčín is fully occupied.

SYNTHETIC RISK AND REWARD INDICATOR (SRRI)

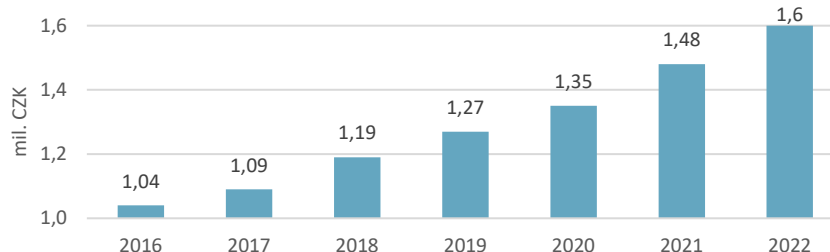


ASSET MAP



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 %